

**DAUPHIN COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)**

FINANCIAL STATEMENTS

SEPTEMBER 30, 2018

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

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Zelenkofske Axlerod LLC

CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Dauphin County Industrial Development Authority
Harrisburg, Pennsylvania

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and each major fund of the Dauphin County Industrial Development Authority (the "Authority"), a component unit of the County of Dauphin, as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Authority, as of September 30, 2018, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.



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Adoption of Governmental Accounting Standards Board Principles

As discussed in Note 1 to the financial statements, in 2018 the Authority adopted the provisions of GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions", GASB Statement No. 81, "Irrevocable Split-Interest Agreements", GASB Statement No. 85, "Omnibus", and GASB Statement No. 86, "Certain Debt Extinguishment Issues". Our opinion is not modified with respect to these matters.

Other Matters

Omission of Management's Discussion and Analysis

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Harrisburg, Pennsylvania
May 31, 2019

Zelenkofske Axlerod LLC

Zelenkofske Axlerod LLC

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

	Business-Type Activities Enterprise Funds					Total
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Fund	Infrastructure Bank Fund	
<u>ASSETS</u>						
CURRENT ASSETS						
Cash and cash equivalents	\$ 384,975	\$ 400,392	\$ -	\$ -	\$ -	\$ 785,367
Accounts receivable	1,000	-	-	-	-	1,000
Interest receivable	-	-	-	-	29,545	29,545
Due from related parties	-	75,326	200,000	107,181	371,594	754,101
Current portion of loans receivable, net	-	-	-	254,148	1,029,210	1,283,358
Current portion of investment in direct financing leases	350,713	-	-	-	-	350,713
Due from other funds	14,597	100,000	-	-	11,000	125,597
Other assets	254	-	-	-	-	254
TOTAL CURRENT ASSETS	<u>751,539</u>	<u>575,718</u>	<u>200,000</u>	<u>361,329</u>	<u>1,441,349</u>	<u>3,329,935</u>
NONCURRENT ASSETS						
Restricted cash and cash equivalents	319,476	10,590	3,862,143	198,332	3,613,262	8,003,803
Loans receivable, net of current portion	-	-	-	370,099	4,011,786	4,381,885
Investment in direct financing leases, net of current portion	6,907,720	-	-	-	-	6,907,720
Capital assets, nondepreciable	212,797	50,900	-	-	-	263,697
Capital assets, depreciable, net	6,617,236	1,156,238	-	-	-	7,773,474
TOTAL NONCURRENT ASSETS	<u>14,057,229</u>	<u>1,217,728</u>	<u>3,862,143</u>	<u>568,431</u>	<u>7,625,048</u>	<u>27,330,579</u>
TOTAL ASSETS	<u>\$ 14,808,768</u>	<u>\$ 1,793,446</u>	<u>\$ 4,062,143</u>	<u>\$ 929,760</u>	<u>\$ 9,066,397</u>	<u>\$ 30,660,514</u>
<u>LIABILITIES AND NET POSITION</u>						
CURRENT LIABILITIES						
Accounts payable	\$ 41,071	\$ 27,731	\$ 1,882,487	\$ -	\$ 211,347	\$ 2,162,636
Accrued interest payable	24,582	5,957	-	-	-	30,539
Due to other funds	111,000	-	-	14,597	-	125,597
Due to related party	30,500	-	-	248,000	8,416,627	8,695,127
Due to other governments	-	-	-	-	106,567	106,567
Current portion of loan payable	-	81,623	-	-	-	81,623
Current portion of notes payable	415,217	12,597	-	-	-	427,814
TOTAL CURRENT LIABILITIES	<u>622,370</u>	<u>127,908</u>	<u>1,882,487</u>	<u>262,597</u>	<u>8,734,541</u>	<u>11,629,903</u>
NONCURRENT LIABILITIES						
Security deposits	-	10,590	-	-	-	10,590
Long-term loan payable	-	1,259,959	-	-	-	1,259,959
Long-term notes payable	9,009,441	228,624	-	-	-	9,238,065
TOTAL NONCURRENT LIABILITIES	<u>9,009,441</u>	<u>1,499,173</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,508,614</u>
TOTAL LIABILITIES	<u>9,631,811</u>	<u>1,627,081</u>	<u>1,882,487</u>	<u>262,597</u>	<u>8,734,541</u>	<u>22,138,517</u>
NET POSITION						
Net investment in capital assets	4,663,808	(375,665)	-	-	-	4,288,143
Restricted for gaming program	-	-	2,179,656	-	-	2,179,656
Restricted for the revolving loan program	-	-	-	667,163	-	667,163
Restricted for infrastructure bank program	-	-	-	-	331,856	331,856
Unrestricted	513,149	542,030	-	-	-	1,055,179
TOTAL NET POSITION	<u>\$ 5,176,957</u>	<u>\$ 166,365</u>	<u>\$ 2,179,656</u>	<u>\$ 667,163</u>	<u>\$ 331,856</u>	<u>\$ 8,521,997</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED SEPTEMBER 30, 2018

Business-Type Activities
Enterprise Funds

	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Fund	Infrastructure Bank Fund	Total
OPERATING REVENUES						
Project Fees:						
Annual administration fees	\$ -	\$ -	\$ -	\$ 91	\$ -	\$ 91
Parking fees	-	92,455	-	-	-	92,455
Miscellaneous fees	5,501	-	-	-	-	5,501
Gaming income	-	-	3,883,097	-	-	3,883,097
Infrastructure bank income	-	-	-	-	65,000	65,000
Rental income	-	410,925	-	-	-	410,925
TOTAL OPERATING REVENUES	5,501	503,380	3,883,097	91	65,000	4,457,069
OPERATING EXPENSES						
Professional fees	34,184	17,094	-	460	20,009	71,747
Building maintenance	-	106,501	-	-	-	106,501
Office supplies	2,144	-	-	-	-	2,144
Parking	1,820	8,000	-	-	-	9,820
Insurance	50	33,048	-	-	-	33,098
Advertising	153	-	-	-	-	153
Seminars and meetings	1,574	-	-	-	-	1,574
Telephone	2,625	-	-	-	-	2,625
Gaming	-	-	6,944,824	-	-	6,944,824
Other expenses	6,216	-	-	-	18	6,234
Depreciation	351,904	151,050	-	-	-	502,954
TOTAL OPERATING EXPENSES	400,670	315,693	6,944,824	460	20,027	7,681,674
OPERATING INCOME (LOSS)	(395,169)	187,687	(3,061,727)	(369)	44,973	(3,224,605)
NON-OPERATING REVENUES (EXPENSES)						
Interest income - cash and cash equivalents	873	309	16,081	-	-	17,263
Interest income - loans	-	-	-	18,543	40,814	59,357
Interest expense	(286,903)	(75,144)	-	-	(156,426)	(518,473)
Solar-farm project income	162,182	-	-	-	-	162,182
Solar-farm project expense	(123,197)	-	-	-	-	(123,197)
Subsidy from (to) related party	175,737	(92,250)	-	-	266,691	350,178
TOTAL NON-OPERATING REVENUES (EXPENSES)	(71,308)	(167,085)	16,081	18,543	151,079	(52,690)
TRANSFERS IN	137,000	-	-	-	-	137,000
TRANSFERS OUT	-	-	(137,000)	-	-	(137,000)
TOTAL TRANSFERS IN (OUT)	137,000	-	(137,000)	-	-	-
CHANGES IN NET POSITION	(329,477)	20,602	(3,182,646)	18,174	196,052	(3,277,295)
NET POSITION - Beginning of year	5,506,434	145,763	5,362,302	648,989	135,804	11,799,292
NET POSITION - End of year	\$ 5,176,957	\$ 166,365	\$ 2,179,656	\$ 667,163	\$ 331,856	\$ 8,521,997

See accompanying notes to the basic financial statements

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
STATEMENT OF CASH FLOWS
YEAR ENDED SEPTEMBER 30, 2018

	Business-Type Activities					Total
	Enterprise Funds					
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Funds	Infrastructure Bank Fund	
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers and users	\$ 5,501	\$ 503,380	\$ 3,683,097	\$ 182,758	\$ 65,000	\$ 4,439,736
Payments to suppliers for goods and services	<u>(32,278)</u>	<u>(141,130)</u>	<u>(5,864,308)</u>	<u>(50,460)</u>	<u>(20,027)</u>	<u>(6,108,203)</u>
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>(26,777)</u>	<u>362,250</u>	<u>(2,181,211)</u>	<u>132,298</u>	<u>44,973</u>	<u>(1,668,467)</u>
CASH FLOWS FROM NON-CAPITAL AND RELATED FINANCING ACTIVITIES						
Due to (from) related party	-	-	-	(107,181)	(886,735)	(993,916)
Subsidy (to) from related party	206,237	(132,250)	-	-	-	73,987
Transfers (to) from other funds	134,553	-	(137,000)	2,447	-	-
Principal receipts on loans	-	-	-	-	1,054,632	1,054,632
Loan disbursements	-	-	-	-	(1,572,932)	(1,572,932)
Interest paid	-	-	-	-	(156,426)	(156,426)
Project loan interest income	-	-	-	18,543	45,075	63,618
NET CASH PROVIDED BY (USED IN) NON-CAPITAL AND RELATED FINANCING ACTIVITIES	<u>340,790</u>	<u>(132,250)</u>	<u>(137,000)</u>	<u>(86,191)</u>	<u>(1,516,386)</u>	<u>(1,531,037)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Acquisition of property and equipment	-	(62,933)	-	-	-	(62,933)
Solar Farm income	162,182	-	-	-	-	162,182
Solar farm project disbursements	(123,197)	-	-	-	-	(123,197)
Payment of debt	(43,775)	(107,889)	-	-	-	(151,664)
Interest paid	<u>(286,711)</u>	<u>(74,630)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(361,341)</u>
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(291,501)</u>	<u>(245,452)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(536,953)</u>
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest income	<u>873</u>	<u>309</u>	<u>16,081</u>	<u>-</u>	<u>-</u>	<u>17,263</u>
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>873</u>	<u>309</u>	<u>16,081</u>	<u>-</u>	<u>-</u>	<u>17,263</u>
NET INCREASE (DECREASE) IN CASH	23,385	(15,143)	(2,302,130)	46,107	(1,471,413)	(3,719,194)
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>681,066</u>	<u>426,125</u>	<u>6,164,273</u>	<u>152,225</u>	<u>5,084,675</u>	<u>12,508,364</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 704,451</u>	<u>\$ 410,982</u>	<u>\$ 3,862,143</u>	<u>\$ 198,332</u>	<u>\$ 3,613,262</u>	<u>\$ 8,789,170</u>
CASH AND CASH EQUIVALENTS						
Unrestricted Cash	\$ 384,975	\$ 400,392	\$ -	\$ -	\$ -	\$ 785,367
Restricted Cash	319,476	10,590	3,862,143	198,332	3,613,262	8,003,803
Total	<u>\$ 704,451</u>	<u>\$ 410,982</u>	<u>\$ 3,862,143</u>	<u>\$ 198,332</u>	<u>\$ 3,613,262</u>	<u>\$ 8,789,170</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 STATEMENT OF CASH FLOWS (CONTINUED)
 YEAR ENDED SEPTEMBER 30, 2018

	Business-Type Activities Enterprise Funds					Total
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Funds	Infrastructure Bank Fund	
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:						
Operating Income (Loss)	\$ (395,169)	\$ 187,687	\$ (3,061,727)	\$ (369)	\$ 44,973	\$ (3,224,605)
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities:						
Depreciation	351,904	151,050	-	-	-	502,954
(Increase) Decrease in Assets:						
Loans receivable	-	-	-	132,667	-	132,667
Due from Related Parties	-	-	(200,000)	-	-	(200,000)
Other assets	(254)	-	-	-	-	(254)
Increase (Decrease) in Liabilities:						
Accounts payable	16,742	23,513	1,080,516	-	-	1,120,771
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>\$ (26,777)</u>	<u>\$ 362,250</u>	<u>\$ (2,181,211)</u>	<u>\$ 132,298</u>	<u>\$ 44,973</u>	<u>\$ (1,668,467)</u>
Noncash Investing, Capital, and Financing Activities						
County Payments for Investment in Direct Financing Lease	\$ 4,533,003	\$ -	\$ -	\$ -	\$ -	\$ 4,533,003
Change in Debt Related to Investment in Direct Financing Lease	(4,533,003)	-	-	-	-	(4,533,003)

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2018

NOTE 1: NATURE OF ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Dauphin County Industrial Development Authority (the Authority) was organized in 1967 as a standing authority of the County of Dauphin, Pennsylvania. It operates in compliance with the Industrial Development Authority Law, Act No. 102, August 23, 1967. For financial reporting purposes only, the Authority is a discretely presented component unit of the reporting entity of the County of Dauphin. The Authority serves as a financing vehicle for industrial development in the County of Dauphin, Pennsylvania. The Authority's primary function is to arrange financing through tax exempt bonds, taxable bonds and mortgages for manufacturers, nonprofit organizations and companies establishing corporate headquarters in the County of Dauphin. The Authority participates in new construction and rehabilitation each year through its industrial recruitment and expansion projects. In addition, the Authority owns several commercial properties which it leases.

A summary of the Authority's significant accounting policies are as follows:

A. Reporting Entity

The Authority has adopted the provisions GASB Statement No. 61, "*The Financial Reporting Entity: Omnibus – an amendment of GASB Statement No. 14 and No. 34*", for the criteria used to evaluate organizations, activities and functions that should be included in the Authority's financial statements. The basic criteria are the exercise of oversight responsibility over such organizations, activities and functions.

The Authority has not identified any entities which should be subject to evaluation for inclusion in the Authority's reporting entity. Because the County appoints the Authority's governing board and guarantees the Authority debts, the County includes the Authority in its financial statements as a component unit since the Authority meets the criteria satisfying inclusion in the County's financial statements.

B. Measurement Focus, Basis of Accounting and Basis of Presentation

The Authority's financial statements are presented on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. Under this basis of accounting, revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of the related cash flows. The Authority applies Governmental Accounting Standards Board (GASB) pronouncements.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The Authority operations are reported as proprietary funds. Proprietary funds are used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The Financing Fund is used to account for activities which are associated with the financing of industrial development projects in the County of Dauphin. The Property Management Fund is used to account for activities which are associated with the rental of real property. The Gaming Fund is used to account for gaming funds received from the County of Dauphin for the purpose of providing municipal grants. The Revolving Loan Fund is used to account for loans with local businesses. The Infrastructure Bank Fund is used to account for loans with local municipalities for infrastructure improvements.

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations are included on the balance sheet. Net position (i.e., total assets net of total liabilities) is segregated into "net investment in capital assets", "restricted", and "unrestricted" components.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with the proprietary funds' principal ongoing operations. The principal operating revenues and expenses of the Authority are rental income, gaming income, administrative expenses, maintenance expenses, parking expenses, gaming expenses and depreciation on capital assets. All revenues and expenses not meeting these definitions are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed for their intended purposes.

C. Cash and Cash Equivalents

The Authority considers all highly-liquid debt instruments with a maturity of three months or less when purchased to be cash equivalents. Cash and cash equivalents at September 30, 2018 consist of cash held in bank accounts.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Loans Receivable

Loans receivable that management has the intent and ability to hold for the foreseeable future or until maturity or payoff are reported at outstanding principal. Account balances generally are written off when management judges such balances uncollectible, such as an account in bankruptcy. Management continually monitors and reviews loan receivable balances. Interest at rates ranging from 2.5% - 3.5% is charged on unpaid balances and is recognized in revenue upon receipt.

The Authority's management evaluates this risk and, when determined to be necessary, provides an allowance for loans which may become uncollectible. Loans receivable in the financing fund are shown net of an allowance of \$32,490 and loans receivable in the revolving loan fund are shown net of an allowance of \$33,345.

E. Direct Financing Lease Transactions

The Authority accounts for its leases with the County of Dauphin (see Note 6) as direct financing leases in accordance with GASB No. 62.

F. Restricted Assets

Restricted assets represent cash balances from gaming revenues which are restricted for the purpose of providing municipal grants; cash related to the revolving loan program which is restricted for the purpose of providing loans to businesses; security deposits for the property management fund; cash held for municipality loan draws within the infrastructure bank fund; and cash drawn down on the MDJ project within the financing fund which was unexpended at year end. At September 30, 2018, the restricted cash balance was \$8,003,803.

G. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Significant estimates and assumptions in the Authority's financial statements related to the collectability of loans and other receivables and the useful lives of fixed assets. Actual results could differ from those estimates.

H. Capital Assets

Capital assets, which include office equipment and furnishings, buildings and building improvements, are recorded at their original cost at the time title reverts to the Authority and said assets are in operating condition. The Authority records all capital outlays as capital assets. The Authority's capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

<u>Assets</u>	<u>Years</u>
Buildings	40
Buildings and Improvements	15
Office Equipment and Furnishings	3 – 7
Solar Farm Project	25

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Long-Term Obligations

Long-term debt and other obligations are reported as noncurrent liabilities in the proprietary fund statement of net position.

J. Net Position

Net position is categorized as net investment in capital assets, restricted and unrestricted.

- a. *Net Investment in Capital Assets* – This category groups all capital assets into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.
- b. *Restricted Net Position* – This category represents net position of the Authority that is restricted for project or other purposes.
- c. *Unrestricted Net Position* – This category represents net position of the Authority that is not restricted for any project or other purpose.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

K. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position 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 so will not be recognized as an outflow of resources (expense/expenditure) until then. The government did not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government did not have any items that qualify for reporting in this category.

L. Adoption of Governmental Accounting Standards Board Statements

The Authority adopted the provisions of GASB Statement No. 75, "*Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*", Statement No. 81, "*Irrevocable Split-Interest Agreements*", Statement No. 85, "*Omnibus*", and Statement No. 86, "*Certain Debt Extinguishment Issues*". The adoption of these statements had no effect on previously reported amounts.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Pending Changes in Accounting Principles

In November 2016, the GASB issued Statement No. 83, "*Certain Asset Retirement Obligations*". The Authority is required to adopt Statement No. 83 for its fiscal year 2019 financial statements.

In January 2017, the GASB issued Statement No. 84, "*Fiduciary Activities*". The Authority is required to adopt Statement No. 84 for its fiscal year 2020 financial statements.

In June 2017, the GASB issued Statement No. 87, "*Leases*". The Authority is required to adopt Statement No. 87 for its fiscal year 2021 financial statements.

In April 2018, the GASB issued Statement No. 88, "*Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*". The Authority is required to adopt Statement No. 88 for its fiscal year 2019 financial statements.

In June 2018, the GASB issued Statement No. 89, "*Accounting for Interest Cost Incurred before the End of a Construction Period*". The Authority is required to adopt Statement No. 89 for its fiscal year 2021 financial statements.

In August 2018, the GASB issued Statement No. 90, "*Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*". The Authority is required to adopt Statement No. 90 for its fiscal year 2020 financial statements.

The Authority has not yet completed the various analysis required to estimate the financial statement impact of these new pronouncements.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 2: DEPOSITS

The Authority's deposit policy adheres to State Statutes and prudent business practice.

Deposits

Custodial Credit Risk. For deposits, custodial credit risk is the risk that in the event of failure of the counterparty, the Authority will not be able to recover the value of its deposits or collateral securities that are in the possession of an outside party. As of September 30, 2018, the Authority's cash balance was \$8,789,170, and its bank balance was \$8,858,547. At September 30, 2017, \$7,657,239 of the Authority's deposits were subject to custodial credit risk as it was collateralized under Act 72 of the 1971 session of the Pennsylvania General Assembly for the protection of public depositors. The Authority does not have a formal policy to limit its exposure to custodial credit risk.

NOTE 3: CAPITAL ASSETS

The following is a summary of changes in capital assets for business-type activities for the year ended September 30, 2018:

	Balance at October 1, 2017	Additions	Disposals	Balance at September 30, 2018
Capital assets, not being depreciated				
Land	\$ 263,697	\$ -	\$ -	\$ 263,697
Total capital assets, not depreciated	263,697	-	-	263,697
Capital assets, being depreciated:				
Buildings held for lease	474,354	-	-	474,354
Building improvements	2,070,256	62,933	-	2,133,189
Office furniture and equipment	14,521	-	-	14,521
Equipment - Solar Farm, Phase I	4,829,816	-	-	4,829,816
Equipment - Solar Farm, Phase II	3,967,771	-	-	3,967,771
Total capital assets, being depreciated	11,356,718	62,933	-	11,419,651
Less accumulated depreciation for:				
Buildings held for lease	(148,237)	(11,859)	-	(160,096)
Building improvements	(1,152,018)	(139,191)	-	(1,291,209)
Office furniture and equipment	(14,521)	-	-	(14,521)
Equipment - Solar Farm, Phase I	(1,167,668)	(193,193)	-	(1,360,861)
Equipment - Solar Farm, Phase II	(660,779)	(158,711)	-	(819,490)
Total accumulated depreciation	(3,143,223)	(502,954)	-	(3,646,177)
Total capital assets, being depreciated, net	8,213,495	(440,021)	-	7,773,474
Total capital assets, net	\$ 8,477,192	\$ (440,021)	\$ -	\$ 8,037,171

Depreciation expense was \$151,050 in the Property Management Fund and \$351,904 in the Financing Fund for the year ended September 30, 2018.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 4: LOANS RECEIVABLE

Financing Fund

On April 1, 2007 the Authority entered into a loan agreement with Tuscano Pizza & Grill, Inc. in the amount of \$100,000 at a fixed interest rate of 6.0%. The agreement required Tuscano Pizza & Grill, Inc. to make monthly principal and interest payments of \$1,933 to the Authority for 60 consecutive months beginning on May 1, 2007. In February 2009 this loan agreement was amended, requiring Tuscano Pizza & Grill, Inc to make monthly principal and interest payments of \$1,007 for 84 consecutive months beginning on March 1, 2009 on the remaining balance of \$76,187. The new loan agreement carries a fixed interest rate of 3.0%. The amount outstanding on the loan as of September 30, 2018 is \$32,490 which is fully reserved on the financial statements.

Revolving Loan Fund

In July, 2008 the Authority entered into a loan agreement with Trinity Harvest in the amount of \$50,000 at a fixed interest rate of 3.0%. The agreement required Trinity Harvest to make monthly principal and interest payments of \$898 to the Authority for 60 consecutive months beginning on October 1, 2008. The amount outstanding on the loan as of September 30, 2018 is \$33,345 which is fully reserved on the financial statements.

On December 18, 2012 the Authority entered into a loan agreement with Q. Jones, Inc. in the amount of \$50,000 at a fixed rate of 2.5%. The agreement required Q. Jones, Inc. to make monthly principal and interest payments of \$887 to the Authority for 60 consecutive months beginning on February 1, 2013. The loan was fully paid off during the year ended September 30, 2018.

On May 23, 2013 the Authority entered into a loan agreement with Hershey Miniature Golf, Inc. (Adventure Sports in Hershey) in the amount of \$114,400 at a fixed rate of 3.5%. The agreement required Hershey Miniature Golf, Inc. to make monthly principal and interest payments of \$1,538 to the Authority for 84 consecutive months beginning on July 1, 2013. The amount outstanding on the loan as of September 30, 2018 is \$22,533.

On October 9, 2013, the Authority entered into a loan agreement with Probitas Technology, Inc. in the amount of \$100,000 at a fixed rate of 2.5%. The agreement required Probitas Technology, Inc. to make monthly principal and interest payments of \$1,775 to the Authority for 60 consecutive months beginning on December 1, 2013. The amount outstanding on the loan as of September 30, 2018 is \$68,044.

On February 17, 2015, the Authority amended an existing loan agreement with Dewberry, LLC in the amount of \$248,000 at a fixed rate of 3.0%. The agreement requires Dewberry, LLC to make monthly principal and interest payments of \$4,456.24 to the Authority for 60 consecutive months beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2018 is \$116,207.

On March 6, 2015, the Authority entered into a loan agreement with Harristown Development Corporation in the amount of \$100,000 at a fixed rate of 3.25%. The agreement requires Harristown Development Corporation to make monthly principal and interest payments of \$1,808 to the Authority for 60 consecutive months beginning on April 1, 2015. The amount outstanding on the loan as of September 30, 2018 is \$33,439.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 4: LOANS RECEIVABLE (CONTINUED)

Revolving Loan Fund (Continued)

On July 8, 2015, the Authority entered into a loan agreement with Robert and Susan Louer (Street Stores) in the amount of \$55,400 at a fixed rate of 3.25%. The agreement requires Street Stores to make monthly principal and interest payments of \$1,002 to the Authority for 60 consecutive months beginning on August 1, 2015. The amount outstanding on the loan as of September 30, 2018 is \$22,306.

On December 7, 2016, the Authority entered into a loan agreement with Harristown Enterprises, Inc. in the amount of \$125,000 at a fixed rate of 2.50%. The agreement requires Harristown Enterprises, Inc. to make monthly principal and interest payments of \$2,218.42 to the Authority for 60 consecutive months beginning January 7, 2017. The amount outstanding on the loan as of September 30, 2018 is \$83,014.

On March 20, 2017, the Authority entered into a loan agreement with Steelton Borough in the amount of \$80,000 at a fixed rate of 2.80%. The agreement requires Steelton Borough to make monthly principal and interest payments of \$1,430.40 to the Authority for 60 consecutive months beginning September 1, 2017. The amount outstanding on the loan as of September 30, 2018 is \$59,748.

On August 11, 2017, the Authority entered into a loan agreement with Harristown Enterprises, Inc. in the amount of \$100,000 at a fixed rate of 3.50%. The agreement requires Harristown Enterprises, Inc. to make monthly principal and interest payments of \$1,819.17 to the Authority for 60 consecutive months beginning September 1, 2017. The amount outstanding on the loan as of September 30, 2018 is \$79,791.

On September 5, 2017, the Authority entered into a loan agreement with Tres, LLC in the amount of \$100,000 at a fixed rate of 3.25%. The agreement requires Tres, LLC to make monthly principal and interest payments of \$1,808.00 to the Authority for 60 consecutive months beginning October 1, 2017. The amount outstanding on the loan as of September 30, 2018 is \$90,714.

On June 15, 2018, the Authority entered into a loan agreement with Pop's House in the amount of \$50,000 at a fixed rate of 3.00%. The agreement requires Pop's House to make monthly principal and interest payments of \$898.43 to the Authority for 60 consecutive months beginning July 15, 2018. The amount outstanding on the loan as of September 30, 2018 is \$48,451.

Loans Receivable at September 30, 2018 is as follows:

	<u>Revolving Loan Fund</u>
Displayed as:	
Current Portion	\$ 254,148
Noncurrent Portion	<u>370,099</u>
	<u>\$ 624,247</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 5: RELATED PARTIES

The County of Dauphin

Financial relationship – The County of Dauphin (“County”) pays for all significant management and administrative costs required to operate the Authority on a day-to-day basis. The Authority’s management and support staff are employees of the County and other significant operating expenses such as telephone service, office maintenance and insurance are paid for by the County. The amount of the County’s support and the corresponding operating costs are not reported as revenue and expenses in the Authority’s financial statements. The County also provides significant operating revenue, primarily through Gaming distributions passed-through to DCIDA. Gaming revenue from the County was \$3,883,097 in 2018 representing 87.1% of total operating revenue.

See Notes 6 and 8, Direct Financing Leases and Long-Term Obligations for additional information concerning financial transactions with the County.

Other related organizations

The Authority shares management, support staff and office space, and performs various administrative and program functions in conjunction with two other organizations:

The Dauphin County Department of Community and Economic Development (DCDCED) which is an internal department of the County, not a separate entity; The Dauphin County Economic Development Corporation (DCEDC), a nonprofit corporation created by the County to partner in real estate development projects and to channel grant funding to communities and organizations in need of community and economic development assistance. DCEDC leases office space from the DCIDA under a year to year operating lease. During the year, the IDA made transfers to DCEDC in the amount of \$92,250 as parking rental subsidy for the Market Square Garage and property management support.

The Authority is not owned in part or in total by DCDCED or DCEDC, and has no ownership interest in either organization. The Authority and DCEDC are governed by the same Board of Directors which is appointed by the Commissioners of Dauphin County.

Due From Related Parties

Amounts due from related parties as of September 30, 2018 consist of the following:

Property Management Fund		
Amount due from DCEDC for building rent.	\$	35,326
Amount due from DCEDC for Market Square Garage operating expenses.		40,000
Gaming Fund		
Amount due from Dauphin County for Gaming grant related to MDJ projects.		200,000
Revolving Loan Fund		
Amount due from DCEDC for debt service payment.		107,181
Infrastructure Bank Fund		
Amount due from Dauphin, program liquid fuels allocation.		350,000
Amount due from Dauphin County for interest reimbursement.		21,594
Total Amount Due from Related Parties	\$	<u>754,101</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2018

NOTE 6: DIRECT FINANCING LEASES

On December 1, 2010 the Authority entered into a lease agreement with the County of Dauphin for a building for a twenty-year term. The lease requires the County to make payments equal to the principal and interest of the Authority's Series of 2010 Guaranteed Lease Revenue Note. The County has the right to purchase the leased building for the sum of one dollar, plus the amount, if any, required to pay in full the outstanding balance due under the Authority's Series of 2010 Guaranteed Lease Revenue Note. The amount of the lease outstanding at September 30, 2018 is \$225,433.

On December 17, 2013 the Authority entered into a lease agreement with the County of Dauphin for a building for a twenty-year term. The lease requires the County make payments equal to the principal and interest of the Authority's Series of 2013 Guaranteed Lease Revenue Note (Cameron Street). The County has the right to purchase the leased property for the sum of one dollar, plus the amount, if any, required to pay in full the outstanding balance due under the Authority's Series of 2013 Guaranteed Lease Revenue Note. The amount of the lease outstanding at September 30, 2018 is \$7,033,000.

Following is a schedule of minimum lease payments for the direct financing leases:

<u>Years Ending September 30,</u>	
2019	\$ 582,264
2020	581,644
2021	581,709
2022	581,444
2023	581,835
2024-2028	3,239,633
2029-2033	2,998,613
2034	<u>557,192</u>
	<u>\$ 9,704,334</u>

The net investment in direct financing lease consists of the following at September 30, 2018:

Total Minimum Lease Payments to be Received	\$ 9,704,334
Less: Unearned Interest Income	<u>(2,445,901)</u>
	<u>\$ 7,258,433</u>
Current Portion	\$ 350,713
Noncurrent Portion	<u>6,907,720</u>
	<u>\$ 7,258,433</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 7: CONDUIT DEBT

Variable Rate Demand Revenue Bonds (WITF, Inc. Project), Series of 2005

On September 23, 2005, the Authority issued Variable Rate Demand Revenue Bonds, Series of 2005 (the Bonds) in the aggregate principal amount of \$19,000,000. The Authority appointed Fulton Financial Advisors, N.A. to serve as trustee, bond registrar and paying agent for the Bonds. The bonds are limited obligations of the Authority, payable solely from the payments required to be made by WITF, Inc (the Borrower) under a loan agreement by and between DCIDA and the Borrower (the Agreement).

Pursuant to the Agreement, the Authority lent the full proceeds of the Bonds to the Borrower for the acquisition and construction of a public media center to be occupied and used by the Borrower, and payment of related costs and expenses, including a portion of the costs incurred to issue the Bonds. The Borrower is obligated to make payments in amounts equal to scheduled principal and interest on the Bonds, along with certain annual administrative expenses of the Authority, until the bonds mature in 2026.

The Authority assigned all of its rights under the Agreement to the Trustee. Under the bond indenture and the Agreement, the Borrower is obligated to make the payments directly to the trustee in amounts necessary to satisfy the debt service requirements of the Bonds. Accordingly, no recourse can be made against the Authority for payment of principal or interest on the Bonds.

In 2009 the Authority approved the refinancing of these bonds into a tax exempt private loan. The refinanced aggregate principal is \$18,000,000.

Taxable Mortgage Revenue Bonds, Series 2006 (Bentley Harrisburg Senior Living Facility)

On April 6, 2006, the Authority issued Taxable Mortgage Revenue Bonds, Series 2006 (the Bonds) in the aggregate principal amount of \$2,720,000. The Authority appointed Wells Fargo Bank, N.A., to serve as trustee, bond registrar and paying agent for the Bonds. The bonds are limited obligations of the Authority, payable solely from the payments required to be made by Harrisburg Senior Living, LLC and Bentley Harrisburg Senior Center, LLC (the Borrowers) under the loan agreement by and between DCIDA and the Borrowers (the Agreement.) Pursuant to the Agreement, the Authority lent the full proceeds of the Bonds to the Borrowers to refinance certain short-term debt incurred by the Borrowers to acquire the facility, to fund certain working capital needs for the facility, and to pay Bond issuance costs.

The Borrower is obligated to make payments in amounts equal to scheduled principal and interest on the Bonds, along with certain annual administrative expenses of the Authority, until the Bonds mature in 2039.

The Authority assigned all of its rights under the Agreement to the Trustee. Under the bond indenture and the Agreement, the Borrower is obligated to make timely payments directly to the Trustee in amounts necessary to satisfy the debt service requirements of the Bonds. Accordingly, no recourse can be make against the Authority for payment of principal or interest on the Bonds.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 7: CONDUIT DEBT (CONTINUED)

Mortgage Revenue Notes, Series of 2006 and 2007 (Hershey Christian School Association Project)

In November 2006, the Authority authorized the issuance of a Mortgage Revenue Note (Note) totaling \$6,000,000. Pursuant to a Loan Agreement, the Authority lent the full proceeds of the note to a Pennsylvania non-profit corporation (Corporation) for the acquisition and construction of an educational facility. Final maturity on the Note is November 2030. The note is secured by an Open-End Mortgage and Security Agreement from the Corporation. Accordingly, no recourse can be made against the Authority for payment of principal or interest on the note.

In January 2007, the Authority issued a series of additional Mortgage Revenue Notes (2007 Notes) totaling \$700,000. Pursuant to the Supplemental Loan Agreement, the Authority lent the full proceeds of the notes to the Corporation for the acquisition and construction of an educational facility. Final maturity on the Notes is November 2030. The notes are secured by an Open-End Mortgage and Security Agreement from the Corporation. Accordingly, no recourse can be made against the Authority for payment of principal or interest on the notes.

Mortgage Revenue Note, Series of 2007 (Yellow Breeches Educational Center, Inc. Project)

In December 2007, the Authority authorized the issuance of a Mortgage Revenue Note (Note) totaling \$437,000 for the purpose of assisting a Pennsylvania non-profit corporation in the acquisition, of an existing educational facility, and the acquisition of the sewer treatment plant, which serves said educational facility. Final Maturity on the Note is December 2023. The note is secured by various assets of the borrower, accordingly, no recourse can be made against the Authority for payment of principal or interest on the note.

Multifamily Housing Revenue Bonds, Series of 2008 (Central Pennsylvania MHA Associates LP Project)

In November 2008, the Authority authorized the issuance of Multifamily Housing Revenue Bonds (Bonds) totaling \$13,000,000. Pursuant to a Loan Agreement, the Authority lent the full proceeds of the note to a limited partnership (LP) for the acquisition, rehabilitation and equipping of land and land improvements and the marketing and leasing of leasable space in the improvements. Final Maturity on the Bonds is December 2040. The bonds are secured by an Open-End Mortgage, Assignment of Leases and Rents, and Security Agreement and from the LP. Accordingly, no recourse can be made against the Authority for payment of principal or interest on the note.

Mortgage Revenue Note, Series of 2008 (Visiting Nurse Association)

In December 2008, the Authority authorized the issuance of a Mortgage Revenue Note (Note) totaling \$766,000 for the purpose of assisting a Pennsylvania non-profit corporation (corporation) in the acquisition and renovation of a facility and in refinancing of a line of credit of the corporation. Final Maturity on the Note is December 2023. The note is secured by a mortgage of the corporation, and accordingly, no recourse can be made against the Authority for payment of principal or interest on the note.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 7: CONDUIT DEBT (CONTINUED)

Commercial Mortgage Revenue Loan, Series of 2012 (Next Generation Farmer Loan Program)

In February 2012, the Authority authorized the issuance of a Commercial Mortgage Revenue Loan (Loan) totaling \$488,000 for the purpose of financing the purchase price being paid by the Beginning Farmer to the Seller for the Project, which is the fair value of the property identified in the acquisition to be used for farming purposes only. Final Maturity on the Note is December 2032. The note is secured by various assets of the borrower, accordingly, no recourse can be made against the Authority for payment of principal or interest on the note.

Next Generation Farmer Loan Note, Series of 2014 (Austin Kieffer and Casara Gross)

In July 2014, the Authority authorized the issuance of a Next Generation Farmer Loan Note, Series of 2014, totaling \$300,000 for the purpose of financing a portion of the acquisition of an approximately 103-acre farm and related buildings, equipment, and improvements, situated in the Township of Wayne, Dauphin County, and paying the costs of financing. Final Maturity on the Note is August 2044. The note is secured by an Open-End Mortgage and Security Agreement, and accordingly, no recourse can be made against the Authority for payment of principal or interest on the note.

NOTE 8: LONG-TERM OBLIGATIONS

Financing Fund

\$318,850 Guaranteed Lease Revenue Note Series of 2010, due in semi-annual installments of \$11,101 through December 1, 2017 plus interest at 3.40%, then in semi-annual installments of \$13,755 through December 1, 2030 plus interest at 7.00%

The proceeds of the note, dated December 1, 2010, were used for and towards the acquisition for a building situated at 3005 Hoffman Street in Harrisburg, Dauphin County, Pennsylvania; and paying the costs and expenses related to the forgoing purposes and the issuance of the Note.

Under a lease agreement dated December 1, 2010 between the Authority, as lessor, and the County, as lessee, the County is obligated to make monthly payments to or on behalf of the Authority in amounts required by the Note. The County is currently making payments directly to the bank. The County guarantees payment of principal and interest on the Note.

The following is a maturity schedule for the Guaranteed Lease Revenue Note, Series 2010:

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 11,713	\$ 15,797	7.00%	2019
12,518	14,991	7.00%	2020
13,463	14,046	7.00%	2021
14,435	13,074	7.00%	2022
15,478	12,031	7.00%	2023
95,813	41,733	7.00%	2024-2028
62,013	6,760	7.00%	2029-2031
<u>\$ 225,433</u>	<u>\$ 118,432</u>		

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 8: LONG-TERM OBLIGATIONS (CONTINUED)

Financing Fund (Continued)

\$8,330,000 Guaranteed Lease Revenue Note Series 2013, due in annual installments through December 1, 2033 plus interest at 3.00% through December 1, 2023, and interest of 4.85% through December 1, 2033.

The proceeds of the note, dated December 17, 2013, were used for and towards the acquisition of 1100 South Cameron Street, Dauphin County, Pennsylvania; and paying the costs and expenses related to the foregoing purposes and the issuance of the Note.

Under a lease agreement dated December 17, 2013 between the Authority, as lessor, and the County, as lessee, the County is obligated to make monthly payments to or on behalf of the Authority in amounts required by the note. The County guarantees payment of principal and interest on the Note.

The following is a maturity schedule for the Guaranteed Lease Revenue Note, Series 2013:

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 349,000	\$ 205,755	3.00%	2019
359,000	195,135	3.00%	2020
370,000	184,200	3.00%	2021
381,000	172,935	3.00%	2022
393,000	161,325	3.00%	2023
2,148,000	954,087	3.00% / 4.85%	2024-2028
2,489,000	440,840	4.85%	2029-2033
544,000	13,192	4.85%	2034
<u>\$ 7,033,000</u>	<u>\$ 2,327,469</u>		

\$2,210,000 Guaranteed Note Series of 2017, due in semi-annual installments through December 13, 2022 plus interest at 3.80%, then in semi-annual installments through December 31, 2042 plus interest at a variable rate equal to Fulton Bank, NA's Prime Rate, as determined on the last business day immediately preceding the applicable adjustment date, not to exceed 10.00% per annum.

The proceeds from this note, dated August 14, 2017, were used by the Authority to refinance the Authority's Guaranteed Note, Series of 2012.

The following is a maturity schedule for the Guaranteed Lease Revenue Note, Series 2017:

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 54,504	\$ 82,943	3.80%	2019
56,404	81,043	3.80%	2020
58,818	78,628	3.80%	2021
61,106	76,340	3.80%	2022
63,483	133,644	3.80% / Variable	2023
356,046	871,545	Variable	2024-2028
431,151	673,896	Variable	2029-2033
521,829	435,271	Variable	2034-2038
562,884	146,452	Variable	2039-2043
<u>\$ 2,166,225</u>	<u>\$ 2,579,762</u>		

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 8: LONG-TERM OBLIGATIONS (CONTINUED)

Property Management Fund

\$1,900,000 of Guaranteed Mortgage Revenue Note, Series of 2010. The proceeds of the note were used to pay issuance costs of \$26,197 and \$1,675,870 was used to refinance the outstanding principal balances of the Guaranteed Lease Revenue Note, Series of 2005, Loan Payable, Vartan Bank, and Guaranteed Construction Note, Series of 2008. The remaining balance of \$197,933 was used to pay outstanding interest on the old debt and to fund the 2010 Renovation Project.

The following is a maturity schedule for the Guaranteed Mortgage Revenue Note Series 2010:

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 81,623	\$ 64,330	5.00%	2019
86,216	60,202	5.00%	2020
1,173,743	14,379	5.00%	2021
<u>\$ 1,341,582</u>	<u>\$ 138,911</u>		

Variable Rate Terms: Interest rate requirements for the Guaranteed Mortgage Revenue Note, Series of 2010 are fixed at 5.65% for the first five years through December 1, 2015, and then float at Prime floor of 4% through the maturity of the Note on December 1, 2020.

\$305,000 Guaranteed Mortgage Revenue Note Series of 2012, due in monthly installments of \$1,899 through December 1, 2017 plus interest at 4.25%, then in monthly installments through December 1, 2032 plus interest at a variable rate equal to Fulton Bank, NA's Prime Rate, as determined on the last business day immediately preceding the applicable adjustment date, not to exceed 10.00% per annum.

The proceeds from this note, dated December 13, 2012 were used by the Authority to fund repairs within the Veterans Building.

The following is a maturity schedule for the Guaranteed Mortgage Revenue Note, Series 2012:

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 12,597	\$ 9,899	4.10%	2019
13,124	9,382	4.10%	2020
13,728	8,844	4.10%	2021
14,331	8,280	4.10%	2022
14,961	7,692	4.10%	2023
85,230	28,697	4.10%	2024-2028
87,250	9,599	4.10%	2029-2033
<u>\$ 241,221</u>	<u>\$ 82,393</u>		

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 8: LONG-TERM OBLIGATIONS (CONTINUED)

The following is a summary of long-term debt for the year ended September 30, 2018:

	Balance October 1, 2017	Additions	Deletions	Balance September 30, 2018	Due Within One Year
Guaranteed lease revenue notes:					
Series of 2006	\$ 484,724	\$ -	\$ (484,724)	\$ -	\$ -
Series of 2007	553,728	-	(553,728)	-	-
Series of 2007 (A)	250,497	-	(250,497)	-	-
Series of 2010	237,999	-	(12,566)	225,433	11,713
Series of 2013	1,075,488	-	(1,075,488)	-	-
Series of 2013 (Cameron)	7,372,000	-	(339,000)	7,033,000	349,000
Series of 2015	1,817,000	-	(1,817,000)	-	-
Subtotal	<u>11,791,436</u>	<u>-</u>	<u>(4,533,003)</u>	<u>7,258,433</u>	<u>360,713</u>
2010 Commercial Term Loan	1,436,658	-	(95,076)	1,341,582	81,623
2012 Guaranteed Mortgage Revenue Note	254,034	-	(12,813)	241,221	12,597
2017 Guaranteed Note	2,210,000	-	(43,775)	2,166,225	54,504
Total	<u>\$ 15,692,128</u>	<u>\$ -</u>	<u>\$ (4,684,667)</u>	<u>\$ 11,007,461</u>	<u>\$ 509,437</u>

In December 2017, the Dauphin County General Authority issued a County Guaranteed Lease Revenue Note, Series of 2017, in the amount of \$5,917,000. The proceeds of the Note were used to refinance the following Guaranteed Lease Revenue Notes of the Authority: Series of 2006, Series of 2007, Series of 2007 (A), Series of 2013, and Series of 2015. As of September 30, 2018, no liability exists for these previous Notes of the Authority.

NOTE 9: INFRASTRUCTURE BANK

The Dauphin County Infrastructure Bank Program (the "Program") was approved for creation in June of 2013 for the purpose of providing eligible applicants loans to fund qualifying transportation infrastructure projects, with interest rates ranging from 0.5% and terms of up to 10 years. These loans are to be secured by pledges of liquid fuels revenue for public applicants, or letters of credit for private applicants. In addition, the loan agreements are between the County and the loan applicants.

In March 2014, February 2015, and February 2016, through a partnership between the Pennsylvania Department of Transportation and Dauphin County, the County received loans in the amounts of \$4,272,723, \$7,034,518, and \$1,279,250, respectively, which were transferred to the IDA, by Memorandum of Understanding (MOU), for the administration of the Infrastructure Bank program.

Loans Receivable

On May 15, 2014 the County entered into a loan agreement with Londonderry Township in the amount of \$925,000 at a fixed interest rate of 0.50%. The agreement allows for Londonderry Township to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires Londonderry Township to make annual principal and interest payments of \$94,887 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2018 is \$406,321 with an additional \$153,168 available for Londonderry Township to borrow.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 9: INFRASTRUCTURE BANK (CONTINUED)

Loans Receivable (Continued)

On May 21, 2014 the County entered into a loan agreement with Derry Township in the amount of \$256,960 at a fixed interest rate of 0.50%. The agreement allows for Derry Township to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires Derry Township to make annual principal and interest payments of \$26,357 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2018 is \$86,953 with an additional \$68,457 available for Derry Township to borrow.

On May 21, 2014 the County entered into a loan agreement with Middletown Borough in the amount of \$1,500,000 at a fixed interest rate of 0.50%. The agreement allows for Middletown Borough to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires Middletown Borough to make annual principal and interest payments of \$153,858 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2018 is \$907,204 with no additional funds available for Middletown Borough to borrow.

On August 7, 2014 the County entered into a loan agreement with West Hanover Township in the amount of \$825,000 at a fixed interest rate of 0.50%. The agreement allows for West Hanover Township to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires West Hanover Township to make annual principal and interest payments of \$84,533 to the Authority for 10 consecutive years beginning on January 1, 2015. West Hanover Township has made regularly scheduled payments in excess of the amounts previously drawn and is currently owed \$106,567 which is included in Due to Other Governments.

On May 1, 2015 the County entered into a loan agreement with the Township of Swatara in the amount of \$1,500,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Swatara to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Swatara to make annual principal and interest payments of \$153,900 to the Authority for 10 consecutive years beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2018 is \$1,028,991 with an additional \$27,084 available for Swatara Township to borrow.

On May 15, 2015 the County entered into a loan agreement with the Township of Lower Swatara in the amount of \$500,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Lower Swatara to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Lower Swatara to make annual principal and interest payments of \$51,290 to the Authority for 10 consecutive years beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2018 is \$300,146 with an additional \$51,811 available for Lower Swatara Township to borrow.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 9: INFRASTRUCTURE BANK (CONTINUED)

Loans Receivable (Continued)

On June 15, 2015 the County entered into a loan agreement with the Township of Susquehanna in the amount of \$4,800,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Susquehanna to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Susquehanna to make annual principal and interest payments of \$492,181 to the Authority for 10 consecutive years beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2018 is \$2,222,606 with an additional \$1,154,774 available for Susquehanna Township to borrow.

On May 11, 2016 the County entered into a loan agreement with the Township of Middle Paxton in the amount of \$1,212,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Middle Paxton to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Middle Paxton to make annual principal and interest payments of \$124,334 to the Authority for 10 consecutive years beginning on January 1, 2017. The amount outstanding at September 30, 2018 is \$88,775 with an additional \$883,886 available for the Township of Middle Paxton to borrow.

Loans Receivable at September 30, 2018 is as follows:

	<u>Infrastructure Bank Fund</u>
Displayed as:	
Current Portion	\$ 1,029,210
Noncurrent Portion	<u>4,011,786</u>
	<u>\$ 5,040,996</u>

Due to Related Party

Through the creation of the Infrastructure Bank, Dauphin County established an MOU with the Authority in which the Authority acts as the administrator of the program. Although the MOU gives the administrative rights to the Authority, the debt remains in the name of Dauphin County. As the debt service payments from the Municipalities are collected by the Authority, they will be applied against the County loan. The County has also budgeted to contribute \$350,000 annually of their Liquid Fuels allocation to assist in the repayment of the loan. As of September 30, 2017, \$8,416,627 is due to Dauphin County for the repayment of the Infrastructure Bank loan.

NOTE 10: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance. There were no significant reductions in insurance coverages during 2018. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 11: INTERFUND RECEIVABLES / PAYABLES

Interfund receivables / payables are for interfund loans.

	<u>Due From</u>	<u>Due To</u>
Enterprise Funds:		
Revolving Loan Fund	\$ -	\$ 14,597
Property Management Fund	100,000	-
Infrastructure Bank Fund	11,000	-
Financing Fund	14,597	111,000
	<hr/>	<hr/>
Total Enterprise Funds	125,597	125,597
	<hr/>	<hr/>
Total Interfund Receivables / Payables	\$ 125,597	\$ 125,597
	<hr/>	<hr/>

NOTE 12: INTERFUND TRANSFERS

Interfund transfers are executed as a result of the Gaming Fund transferring project appropriations and excess funds to the Financing Fund:

	<u>Transfer In</u>	<u>Transfer Out</u>
Enterprise Funds:		
Gaming Fund	\$ -	\$ 137,000
Financing Fund	137,000	-
	<hr/>	<hr/>
Total Enterprise Funds	137,000	137,000
	<hr/>	<hr/>
Total Interfund Transfers	\$ 137,000	\$ 137,000
	<hr/>	<hr/>

NOTE 13: COMMITMENTS

The Dauphin County Industrial Development Authority has Gaming grant contractual commitments at September 30, 2018, of \$4,345,240, of which \$2,179,656 is currently available for projects directly assisting businesses and municipalities county-wide in the areas of both economic and community development. In November 2018, the Authority had gaming fund draws from Dauphin County in the amount of \$2,477,370 to cover the remaining contractual commitments.

NOTE 14: SUBSEQUENT EVENTS

On October 30, 2018, the Authority entered a lease of the Veterans Building to the Dauphin County Economic Development Corporation (the "Corporation") through November 15, 2020. The Veterans Building is located at 112 Market Street, Harrisburg, PA. As owner of the building, the Authority leased the building to the Corporation and assigned the rents on the building to allow the Corporation to issue debt and remit the debt proceeds to the Authority, less costs of issuance, to allow the Corporation to effectively pre-pay its rent obligations under the lease and further allow the Authority to retire/refinance its debt obligations on the Veterans Building.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2018

NOTE 14: SUBSEQUENT EVENTS (CONTINUED)

On October 30, 2018, the Corporation issued debt in the amount of \$1,618,500 and remitted the proceeds, less issuance costs, to the Authority and the Authority retired the 2010 Note related to the Veterans Building.

Further, on October 30, 2018, the Authority entered a sublease agreement with the Corporation to lease back the Veterans Building. The purpose of the sublease was to require the Authority to pay rents sufficient to allow the Corporation to make interest and principal payments on the 2018 Note issued by the Corporation to allow the Authority to retire/refinance its debt on the Veterans Building. The sublease will require rent payments equal to the Corporation's interest only payments on its Note through November 1, 2020, at which time a rental payment of \$1,618,500 will be required by the Authority to allow the Corporation to retire the 2018 Note.

The transaction is in substance a direct financing lease and will be recorded as such on both the books and records of the Authority and the Corporation.