



Town Center Development Agency
(A Component Unit of the City of Tigard, Oregon)

Annual Financial Report

FOR THE FISCAL YEAR ENDING JUNE 30, 2023



Prepared by: City of Tigard - Finance Department

TOWN CENTER DEVELOPMENT AGENCY

(A Component Unit of the City of Tigard, Oregon)

ANNUAL FINANCIAL REPORT

For the fiscal year ended June 30, 2023

Prepared by:

City of Tigard – Finance Department

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Town Center Development Agency

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Town Center Development Agency

List of Officials

Fiscal Year 2022–2023

TOWN CENTER DEVELOPMENT AGENCY BUDGET COMMITTEE

Jake Schlack
Timothy Cadman
Leah Voit
Kelli Pement
Clarissa Benfield

Mayor Heidi Lueb
Councilor Yi-Kang Hu
Councilor Jeanette Shaw
Councilor Jai Raj Singh
Councilor Maureen Wolf

TOWN CENTER DEVELOPMENT AGENCY BOARD

Heidi Lueb, Chair

Yi-Kang Hu
Jai Raj Singh

Maureen Wolf
Jeanette Shaw

EXECUTIVE DIRECTOR

Steve Rymer

COMMUNITY DEVELOPMENT DIRECTOR

Kenny Asher

REDEVELOPMENT PROJECT MANAGER for DOWNTOWN

Sean Farrelly

FINANCE DIRECTOR

Eric Kang

TOWN CENTER DEVELOPMENT AGENCY

City of Tigard | 13125 Hall Blvd. | Tigard, OR 97223 | 503-639-4171

INDEPENDENT AUDITOR'S REPORT

Report of Independent Auditors

Board Members
Town Center Development Agency (A component unit of the City of Tigard, Oregon)
Tigard, Oregon

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the Town Center Development Agency (the Agency), a component unit of City of Tigard, Oregon, as of and for the year ended June 30, 2023, 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 respective financial position of the governmental activities and each major fund of the Agency as of June 30, 2023, and the respective changes in financial position 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.

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.

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.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Agency and do not purport to, and do not, present fairly the financial position of City of Tigard, Oregon, as of June 30, 2023, the changes in its financial position, or, where applicable, its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 5 through 9 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 budgetary schedules on pages 21 through 24 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 budgetary schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Minimum Standards for Audits of Oregon Municipal Corporations

In accordance with the *Minimum Standards for Audits of Oregon Municipal Corporations*, we have also issued our report dated February 27, 2024, on our consideration of the Agency's compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.



Keith Simovic, Partner for
Moss Adams LLP
Portland, Oregon
February 27, 2024

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Town Center Development Agency
Management's Discussion and Analysis

As part of this Annual Financial Report, the Town Center Development Agency (agency), a component unit of the City of Tigard, Oregon, offers readers this narrative overview and analysis of the financial activities of the agency for the fiscal year ended June 30, 2023. It focuses on significant financial issues, major financial activities, and resulting changes in financial position, as well as economic factors affecting the agency. This Management's Discussion and Analysis (MD&A) is based on currently known facts, decisions, and conditions that existed as of the date of the report.

Financial Highlights

- The assets of the agency exceeded its liabilities at the close of the most recent fiscal year by \$7,563,576. Of this amount, \$4,103,104 is restricted for the repayment of debt, and \$3,576,577 is for net investment in capital assets. The agency has an unrestricted deficit net position of \$116,105.
- The agency's net position (assets less liabilities) increased \$2,440,532 over the course of the year, primarily due to property tax and intergovernmental revenues exceeding expenses.
- In the fund financial statements for fiscal year 2022-23, of the expenditures in the capital projects fund types (\$8,357,288), the majority were for capital outlay in the amount of \$6,640,821, most of which was for the downtown plaza construction. The payments in the debt service fund types (\$1,168,996) were for principal and interest payments on commercial bank borrowings and to the City of Tigard.
- Also in the fund financial statements, the agency recognized \$2,131,039 in revenue from property taxes, \$2,015,452 in intergovernmental revenues, \$292,387 in interest earnings, and \$138,350 in net increase in investments fair value.

Overview of the Financial Statements

The following discussion and analysis is intended to serve as an introduction to the agency's basic financial statements. The agency's basic financial statements include three components:

1. Government-wide financial statements,
2. Fund financial statements, and
3. Notes to the financial statements.

Government-wide financial statements

Government-wide financial statements are designed to provide readers with a broad overview of the agency's finances, in a manner that is similar to a private-sector business.

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

The Statement of Activities presents information on how the agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in the statement for some items that will result in cash flows in a future period such as earned, but uncollected property taxes.

Town Center Development Agency
Management's Discussion and Analysis

The government-wide financial statements indicate that the functions of the agency are principally supported by property taxes and are considered governmental activities. The agency does not have business-type activities in which costs are covered through user fees or charges.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or functions. The agency uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the agency are considered governmental funds.

Governmental funds are used to account for agency functions that are supported primarily by taxes and intergovernmental revenues. These are essentially the same functions that are reported as governmental activities in the government-wide financial statements. Unlike government-wide financial statements, governmental fund financial statements focus on the acquisition and use of spendable resources, as well as balances of available spendable resources at the end of the fiscal year. Such information may be useful in evaluating the agency's near-term requirements.

The agency maintains four separate governmental funds consisting of the City Center Debt Service Fund, City Center Capital Projects Fund, Tigard Triangle Debt Service Fund and Tigard Triangle Capital Projects Fund. The Capital Projects Funds function as the agency's general operations funds for the separate urban renewal areas. Fund information is presented as combined amounts for Capital Projects Funds and Debt Service Funds in the governmental funds balance sheet and in the governmental funds statement of revenues and expenditures.

Notes to the basic Financial Statements

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. They are an integral part of the financial statements and should be read in conjunction with them.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of the agency's financial position. In the case of the agency, assets exceeded liabilities by \$7,563,576 in fiscal year 2023 compared to a net position of \$5,123,044 in fiscal year 2022.

A significant portion of the agency's net position (47.3 percent) reflects its net investment in capital assets, consisting of land, construction in progress, and infrastructure. The agency uses these capital assets in the redevelopment of the designated City Center Urban Renewal area and the Tigard Triangle Urban Renewal area and, as such, are not available for future spending. In fiscal year 2023, capital assets increased by a net amount of \$6,584,961 as the agency continued construction on the downtown universal plaza project. \$4,103,104 or 54.2 percent of net position is restricted for the payment of debt incurred by the agency. The agency has an unrestricted deficit in net position of \$116,105 (-1.5% of net position).

Town Center Development Agency
Management's Discussion and Analysis

**Town Center Development Agency
Statement of Net Position**

	June 30,	
	2023	2022
ASSETS:		
Cash and restricted cash	\$ 11,021,460	\$ 14,796,961
Receivables	571,344	526,136
Capital assets, net of accumulated depreciation	12,064,749	5,479,788
Total assets	23,657,553	20,802,885
LIABILITIES:		
Accounts payable and other short-term liabilities	1,545,064	1,134,840
Long-term liabilities	14,548,913	14,545,001
Total liabilities	16,093,977	15,679,841
NET POSITION:		
Net investment in capital assets	3,576,577	1,960,320
Restricted for debt service	4,103,104	2,978,937
Unrestricted	(116,105)	183,787
Total net position	\$ 7,563,576	\$ 5,123,044

**Town Center Development Agency
Change in Net Position**

	For the Year Ended June 30,	
	2023	2022
REVENUES:		
General revenues	\$ 4,582,678	\$ 1,956,086
Total revenues	4,582,678	1,956,086
EXPENSES:		
Community development	1,772,327	408,186
Interest on long-term debt	369,819	327,018
Total expenses	2,142,146	735,204
Change in net position	2,440,532	1,220,882
Net position - beginning	5,123,044	3,902,162
Net position - ending	\$ 7,563,576	\$ 5,123,044

Capital Assets and Debt Administration

Capital Assets

As of June 30, 2023, the agency had invested \$12,064,749 in capital assets as reflected in the following table:

	Governmental Activities	
	2023	2022
Land	\$ 1,279,951	\$ 1,279,951
Construction in progress	9,214,042	2,573,221
Infrastructure	1,951,748	1,951,748
Accumulated depreciation	(380,992)	(325,132)
Total	<u>\$ 12,064,749</u>	<u>\$ 5,479,788</u>

The Town Center Development Agency purchased the 9110 SW Burnham Street property in 2014. For six years it continued the lease with Ferguson Plumbing. In March 2020 the Agency facilitated the relocation of the business to a new location, in order to prepare the site to be redeveloped as a public plaza. Landscape architects and associated consultants were engaged in February 2020 to start designing the plaza. In June 2020 the existing building was demolished and development of the plaza began. Construction of the plaza was fully underway from June 2020 through the fiscal year 2022-2023. In January 2021 the Main Street at Fanno Creek property was sold to developers who began construction of a mixed-use building on the site. Additional information on the agency's capital assets can be found on page 18 of this report.

Debt

Under the Intergovernmental Agreement (IGA) between the agency and the City of Tigard (the City), loans from the city to the agency are repaid in ten equal payments on the principal starting ten years after the loan; however, interest payments start in the second year after the loan. In fiscal year 2022-23, the agency did receive one loan from the city in the amount of \$900,000, and only made interest payments on the outstanding loans.

In fiscal year 2021-22, the agency issued \$4,687,800 in Urban Renewal and Redevelopment bonds solely backed by tax increment revenue generated from the Tigard Triangle Urban Renewal Plan. Additionally, the city issued \$4,624,600 in full faith and credit financing agreement (bonds). The bonds were issued to fund Urban Renewal projects within the agency. At June 30, 2023, the outstanding balance on this debt was \$8,372,700.

In fiscal year 2019-20, the city issued \$5,929,000 in full faith and credit financing agreement (bonds). The bonds were issued to fund Urban Renewal projects within the agency. At June 30, 2023, the outstanding balance on the bonds was \$5,186,000. Additional information on the agency's debt can be found on pages 19-20 of this report.

Budgetary Highlights

The Town Center Development Agency budget consists of four funds: The City Center Capital Projects Fund, which functions as the agency's general operations fund for the Downtown Urban Renewal Area, and the Tigard Triangle Capital Projects Fund, which functions as the agency's general operations for the Triangle Urban Renewal Area. The agency also has a City Center Debt Service Fund and Tigard Triangle Debt Service Fund. The Capital Projects Fund activity is supported by loans from the City of Tigard and the bonds issuances. The city loans will be repaid with interest once the agency begins generating enough tax increment revenue. The focus of the fiscal year 2022-23 budget was primarily on the Universal Plaza.

The budget for fiscal year 2023-24 will include further construction of Universal Plaza, Main Street Green Street improvements, and Streetscape Improvements. The agency will also provide development assistance to support affordable housing in the area. The agency will further engage the Agency's merchants and business owners together with the Tigard Downtown Alliance to promote new businesses in the district.

Economic Factors

The Town Center Development Agency is an urban renewal agency approved by voters in 2006. The primary funding source for the agency is property tax increment financing, which generally means that the property taxes resulting from growth in property value within the Urban Renewal area can be used to finance improvement projects and programs. In order to facilitate the redevelopment of the Urban Renewal area, the agency adopted a City Center Urban Renewal Plan that allows the agency to incur a maximum amount of indebtedness (amount of tax increment financing for projects and programs) of \$22,000,000 for a duration of 20 years. In 2021, the voters approved an amendment to the plan extending the duration to 29 years and increasing the maximum indebtedness to \$42,800,000. As of fiscal year 2022-23, the total debt issued is \$12.5 million. Current and proposed projects include additional façade improvement grants for local businesses, redevelopment of Main Street where it connects to Fanno Creek, completion of Tigard Street Heritage trail for improved pedestrian traffic and construction of Universal Plaza offering more public space for events and local activities.

In May 2017 the voters approved the creation of a second urban renewal area, the Tigard Triangle Urban Renewal Area, for 35 years with maximum principal indebtedness of \$188 million. As of fiscal year 2022-23, the total debt issued is \$8.9 million. No new debt will be incurred after the fiscal year 2052-53 as part of this plan. The agency's ability to borrow additional funds will remain constrained for several more years as tax increment revenue is based on property tax increases over time and growth was fairly slow at the time the agency was created. Despite the slow growth, the agency has been able to leverage state, county and local funds to make major improvements to streets, bicycle and pedestrian paths in the district. The agency will continue to seek additional funding from outside sources for redevelopment opportunities as planning continues for affordable housing and infrastructure improvements.

Requests for Information

This financial report is designed to provide a general overview of the agency's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of Tigard, 13125 SW Hall Blvd., Tigard, Oregon 97223.

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Basic Financial Statements

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**Town Center Development Agency
Statement of Net Position
June 30, 2023**

	Governmental Activities
ASSETS:	
Property taxes receivable	\$ 28,483
Accounts receivable	42,861
Note receivable	500,000
Restricted cash and cash equivalents	11,021,460
Land and construction in progress	10,493,993
Other capital assets, net of accumulated depreciation	1,570,756
Total assets	23,657,553
 LIABILITIES:	
Accounts payable and other accrued liabilities	620,708
Interest payable	28,268
Due within one year:	
Advances from city	74,788
Bonds payable	821,300
Due within more than one year:	
Advances from city	1,811,513
Bonds payable	12,737,400
Total liabilities	16,093,977
 NET POSITION:	
Net investment in capital assets	3,576,577
Restricted for debt service	4,103,104
Unrestricted	(116,105)
Total net position	\$ 7,563,576

The accompanying notes are an integral part of the basic financial statements.

**Town Center Development Agency
Statement of Activities
Year Ended June 30, 2023**

Functions/Programs	Expenses	Program Revenues	Net (Expense)/Revenue and Change in Net Position
		Rental Income and Charges for Services	Total Governmental Activities
Governmental activities:			
Community development	\$ 1,772,327	\$ -	\$ (1,772,327)
Interest on long-term debt	369,819	-	(369,819)
Total governmental activities	\$ 2,142,146	\$ -	(2,142,146)
General revenues:			
Property taxes			2,136,489
Interest earnings and net increase in investment fair value			430,737
Intergovernmental			2,015,452
Total revenues			4,582,678
Change in net position			2,440,532
Net position - beginning			5,123,044
Net position - ending			\$ 7,563,576

The accompanying notes are an integral part of the basic financial statements.

**Town Center Development Agency
Balance Sheet - Governmental Funds and
Reconciliation to the Statement of Net Position
June 30, 2023**

	City Center Capital Projects Fund	Tigard Triangle Capital Projects Fund	City Center Debt Service Fund	Tigard Triangle Debt Service Fund	Total Governmental Funds
ASSETS:					
Property taxes receivable	\$ -	\$ -	\$ 11,548	\$ 16,935	\$ 28,483
Accounts receivable	2,837	30,034	4,282	5,708	42,861
Note receivable	-	500,000	-	-	500,000
Restricted cash and cash equivalents	759,052	6,197,777	1,975,011	2,089,620	11,021,460
Total assets	<u>\$ 761,889</u>	<u>\$ 6,727,811</u>	<u>\$ 1,990,841</u>	<u>\$ 2,112,263</u>	<u>\$ 11,592,804</u>
LIABILITIES:					
Accounts payable and accrued liabilities	<u>\$ 620,509</u>	<u>\$ 199</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 620,708</u>
DEFERRED INFLOWS OF RESOURCES:					
Unavailable revenues - property taxes	<u>-</u>	<u>-</u>	<u>9,537</u>	<u>13,840</u>	<u>23,377</u>
FUND BALANCES:					
<i>Restricted for:</i>					
Debt service	-	-	1,981,304	2,098,423	4,079,727
Urban development and improvements	<u>141,380</u>	<u>6,727,612</u>	<u>-</u>	<u>-</u>	<u>6,868,992</u>
Total fund balances	<u>141,380</u>	<u>6,727,612</u>	<u>1,981,304</u>	<u>2,098,423</u>	<u>10,948,719</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 761,889</u>	<u>\$ 6,727,811</u>	<u>\$ 1,990,841</u>	<u>\$ 2,112,263</u>	
Capital assets used in governmental activities are not financial resources and are not reported in the funds.					12,064,749
Property taxes that do not provide current financial resources					23,377
Interest on long-term debt not accrued in the fund statements					(28,268)
Long-term liabilities - not reported in the funds:					
Loans from City of Tigard, not due and payable in the current period					(1,886,301)
Bonds, not due and payable in the current period					<u>(13,558,700)</u>
Net Position of Governmental Activities					<u>\$ 7,563,576</u>

The accompanying notes are an integral part of the basic financial statements.

Town Center Development Agency
Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds and
Reconciliation to the Statement of Activities
Year Ended June 30, 2023

	City Center Capital Projects Fund	Tigard Triangle Capital Projects Fund	City Center Debt Service Fund	Tigard Triangle Debt Service Fund	Total Governmental Funds
REVENUES:					
Taxes	\$ -	\$ -	\$ 809,231	\$ 1,321,808	\$ 2,131,039
Interest earnings	34,687	137,229	57,736	62,735	292,387
Net increase in investment fair value	45,583	74,491	9,449	8,827	138,350
Intergovernmental revenues	2,015,452	-	-	-	2,015,452
Total revenues	<u>2,095,722</u>	<u>211,720</u>	<u>876,416</u>	<u>1,393,370</u>	<u>4,577,228</u>
EXPENDITURES:					
Community Development	109,236	1,607,231	-	-	1,716,467
Capital projects	6,640,821	-	-	-	6,640,821
Debt service					
Principal	-	-	314,700	486,000	800,700
Interest	-	-	176,623	191,673	368,296
Total expenditures	<u>6,750,057</u>	<u>1,607,231</u>	<u>491,323</u>	<u>677,673</u>	<u>9,526,284</u>
Change in fund balance before other financing sources (uses)	<u>(4,654,335)</u>	<u>(1,395,511)</u>	<u>385,093</u>	<u>715,697</u>	<u>(4,949,056)</u>
Other financing sources (uses):					
Debt issuance	<u>900,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>900,000</u>
Change in fund balance	<u>(3,754,335)</u>	<u>(1,395,511)</u>	<u>385,093</u>	<u>715,697</u>	<u>(4,049,056)</u>
Fund balance - beginning	<u>3,895,715</u>	<u>8,123,123</u>	<u>1,596,211</u>	<u>1,382,726</u>	<u>14,997,775</u>
Fund balance - ending	<u>\$ 141,380</u>	<u>\$ 6,727,612</u>	<u>\$ 1,981,304</u>	<u>\$ 2,098,423</u>	<u>\$ 10,948,719</u>
Net change in fund balances - total governmental funds					\$ (4,049,056)
Governmental funds report capital outlays as expenditures while governmental activities report depreciation expense to allocate those expenditures over the life of the assets.					
Expenditures for capitalized assets					6,640,821
Depreciation reported in the government-wide statements					(55,860)
Property taxes that do not provide current financial resources					5,450
Interest on long-term debt not accrued in the fund statements					(1,523)
Long-term liabilities not reported in the funds					(900,000)
Principal payments expensed on the fund financial statements					<u>800,700</u>
Change in Net Position of Governmental Activities					<u>\$ 2,440,532</u>

The accompanying notes are an integral part of the basic financial statements.

Town Center Development Agency
Notes to the Basic Financial Statements

1. Summary of Significant Accounting Policies:

The financial statements of the Town Center Development Agency (agency), previously Tigard City Center Development Agency (CCDA), have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. GAAP statements include all relevant Governmental Accounting Standards Board (GASB) pronouncements.

The Agency

The Town Center Development Agency, formerly the CCDA, was approved on May 16, 2006 with plans to commence operations during fiscal year 2009 under the provisions of Oregon Revised Statutes, Chapter 457 (ORS 457), to provide improvements in the downtown area so that it will be economically healthy while maintaining its “uniquely Tigard” character. The plan’s duration is 20 years with maximum indebtedness of \$22 million. In May 2021, the voters approved an amendment to the plan extending the duration to 29 years and increasing the maximum indebtedness to \$43 million.

In May 2017, the voters approved the creation of a second urban renewal area, the Tigard Triangle Urban Renewal Area, for 35 years with maximum indebtedness of \$188 million.

The agency is a legally separate entity, which is governed by a board comprised of the City Council of the City of Tigard, Oregon (the city), as stipulated in the bylaws. The Council has the ability to impose its will on the agency as determined on the basis of budget adoption, taxing authority, and funding. The purpose of the agency is to undertake urban renewal projects and activities pursuant to the city’s downtown redevelopment plan. The financial results of the agency are reported herein as debt service funds and capital projects funds.

The agency boundaries include primarily the city’s central business district, general commercial district, professional commercial district and the Tigard Triangle (an area bordered by I-5, Highway 217, and Highway 99 East). The agency is a blended component unit of the City of Tigard and its financial activities are included in the basic financial statements of the city, which can be viewed on the city’s website at <http://www.tigard-or.gov>.

Basic Financial Statements

The agency’s financial operations are presented at both the government-wide and fund financial levels. All activities of the agency are categorized as governmental activities.

Government-wide financial statements

The Statement of Net Position and the Statement of Activities display information about the agency as a whole. These statements include all the financial activities of the agency.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the agency’s governmental activities. Direct expenses are clearly identifiable with a specific function. All costs are supported by general revenues which include property taxes and interest earnings.

Fund financial statements

These statements display information at the individual fund level. Each fund is considered to be a separate accounting entity. Funds are classified and summarized as governmental, proprietary and fiduciary. Currently the agency has only governmental fund types.

Town Center Development Agency
Notes to the Basic Financial Statements

Basis of Presentation

The financial transactions of the agency are recorded in individual funds. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance, revenues and expenditures.

GASB Statement No. 34 sets forth criteria (percentage of the assets, deferred outflows of resources, liabilities, deferred inflows of resources, revenues or expenditures/expenses or either fund category or the governmental and enterprise combined) for the determination of major funds. For purposes of presentation, each of the agency's funds is presented as a major fund.

The City Center Debt Service Fund accounts for the accumulation of resources and payments for long-term borrowings related to the City Center Urban Renewal Area.

The Tigard Triangle Debt Service Fund accounts for the accumulation of resources and payments for long-term borrowings related to the Tigard Triangle Urban Renewal Area.

The City Center Capital Projects Fund accounts for the acquisition and development of capital assets related to the City Center Urban Renewal Area.

The Tigard Triangle Capital Projects accounts for the acquisition and development of capital assets related to the Tigard Triangle Urban Renewal Area.

Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe which transactions are recorded within the various financial statements. Basis of accounting refers to when transactions are recorded, regardless of the measurement focus.

The government-wide financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded as program revenues when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the agency considers revenues to be available if they are collectible within 60 days of the end of the current fiscal period. The agency considers property taxes subject to accrual. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, payment on long-term borrowing is recorded only when payment is due.

Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements, reconciliation is necessary to explain the adjustments needed to transform the fund-based financial statements into the government-wide presentation. These reconciliations are presented with the governmental fund statements.

Town Center Development Agency
Notes to the Basic Financial Statements

Cash and Investments

The city maintains a common cash and cash equivalents pool for all city funds, including funds of the agency. Interest is earned and allocated monthly on pooled cash and cash equivalents based on each fund's cash balances as a proportion of the city's total pooled cash and cash equivalents. The agency considers cash and cash equivalents to include the pooled cash, since the pool has the general characteristics of a demand deposit account, in that any participating fund may deposit additional cash at any time and also may withdraw cash at any time without prior notice or penalty.

The agency reports certain cash and cash equivalents as restricted because their use is limited by parties external to the agency. Restrictions may be imposed by creditors, other governments, laws and/or enabling legislation.

Receivables and Payables

Property taxes are levied and become a lien on July 1. Collection dates are November 15, February 15, and May 15 following the lien date. Discounts are allowed if the amount due is received by November 15 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent.

The majority of the agency's receivables are property taxes, which are deemed to be substantially collectible.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, pathways, street lights, etc.) are reported in the government-wide financial statements.

Capital assets are charged to expenditures as purchased or constructed in the governmental fund statements, and capitalized in the government-wide financial statements. Capital assets are recorded at historical cost or estimated historical cost. Upon disposal of an asset, cost and accumulated depreciation (if applicable) is removed from the accounts and, if appropriate, a gain or loss on the disposal is recognized.

Capital assets are defined for the agency as assets with an initial, individual cost of \$5,000 or more, and an estimated useful life of greater than one year. Additions or improvements and other capital outlays that significantly extend the useful life of an asset, or that significantly increase the capacity of an asset are capitalized. Donated capital assets are recorded at their estimated acquisition value at the time of donation. Other costs for repairs and maintenance are expensed as incurred.

Depreciation on exhaustible assets is calculated on the straight-line basis over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings and improvements	25-40
Improvements other than buildings	10-20
Infrastructure	20-40

Deferred Inflows of Resources

In addition to liabilities, the governmental fund balance sheet reports a separate section for deferred inflows of resources. Deferred inflows of resources represent unavailable revenue that will be recognized in a future period. The agency reports delinquent property tax revenue in this section under the modified accrual basis of accounting. These revenues are deferred and recognized as an inflow of resources in the period that the revenues become available.

Net Position and Fund Balance

Net position is reported on the Statement of Net Position. Within net position, the net investment in capital assets represents total capital assets less accumulated depreciation, less any debt related to the acquisition of the assets. Of the total net position, the majority is net investment in capital assets and amounts restricted for debt service.

In the fund financial statements, the fund balance for governmental funds is reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Fund balance is reported as restricted when the constraints placed on the use of resources are either: (a) externally imposed by creditors (such as through debt covenants), grantors, contributors or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Use of Estimates

In preparing the agency's financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

2. Stewardship, Compliance, and Accountability:

Budgets

The agency's budget is prepared in accordance with Oregon local budget law. All annual appropriations lapse at fiscal year-end. During the month of February each year, the agency submits requests for appropriations to the executive director so that a budget may be prepared. In June, the proposed budget is presented to the agency's board of directors for approval. The board holds public hearings and a final budget must be prepared and adopted no later than June 30.

The adopted budget is prepared by fund and function. The legal level of budgetary control, (i.e., the level at which expenditures may not legally exceed appropriations) is the fund and function level.

3. Cash and Investments:

The agency's cash and investments reported on the Statement of Net Position and Balance Sheet represent the agency's share of the city's cash and investment pool. The agency's participation in the cash and investment pool is involuntary. Interest earnings from this pool are allocated to the agency on a monthly basis based on the cash and investment balance of the agency to the total investments in the pool. At June 30, 2023, the agency's share of the city's cash and investment pool, including restricted and unrestricted, totaled \$11,021,460 all of which is restricted by the requirements of the agency's property tax levy. It is not practical to determine the investment risk, collateral risk or insurance coverage for the agency's share of its pooled investments. Investments for the city as well as its component unit are reported at fair value.

Information about the pooled investments is included in the city's annual financial report and may be obtained by contacting the city's Finance Department at 13125 SW Hall Blvd., Tigard, OR 97223 or found online at: <https://www.tigard-or.gov/your-government/departments/finance>.

Town Center Development Agency
Notes to the Basic Financial Statements

4. Receivables and Payables:

Property taxes are levied and become a lien on July 1. Collection dates are November 15, February 15, and May 15 following the lien date. Discounts are allowed if the amount due is received by November 15 or February 15. Taxes unpaid and outstanding on May 16 are considered delinquent. The agency's receivables, including property taxes and assessments are deemed to be substantially collectible. Tax and assessments receivable can be recovered through foreclosure on the subject property.

In October 2021, the agency issued a promissory note to lend \$500,000 to Community Partners for Affordable Housing for affordable housing development assistance, with a term of five years at an interest rate of 2%. The repayment of principal and accrued interest are due at the end of the five year note term. The promissory note contains provisions for loan forgiveness if certain requirements are met. As of June 30, 2023, the outstanding balance of the note receivable is \$500,000.

Accounts payable to vendors and contractors include general accounts payable not included in other short-term or long-term liabilities.

5. Capital Assets:

Capital assets include a property purchase for redevelopment projects on Main Street, construction of Universal Plaza, the completion of two projects for the Strolling Street landscaping program, Main Street gateway improvements and public artwork.

	Balance			Balance
	June 30, 2022	Additions	Deletions	June 30, 2023
Land	\$ 1,279,951	\$ -	\$ -	1,279,951
Construction in Progress	2,573,221	6,640,821	-	9,214,042
Infrastructure	1,951,748	-	-	1,951,748
Total Cost	<u>5,804,920</u>	<u>6,640,821</u>	<u>-</u>	<u>12,445,741</u>
Depreciation - Infrastructure	<u>(325,132)</u>	<u>(55,860)</u>	<u>-</u>	<u>(380,992)</u>
Capital Assets, Net	<u>\$ 5,479,788</u>	<u>\$ 6,584,961</u>	<u>\$ -</u>	<u>12,064,749</u>

6. Long-term Borrowing:

The agency has two urban renewal district areas approved to finance improvement projects with property tax increment financing. The first area is the City Center Urban Renewal District (CCUR) with a maximum indebtedness of \$22 million for a duration of 20 years. As of fiscal year 2022-2023, the CCUR issued \$12.5 million in total debt against the maximum indebtedness. The second area is the Tigard Triangle Urban Renewal District (TTUR) with a maximum indebtedness of \$188 million for a duration of 35 years. As of fiscal year 2022-2023, the TTUR issued \$8.9M in total debt against the maximum indebtedness.

Town Center Development Agency
Notes to the Basic Financial Statements

In order to finance improvement projects, the agency and the city entered into an intergovernmental agreement (IGA) that states the city will loan the agency resources as needed to cover project costs related to the Town Center Urban Renewal Plan. All of the outstanding debt of the agency is considered from direct borrowings and placements.

The terms of the IGA state that the agency agrees to repay the principal and accrued interest on all loan amounts solely from tax increment revenues. The interest rate calculated for the loans is based on the same average rate as that earned on other funds invested by the city at the time of the loan, which currently ranges from 0.50% to 4.05%. Interest-only payments are scheduled to be paid to the city prior to July 1, each fiscal year.

During the fiscal year ending June 30, 2025, the agency will begin making principal payments to the city on outstanding loans. Payments are to be made as tax increment revenue or other funding sources are available. In no case shall the repayment timeline exceed the life of the agency. Under the terms of the IGA, the city may forgive or reduce the interest and/or principal due from the agency. The agency may also repay the debt early. The agency received one loan in the amount of \$900,000 from the city for fiscal year 2022-2023. In fiscal year 2022-2023, the agency elected to repay none of the outstanding principal on the loans.

In fiscal year 2021-2022, the agency issued Urban Renewal and Redevelopment bond for \$4,687,800 in Series 2021 Federally Taxable bonds. The bonds were issued to fund Urban Renewal projects within the Tigard Triangle Urban Renewal Plan. The bond is backed solely by tax increment revenue generated from the Tigard Triangle Urban Renewal Area. At June 30, 2023, the outstanding balance on the bond was \$4,217,000.

In fiscal year 2021-2022, the city issued full faith and credit financing agreement (bonds) for \$3,604,900 in Series 2021A Tax-Exempt bonds, and \$1,019,700 Series 2021B Federally Taxable bonds. The bonds were issued to fund Urban Renewal projects within the CCUR. In connection with the financing agreement, CCUR and the city executed an intergovernmental agreement (IGA) for CCUR to be obligated for the debt service payments on the bonds. The IGA constitutes indebtedness of the agency in the amount of the financing of \$4,624,600. Pursuant to ORS 287A.310, the agency pledges the tax increment revenues to pay the financing payments or debt service. The outstanding bonds carry an Event of Default clause which allows the lender to exercise any remedy available at law or in equity, with the exception of acceleration. At June 30, 2023, the outstanding balance on the bonds was \$3,237,000 for the Series 2021A and \$918,700 for the Series 2021B.

In fiscal year 2019-2020, the city issued full faith and credit financing agreement (bonds) for \$1,896,000 in Series 2019A Tax-Exempt bonds, and \$4,033,000 Series 2019B Federally Taxable bonds. The bonds were issued to fund Urban Renewal projects within the CCUR. In connection with the financing agreement, CCUR and the city executed an intergovernmental agreement (IGA) for CCUR to be obligated for the debt service payments on the bonds. The IGA constitutes indebtedness of the agency in the amount of the financing of \$5,929,000. Pursuant to ORS 287A.310, the agency pledges the tax increment revenues to pay the financing payments or debt service. The outstanding bonds carry an Event of Default clause which allows the lender to exercise any remedy available at law or in equity, with the exception of acceleration. At June 30, 2023, the outstanding balance on the bonds was \$1,650,000 for the Series 2019A and \$3,536,000 for the Series 2019B.

Long-term debt activity for the year ended June 30, 2023 was as follows:

Outstanding Debt	Borrowing Transactions			Interest		Due in one year
	Outstanding June 30, 2022	Additions	Paid	Outstanding June 30, 2023	Paid	
Loans from City of Tigard for urban renewal projects:						
Loan #5 June 30, 2013	\$ 102,320	\$ -	\$ -	\$ 102,320	\$ 512	\$ -
Loan #5 June 30, 2013	40,112	-	-	40,112	200	-
Loan #6 June 30, 2014	361,000	-	-	361,000	1,949	-
Loan #7 June 30, 2015	254,000	-	-	254,000	1,270	-
Loan #8 June 30, 2019	183,273	-	-	183,273	5,040	-
Loan #9 June 30, 2020	45,596	-	-	45,596	456	-
Loan #10 June 30, 2023	-	900,000	-	900,000	-	74,788
2019A Bonds with Key Bank	1,734,000	-	(84,000)	1,650,000	40,922	86,000
2019B Bonds with Key Bank	3,706,000	-	(170,000)	3,536,000	110,809	176,000
2021 Bonds with Zions Bank	4,482,000	-	(265,000)	4,217,000	127,737	272,500
2021A Bonds with Zions Bank	3,458,000	-	(221,000)	3,237,000	58,440	224,800
2021B Bonds with Zions Bank	979,400	-	(60,700)	918,700	20,959	62,000
Total	\$ 15,345,701	\$ 900,000	\$ (800,700)	\$ 15,445,001	\$ 368,294	\$ 896,088

Future requirements related to long-term borrowing are as follows:

Fiscal Year Ending June 30,	Loans from City		Key Bank Bonds		Zions Bank Bonds		Totals	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 74,788	\$ 45,878	\$ 262,000	\$ 144,666	\$ 559,300	\$ 194,550	\$ 896,088	\$ 385,094
2025	91,743	42,849	269,000	137,374	572,200	181,658	932,943	361,881
2026	130,195	39,627	276,000	129,886	585,400	168,451	991,595	337,964
2027	158,569	36,088	284,000	122,200	598,900	154,922	1,041,469	313,210
2028	162,366	32,290	293,000	114,288	612,800	141,064	1,068,166	287,642
2029-2033	932,529	97,985	1,586,000	444,662	3,284,200	485,263	5,802,729	1,027,910
2034-2038	281,216	16,226	2,216,000	61,899	2,159,900	101,782	4,657,116	179,907
2039-2042	54,895	1,973	-	-	-	-	54,895	1,973
	\$ 1,886,301	\$ 312,916	\$ 5,186,000	\$ 1,154,975	\$ 8,372,700	\$ 1,427,690	\$ 15,445,001	\$ 2,895,581

7. Risk Management:

As a component unit of the city, the agency is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the city carries commercial insurance. The city has established risk management programs for liability insurance coverage. The agency is covered under policies and programs insuring the city. There were no insurance claims attributable to the agency as of June 30, 2023.

8. Commitments:

The agency has entered into a contract with an outstanding commitment of \$253,231 at June 30, 2023 for the Universal Plaza project. The contract will be paid with debt proceeds, property taxes, and various other sources.

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Other Supplementary Information

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**Town Center Development Agency
City Center Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Intergovernmental revenues	\$ 1,818,000	\$ 1,818,000	\$ 2,015,452	\$ 197,452
Interest earnings	10,868	10,868	34,687	23,819
Net increase in investment fair value	-	-	45,583	45,583
Total revenues	<u>1,828,868</u>	<u>1,828,868</u>	<u>2,095,722</u>	<u>266,854</u>
EXPENDITURES:				
Capital projects*	<u>6,671,500</u>	<u>7,121,500</u>	<u>6,750,057</u>	<u>371,443</u>
Total expenditures	<u>6,671,500</u>	<u>7,121,500</u>	<u>6,750,057</u>	<u>371,443</u>
Change in fund balance before other financing sources (uses)	<u>(4,842,632)</u>	<u>(5,292,632)</u>	<u>(4,654,335)</u>	<u>638,297</u>
OTHER FINANCING SOURCES:				
Transfers in	349,500	799,500	-	(799,500)
Debt issuance	900,000	900,000	900,000	-
Reserve for future expenditure	(798,996)	(798,996)	-	798,996
Total other financing sources	<u>450,504</u>	<u>900,504</u>	<u>900,000</u>	<u>(504)</u>
Change in fund balance	<u>(4,392,128)</u>	<u>(4,392,128)</u>	<u>(3,754,335)</u>	<u>637,793</u>
Fund balance - Beginning of the year	<u>4,392,128</u>	<u>4,392,128</u>	<u>3,895,715</u>	<u>(496,413)</u>
Fund balance - End of the year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 141,380</u>	<u>\$ 141,380</u>

* For budgetary purposes expenditures are appropriated as capital projects, however on the GAAP statements non-capital transactions are recorded as program expenditures.

**Town Center Development Agency
Tigard Triangle Capital Projects Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Interest earnings	\$ -	\$ -	\$ 137,229	\$ 137,229
Net increase in investment fair value	-	-	74,491	74,491
Total revenues	-	-	211,720	211,720
EXPENDITURES:				
Community development	5,177,500	5,177,500	1,607,231	3,570,269
Capital projects	1,000,000	1,000,000	-	1,000,000
Total expenditures	6,177,500	6,177,500	1,607,231	4,570,269
Change in fund balance before other financing sources (uses)	(6,177,500)	(6,177,500)	(1,395,511)	4,781,989
OTHER FINANCING SOURCES:				
Transfers in	1,719,500	1,719,500	-	(1,719,500)
Reserve for future expenditures	(3,306,241)	(3,306,241)	-	3,306,241
Total other financing sources	(1,586,741)	(1,586,741)	-	1,586,741
Change in fund balance	(7,764,241)	(7,764,241)	(1,395,511)	6,368,730
Fund balance - Beginning of the year	7,764,241	7,764,241	8,123,123	358,882
Fund balance - End of the year	\$ -	\$ -	\$ 6,727,612	\$ 6,727,612

**Town Center Development Agency
City Center Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Property taxes	\$ 773,146	\$ 773,146	\$ 809,231	\$ 36,085
Interest earnings	2,132	2,132	57,736	55,604
Net increase in investment fair value	-	-	9,449	9,449
Total revenues	<u>775,278</u>	<u>775,278</u>	<u>876,416</u>	<u>101,138</u>
EXPENDITURES:				
* Debt service:				
Principal	346,000	346,000	314,700	31,300
Interest	194,000	194,000	176,623	17,377
Total expenditures	<u>540,000</u>	<u>540,000</u>	<u>491,323</u>	<u>48,677</u>
Change in fund balance before other financing sources (uses)	<u>235,278</u>	<u>235,278</u>	<u>385,093</u>	<u>149,815</u>
OTHER FINANCING USES				
Transfers out	(349,500)	(799,500)	-	799,500
Reserve for future expenditure	(738,529)	(288,529)	-	288,529
Total other financing sources (uses)	<u>(1,088,029)</u>	<u>(1,088,029)</u>	<u>-</u>	<u>1,088,029</u>
Change in fund balance	(852,751)	(852,751)	385,093	1,237,844
Fund balance - Beginning of the year	852,751	852,751	1,596,211	743,460
Fund balance - End of the year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,981,304</u>	<u>\$ 1,981,304</u>

* Budget appropriation for the Urban Renewal Agency is made at the debt service program level.

**Town Center Development Agency
Tigard Triangle Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Year Ended June 30, 2023**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Over (Under)
	Original	Final		
REVENUES:				
Property taxes	\$ 1,421,550	\$ 1,421,550	\$ 1,321,808	\$ (99,742)
Interest earnings	3,416	3,416	62,735	59,319
Net increase in investment fair value	-	-	8,827	8,827
Total revenues	<u>1,424,966</u>	<u>1,424,966</u>	<u>1,393,370</u>	<u>(31,596)</u>
EXPENDITURES:				
* Debt service:				
Principal	500,000	500,000	486,000	14,000
Interest	<u>200,000</u>	<u>200,000</u>	<u>191,673</u>	<u>8,327</u>
Change in fund balance before other financing sources (uses)	<u>724,966</u>	<u>724,966</u>	<u>715,697</u>	<u>(9,269)</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	(1,719,500)	(1,719,500)	-	1,719,500
Reserve for future expenditure	<u>(371,951)</u>	<u>(371,951)</u>	-	<u>371,951</u>
Total other financing sources (uses)	<u>(2,091,451)</u>	<u>(2,091,451)</u>	-	<u>2,091,451</u>
Change in fund balance	(1,366,485)	(1,366,485)	715,697	2,082,182
Fund balance - Beginning of the year	<u>1,366,485</u>	<u>1,366,485</u>	<u>1,382,726</u>	<u>16,241</u>
Fund balance - End of the year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,098,423</u>	<u>\$ 2,098,423</u>

* Budget appropriation for the Urban Renewal Agency is made at the debt service program level.

INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS

Report of Independent Auditors Required by Oregon State Regulations

Board Members

Town Center Development Agency (A component unit of the City of Tigard, Oregon)
Tigard, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America the financial statements of the governmental activities and each major fund of the Town Center Development Agency (the Agency) a component unit of City of Tigard, Oregon, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise Agency's basic financial statements, and have issued our report thereon dated February 27, 2024.

Compliance

As part of obtaining reasonable assurance about whether the Agency's basic financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules (OAR) 162-010-0000 to 162-010-0330, of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to, the following:

- Accounting records and internal control
- Public fund deposits
- Indebtedness
- Budget
- Insurance and fidelity bonds
- Investments
- Public contracts and purchasing

In connection with our testing, nothing came to our attention that caused us to believe the Agency was not in substantial compliance with certain provisions of laws, regulations, contracts, and grant agreements, including the provisions of ORS as specified in OAR 162-010-0000 through 162-010-0330 of the Minimum Standards for Audits of Oregon Municipal Corporations.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

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

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. Accordingly, this communication is not suitable for any other purpose.

This report is intended solely for the information and use of the Board Members and management of the Agency and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.



Keith Simovic, Partner for
Moss Adams LLP
Portland, Oregon
February 27, 2024

