

CITY OF BUFFALO
URBAN RENEWAL AGENCY
(A Component Unit of the City of Buffalo, New York)
Basic Financial Statements, Required Supplementary
Information, Supplementary Information and Federal
Awards Information for the Year Ended
June 30, 2019 and Independent Auditors' Reports

CITY OF BUFFALO URBAN RENEWAL AGENCY

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Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

To the Honorable Comptroller of
the City of Buffalo, New York:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Buffalo Urban Renewal Agency (the "Agency"), a component unit of the City of Buffalo, New York, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Agency, as of June 30, 2019, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and other Required Supplementary Information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Supplementary Information, as listed in the table of contents, and the Schedule of Expenditures of Federal Awards, as required by the audit requirements of Title 2 U.S. Code of Federal Regulations ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"), and the other information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Information, as listed in the table of contents, and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information, as listed in the table of contents, and Schedule of Expenditures of Federal Awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

The Other Information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 17, 2019 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Drescher & Malecki LLP

September 17, 2019

CITY OF BUFFALO URBAN RENEWAL AGENCY
Management's Discussion and Analysis
Year Ended June 30, 2019

As management of the City of Buffalo Urban Renewal Agency (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the fiscal year ended June 30, 2019. This document should be read in conjunction with additional information that we have furnished in the Agency's financial statements, which follow this narrative. For comparative purposes, certain items from the prior year have been reclassified to conform with the current year presentation.

Financial Highlights

- The liabilities and deferred inflows of resources exceeded the assets and deferred outflows of resources of the Agency's primary government by \$19,332,320. This consists of \$443,738 net investment in capital assets, \$620,273 restricted for specific purposes, and unrestricted net position of \$(20,396,331).
- The Agency's net position increased by \$1,459,888 during the year ended June 30, 2019.
- At the close of the current fiscal year, the Agency's governmental funds reported combined ending fund balances of \$6,281,003, an increase of \$1,312,626 in comparison with the prior year's fund balance of \$4,968,377.
- At the end of the current fiscal year, *unassigned fund balance* for the General Fund was \$2,024,035. This amount is *available for spending* at the Agency's discretion and constitutes approximately 34.4 percent of the General Fund's total fund balance of \$5,889,339 at June 30, 2019.

Overview of the Financial Statements

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

Government-wide financial statements—The *government-wide financial statements* are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all of the Agency's assets, liabilities, and deferred outflows/inflows of resources, with the difference 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 showing 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 giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Agency that are principally supported by operating grants and contributions (*governmental activities*) from other functions that are intended to recover all, or a significant portion, of their costs through user fees and charges (*business-type activities*). The governmental activities of the Agency's include community development and interest charges. The Agency does not engage in any business-type activities.

The government-wide financial statements can be found on pages 11-12 of this report.

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 objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Agency fall within one category, governmental funds.

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The Agency reports nine individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Community Development Block Grant Fund, Section 8 Housing Program Fund, and Home Ownership Made Easy ("HOME") Program Fund which are considered to be major funds. Data from the other five governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements in the Supplementary Information section of this report.

The basic governmental fund financial statements can be found on pages 13-16 of this report.

Notes to the financial statements—The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 17-37 of this report.

Other information—In addition to the basic financial statements and accompanying notes, this report also presents *required supplementary information* concerning the Agency's net pension liability and changes in the Agency's total other postemployment benefits ("OPEB") obligation. Required Supplementary Information and a related note to the required supplementary information can be found on pages 38-41 of this report.

The combining statements referred to earlier in connection with the nonmajor governmental funds, as well as the Schedule of Agency's Investments, are presented immediately following the Required Supplementary Information in the Supplementary Information section of this report on pages 42-44.

The real property listing is presented immediately following the Other Information section of this report on pages 45-46.

Finally, the Federal Awards Information section presents the Agency's Schedule of Expenditures of Federal Awards. This section can be found on pages 47-55 of this report.

Government-wide Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the Agency, liabilities and deferred inflows of resources exceeded assets and deferred outflows of resources by \$19,332,320 at June 30, 2019, as compared to \$20,792,208, at the close of the fiscal year ended June 30, 2018.

Table 1, shown below, presents the condensed statements of net position of the Agency at June 30, 2019 and June 30, 2018.

Table 1—Condensed Statements of Net Position

	June 30,	
	2019	2018
Current and other assets	\$ 8,483,167	\$ 6,877,835
Capital assets	443,738	463,051
Total assets	<u>8,926,905</u>	<u>7,340,886</u>
Deferred outflows of resources	<u>361,300</u>	<u>732,965</u>
Current liabilities	2,202,164	1,909,458
Noncurrent liabilities	26,208,497	26,143,570
Total liabilities	<u>28,410,661</u>	<u>28,053,028</u>
Deferred inflows of resources	<u>209,864</u>	<u>813,031</u>
Net position:		
Net investment in capital assets	443,738	463,051
Restricted	620,273	256,933
Unrestricted	<u>(20,396,331)</u>	<u>(21,512,192)</u>
Total net position	<u>\$ (19,332,320)</u>	<u>\$ (20,792,208)</u>

The largest positive portion of the Agency's net position, \$620,273, represents resources that are subject to external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

An additional portion of the Agency's net position, \$443,738, reflects its investment in capital assets (e.g. buildings and equipment). The Agency uses these capital assets to provide services to citizens. Accordingly, these assets are not available for future spending.

The remaining component of the Agency’s net position, \$(20,396,331) is considered unrestricted. This reflects long-term liabilities not related to the Agency’s capital assets that are funded annually within the funds. This demonstrates that future funding will be necessary to liquidate long-term obligations.

Table 2, as presented below, shows the changes in net position for the years ended June 30, 2019 and June 30, 2018:

Table 2—Condensed Statements of Changes in Net Position

	Year Ended June 30,	
	2019	2018
Revenues:		
Charges for services	\$ 1,366,431	\$ 2,152,179
Operating grants and contributions	43,598,292	44,343,413
General revenues	2,848,606	669,274
Total revenues	47,813,329	47,164,866
Total expenses	46,353,441	48,111,570
Change in net position	1,459,888	(946,704)
Net position—beginning	(20,792,208)	(19,845,504)
Net position—ending	\$ (19,332,320)	\$ (20,792,208)

Overall revenues increased 1.4 percent from the prior year, primarily due to a one time sale of real estate during the year partially offset by a decrease in federal grants received. Total expenses decreased 3.7 percent from the year ended June 30, 2018, primarily due to a decrease in rehabilitation and preservation activities, including grants and loans in comparison to the prior year.

A summary of sources of revenues for the years ended June 30, 2019 and June 30, 2018 is presented on the following page in Table 3.

Table 3—Summary of Sources of Revenues

	Year Ended June 30,		Increase/(Decrease)	
	2019	2018	Dollars	Percent (%)
Federal grants	\$ 42,975,034	\$ 44,166,811	\$ (1,191,777)	(2.7)
State grants	623,258	176,602	446,656	252.9
Repayment of program loans	1,112,589	1,804,026	(691,437)	(38.3)
Sale of real estate	1,314,330	-	1,314,330	100.0
Rental income	253,842	348,153	(94,311)	(27.1)
Interest income	494,369	213,523	280,846	131.5
Miscellaneous	1,039,907	455,751	584,156	128.2
Total revenues	<u>\$ 47,813,329</u>	<u>\$ 47,164,866</u>	<u>\$ 648,463</u>	1.4

The most significant sources of revenues for the year ended June 30, 2019 were federal grants of \$42,975,034, or 89.9 percent of total revenues, sale of real estate of \$1,314,330, or 2.7 percent of total revenues, and repayments of program loans of \$1,112,589 or 2.3 percent of total revenues. For the year ended June 30, 2018, the largest sources of revenue were federal grants of \$44,166,811, or 93.6 percent of total revenues, and repayment of program loans of \$1,804,026, or 3.8 percent of total revenues.

A summary of program expenses for the years ended June 30, 2019 and June 30, 2018 is presented in Table 4 below:

Table 4—Summary of Program Expenses

	Year Ended June 30,		Increase/(Decrease)	
	2019	2018	Dollars	Percent (%)
Community development:				
Public services and human service programs	\$ 35,856,848	\$ 35,184,199	\$ 672,649	1.9
Rehabilitation and preservation activities, including grants and loans	6,550,644	8,500,018	(1,949,374)	(22.9)
Economic development and activities, including grants and loans	-	46,125	(46,125)	(100.0)
Planning, management, and administration	3,855,605	3,599,518	256,087	7.1
OPEB expense	90,344	781,710	(691,366)	(88.4)
Total expenses	<u>\$ 46,353,441</u>	<u>\$ 48,111,570</u>	<u>\$ (1,758,129)</u>	(3.7)

The most significant expense items for the year ended June 30, 2019 were public services and human service programs expenses of \$35,856,848, or 77.4 percent of total expenses, rehabilitation and preservation activities, including grants and loans of \$6,550,644, or 14.1 percent of total expenses, and planning, management and administration expenses of \$3,855,605, or 8.3 percent of total expenses. Similarly, for the year ended June 30, 2018, the most significant expenses were public services and human service programs expenses of \$35,184,199, or 73.1 percent of total expenses, rehabilitation and preservation activities, including grants and loans of \$8,500,018, or 17.7 percent of total of expenses, and planning, management and administration expenses of \$3,599,518, or 7.5 percent of total expenses.

Financial Analysis of Governmental Funds

Governmental funds—The focus of the Agency’s *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Agency’s financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government’s net resources available for discretionary use, as it represents the portion of fund balance which has not yet been limited to use for a particular purpose by an external party, the Agency itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the Agency’s Board of Directors.

At June 30, 2019, the Agency’s governmental funds reported combined ending fund balances of \$6,281,003, an increase of \$1,312,626 from the prior year. Approximately 32.2 percent of this amount \$2,024,035 constitutes *unassigned fund balance*, which is available for spending at the Agency’s discretion. The remainder of fund balance is either *nonspendable* or *restricted* to indicate that it is: (1) not in spendable form (\$3,636,695) or (2) restricted for particular purposes (\$620,273).

The General Fund is the chief operating fund of the Agency. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$2,024,035, while total fund balance increased by \$1,327,201 to \$5,889,339 due to the sale of real estate.

At the end of the current fiscal year, the Community Development Block Grant Fund fund balance was \$368,818, all of which is considered to not be in spendable form as it represents real estate acquired for resale.

The Section 8 Housing Program Fund fund balance at the end of the current fiscal year was \$0. Revenues and expenditures of \$35,461,881 consist of monies received from the federal government under the U.S Department of Housing and Urban Development (“HUD”), and the program’s related project costs.

At the end of the current fiscal year, the Home Ownership Made Easy (“HOME”) Program Fund fund balance was \$0.

Capital Assets and Debt Administration

Capital assets—The Agency’s capital assets for its governmental activities as of June 30, 2019 amounted to \$443,738 (net of accumulated depreciation). This investment in capital assets includes buildings, and equipment. The Agency does not own any infrastructure assets such as roads, bridges or sewers. All depreciable capital assets were depreciated from acquisition date to the end of the current year, as outlined in the Agency’s policy.

Capital assets, net of depreciation for governmental activities at the years ended June 30, 2019 and June 30, 2018 are presented below in Table 5:

Table 5—Summary of Capital Assets (Net of Depreciation)

	June 30,	
	2019	2018
Buildings	<u>\$ 443,738</u>	<u>\$ 463,051</u>

Additional information on the Agency’s capital assets can be found in Note 4 to the financial statements.

Long-term liabilities—A summary of the Agency’s long-term liabilities at June 30, 2019 and June 30, 2018 is presented below in Table 6:

Table 6—Summary of Long-Term Liabilities

	June 30,	
	2019	2018
Compensated absences	\$ 643,960	\$ 421,040
OPEB obligation	25,024,994	24,934,650
Long-term retirement liability	73,688	92,110
Net pension liability	465,855	244,949
Long-term due to other governments	-	450,821
Total	<u>\$ 26,208,497</u>	<u>\$ 26,143,570</u>

Additional information on the Agency’s long-term liabilities can be found in Note 9 to the financial statements.

Economic Factors and Next Year’s Grant Information

To generate the greatest impacts from dwindling grant funds, the Agency works with the City of Buffalo to focus redevelopment efforts on neighborhoods that exhibit one or more of the following characteristics:

- Near emerging employment and economic development engines that can serve as a stabilizing influence.
- Developed a cohesive network of community-based and institutional support and have secured and leveraged funding to support their efforts.
- Low to moderate-income areas.

Additional consideration will be given to projects within or adjacent to neighborhoods and corridors identified by the Better Buffalo Fund – Black Rock, West Side, Lower West Side, Pratt-Willert, Fruit Belt, Cold Spring, Masten Park, Hamlin Park, Fillmore-Leroy, Buffalo Promise and Northland Corridor Initiative. The City will reassess these areas annually, to respond to new funding opportunities and investments, and to make adjustments if funding opportunities fail to materialize.

Requests for Information

This financial report is designed to provide the citizens, taxpayers and elected officials of the City of Buffalo, New York with a general overview of the City of Buffalo Urban Renewal Agency’s finances and to show the Agency’s accountability for the monies it receives. If you have any questions about this report, or need additional financial information, contact BURA, Room 213 City Hall, Buffalo, New York 14202.

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BASIC FINANCIAL STATEMENTS

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CITY OF BUFFALO URBAN RENEWAL AGENCY
Statement of Net Position
June 30, 2019

	<u>Primary Government Governmental Activities</u>
ASSETS	
Cash and cash equivalents	\$ 1,895,072
Restricted cash and cash equivalents	796,409
Receivables (net of allowance for uncollectibles)	1,129,867
Intergovernmental receivables	1,025,124
Real estate acquired for resale	3,636,620
Prepaid items	75
Capital assets, net of accumulated depreciation	<u>443,738</u>
Total assets	<u>8,926,905</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows—relating to pensions	<u>361,300</u>
Total deferred outflows of resources	<u>361,300</u>
LIABILITIES	
Accounts payable and accrued expenses	2,197,690
Intergovernmental payables	4,474
Noncurrent liabilities:	
Due within one year	50,620
Due within more than one year	<u>26,157,877</u>
Total liabilities	<u>28,410,661</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows—relating to pensions	<u>209,864</u>
Total deferred inflows of resources	<u>209,864</u>
NET POSITION	
Net investment in capital assets	443,738
Restricted	620,273
Unrestricted	<u>(20,396,331)</u>
Total net position	<u>\$ (19,332,320)</u>

The notes to the financial statements are an integral part of this statement.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Statement of Activities
Year Ended June 30, 2019

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Primary Government Governmental Activities
Governmental activities:				
Community development	\$ 46,353,441	\$ 1,366,431	\$ 43,598,292	\$ (1,388,718)
Total primary government	\$ 46,353,441	\$ 1,366,431	\$ 43,598,292	(1,388,718)
General revenues:				
Interest income				494,369
Sale of real estate				1,314,330
Miscellaneous				1,039,907
Total general revenues				2,848,606
Change in net position				1,459,888
Net position—beginning				(20,792,208)
Net position—ending				\$ (19,332,320)

The notes to the financial statements are an integral part of this statement.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Balance Sheet—Governmental Funds
June 30, 2019

	General	Community Development Block Grant	Section 8 Housing Program	HOME Program	Total Nonmajor Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	\$ 1,895,072	\$ -	\$ -	\$ -	\$ -	\$ 1,895,072
Restricted cash and cash equivalents	601,901	86,596	-	83,725	24,187	796,409
Receivables (net of allowance for uncollectibles)	1,129,867	-	-	-	-	1,129,867
Due from other funds	209,193	487	-	985	5,596	216,261
Intergovernmental receivables	-	585,964	-	424,318	14,842	1,025,124
Prepaid items	75	-	-	-	-	75
Real estate acquired for resale	3,267,802	368,818	-	-	-	3,636,620
Total assets	<u>\$ 7,103,910</u>	<u>\$ 1,041,865</u>	<u>\$ -</u>	<u>\$ 509,028</u>	<u>\$ 44,625</u>	<u>\$ 8,699,428</u>
LIABILITIES						
Accounts payable and accrued expenses	\$ 1,203,029	\$ 469,934	\$ -	\$ 507,334	\$ 17,393	\$ 2,197,690
Unearned revenue	4,474	-	-	-	-	4,474
Due to other funds	7,068	203,113	-	1,694	4,386	216,261
Total liabilities	<u>1,214,571</u>	<u>673,047</u>	<u>-</u>	<u>509,028</u>	<u>21,779</u>	<u>2,418,425</u>
FUND BALANCES						
Nonspendable	3,267,877	368,818	-	-	-	3,636,695
Restricted	597,427	-	-	-	22,846	620,273
Unassigned	2,024,035	-	-	-	-	2,024,035
Total fund balances	<u>5,889,339</u>	<u>368,818</u>	<u>-</u>	<u>-</u>	<u>22,846</u>	<u>6,281,003</u>
Total liabilities and fund balances	<u>\$ 7,103,910</u>	<u>\$ 1,041,865</u>	<u>\$ -</u>	<u>\$ 509,028</u>	<u>\$ 44,625</u>	<u>\$ 8,699,428</u>

The notes to the financial statements are an integral part of this statement.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Reconciliation of the Balance Sheet—Governmental Funds
to the Government-wide Statement of Net Position
June 30, 2019

Amounts reported for governmental activities in the statement of net position (page 11) are different because:

Total fund balances—governmental funds (page 13)	\$	6,281,003
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The cost of these assets is \$794,589 and the accumulated depreciation is \$350,851.		443,738
Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds:		
Deferred outflows related to employer contributions	\$ 82,847	
Deferred outflows related to experience, changes of assumptions and investment earnings	278,453	
Deferred inflows of resources related to pension plans	<u>(209,864)</u>	151,436
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. The effects of these items are:		
Compensated absences	\$ (643,960)	
Other postemployment benefits obligation	(25,024,994)	
Long-term retirement liability	(73,688)	
Net pension liability	<u>(465,855)</u>	<u>(26,208,497)</u>
Net position of governmental activities		<u>\$ (19,332,320)</u>

The notes to the financial statements are an integral part of this statement.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Statement of Revenues, Expenditures, and Changes in Fund Balances—
Governmental Funds
Year Ended June 30, 2019

	General	Community Development Block Grant	Section 8 Housing Program	HOME Program	Total Nonmajor Funds	Total Governmental Funds
REVENUES						
Federal grants	\$ -	\$ 5,465,413	\$ 35,461,881	\$ 2,047,740	\$ -	\$ 42,975,034
State grants	623,258	-	-	-	-	623,258
Repayment of program loans	5,265	893,967	-	206,212	7,145	1,112,589
Sales of real estate	1,314,330	-	-	-	-	1,314,330
Rental income	253,842	-	-	-	-	253,842
Interest income	12,679	222,932	-	258,736	22	494,369
Miscellaneous	352,684	248,730	-	434,279	4,214	1,039,907
Total revenues	<u>2,562,058</u>	<u>6,831,042</u>	<u>35,461,881</u>	<u>2,946,967</u>	<u>11,381</u>	<u>47,813,329</u>
EXPENDITURES						
Public services and human service programs	-	614,151	35,461,881	-	-	36,076,032
Rehabilitation and preservation activities, including grants and loans	75,575	3,862,373	-	2,595,303	17,393	6,550,644
Planning, management, and administration	1,236,458	2,283,343	-	350,012	4,214	3,874,027
Total expenditures	<u>1,312,033</u>	<u>6,759,867</u>	<u>35,461,881</u>	<u>2,945,315</u>	<u>21,607</u>	<u>46,500,703</u>
Excess (deficiency) of revenues over expenditures	<u>1,250,025</u>	<u>71,175</u>	<u>-</u>	<u>1,652</u>	<u>(10,226)</u>	<u>1,312,626</u>
OTHER FINANCING SOURCES (USES)						
Transfers in	162,102	64,709	-	20,217	-	247,028
Transfers out	(84,926)	(135,884)	-	(21,869)	(4,349)	(247,028)
Total other financing sources (uses)	<u>77,176</u>	<u>(71,175)</u>	<u>-</u>	<u>(1,652)</u>	<u>(4,349)</u>	<u>-</u>
Net change in fund balances	1,327,201	-	-	-	(14,575)	1,312,626
Fund balances—beginning	4,562,138	368,818	-	-	37,421	4,968,377
Fund balances—ending	<u>\$ 5,889,339</u>	<u>\$ 368,818</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 22,846</u>	<u>\$ 6,281,003</u>

The notes to the financial statements are an integral part of this statement.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Reconciliation of Statement of Revenues, Expenditures, and Changes in
Fund Balances—Governmental Funds to the Government-wide Statement of Activities
Year Ended June 30, 2019

Amounts reported for governmental activities in the statement of activities (page 12) are different because:

Net change in fund balances—total governmental funds (page 15)	\$	1,312,626
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. Depreciation expense is:		(19,313)
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Net differences between pension contributions recognized on the fund financial statements and the government-wide financial statements are as follows:

Agency pension contributions	\$	324,724	
Cost of benefits earned net of employee contributions		<u>(314,128)</u>	10,596

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Additionally, in the statement of activities, certain operating expenses are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially, the amounts actually paid). The net effect of these differences in the treatment of long-term debt and the related items is as follows:

Change in compensated absences	\$	(222,920)	
Change in other postemployment benefits obligation		(90,344)	
Change in long-term retirement liability		18,422	
Change in long-term due to other governments		<u>450,821</u>	<u>155,979</u>

Change in net position of governmental activities	\$	<u>1,459,888</u>
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The notes to the financial statements are an integral part of this statement.

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CITY OF BUFFALO URBAN RENEWAL AGENCY
Notes to the Financial Statements
Year Ended June 30, 2019

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of Buffalo Urban Renewal Agency (the “Agency”) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the Agency’s accounting policies are described below.

Description of Government-wide Financial Statements

The government-wide financial statements (i.e., statement of net position and the statement of activities) report information on all activities of the Agency. *Governmental activities*, which are normally supported by various economic and neighborhood development projects, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from the legally separate component units for which the primary government is financially accountable. The Agency reports no business-type activities or component units.

Reporting Entity

The Agency is a public benefit corporation, which was formed by an act of New York State Legislature in 1966. Its corporate purpose includes the general planning and operation of various urban renewal programs designed to prevent or eliminate blight and deterioration in the Buffalo, New York (the “City”) urban area. Such programs include real estate acquisition and clearance; relocation of businesses and individuals displaced by urban renewal activities; design and construction of site improvements and public facilities; provision of grants and loans to facilitate rehabilitation of residential and business properties, and other programs designated to stimulate urban economic growth and to revitalize urban neighborhoods.

As required by the legislation which created the entity, the Agency’s members consist chiefly of City governmental officials. Most of the funding for the various programs conducted by the Agency is obtained from the Federal government, through the City. In effect, the Agency acts as an agent of the City in carrying out its urban renewal activities. Because of its close administrative and financial relationship with the City, the Agency is considered to be a component unit of the City for financial reporting purposes, and the financial information presented herein for the Agency alone is to be presented within the City’s basic financial statements as of June 30, 2019 and for the year then ended.

Excluded from the Financial Reporting Entity—Although the following are related to the Agency, they are not included in the Agency reporting entity:

BURA Inc. (the “Corporation”)—The Corporation’s mission and public objective shall include the lessening of the burdens of government and fostering the creating, retention and expansion of jobs and economic opportunities for the benefit of the City of Buffalo, New York and local economies. As provided in Section 1411 of the Not-For-Profit Corporation Law, the Corporation is a charitable

corporation as defined in Section 201 of the Not-For-Profit Corporation Law, and it is formed and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. Current members of the Board of Directors of the Corporation are related to the Agency as five out of six work, or are on the Board, for the Agency. However, the Agency cannot impose will upon the BURA Inc. nor is there a financial benefit/burden relationship with the Agency to require it to be presented as a component unit of the Agency.

Subrecipient Agreements

During the year ended June 30, 2019, the City and the Agency entered into subrecipient agreements (“the Agreements”) regarding the Community Development Block Grants (“CDBG”), and Home Investment Partnerships Program (“HOME”).

The Agreements, as amended, generally require the Agency to administer and provide planning, administration and implementation services for the Programs. They also require the Agency to remit program income generated by the Programs to the City on a periodic basis. During the year ended June 30, 2019, the Agency remitted a total of \$1,366,929 of program income to the City. The agreements, as amended, expire on September 30, 2019.

Basis of Presentation – Government-wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments and charges between the Agency’s various functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the Agency’s funds. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

The Agency reports the following major governmental funds:

- *General Fund*—This fund constitutes the primary operating fund of the Agency and includes all operations not required to be recorded in other funds. Included in the Agency’s General Fund are proceeds from previously closed out grant programs. The General Fund receives some state funding provided to the Agency, but is primarily comprised of non-federal dollars that are used to handle day to day operations. Some deferred loans received from the City are also set up in the General Fund.
- *Community Development Block Grant (“CDBG”) Fund*—The CDBG Fund is used to account for monies received from the federal government under the Community Development Block Grant program the administration and delivery of decent housing and a suitable living environment; and, expanded economic opportunities principally for persons of low and moderate income.

- *Section 8 Housing Program Fund*—The Section 8 Housing Program Fund is used to account for monies received from the federal government under the U.S. Department of Housing and Urban Development (“HUD”) Section 8 program. Such monies are passed through to the Rental Assistance Corporation of Buffalo (“RACB”) and to the Buffalo Municipal Housing Authority (“BMHA”). The program’s primary goal is to provide a decent home in a suitable housing environment for families that cannot afford standard private housing.
- *Home Ownership Made Easy (“HOME”) Program Fund*—The HOME Program Fund is used to account for federal grant funds that flow from HUD through the City to the Agency. This funding is used primarily for projects that are larger than the projects performed under CDBG. The grant provides program income.

BURA also reports the following nonmajor governmental funds:

- *Home Ownership Zone Program*—The Home Ownership Zone Program is used to record all revenues and expenditures related to the operation and maintenance of the program. The principal source of revenue for the Home Ownership Zone Program is repayment of program loans.
- *Lead Abatement Program*—The Lead Abatement Program is used to record all revenues and expenditures related to the operation and maintenance of the program. The principal source of revenue for the Lead Abatement Program is repayment of program loans.
- *Section 312 Loan Program*—The Section 312 Loan Program is used to record all revenues and expenditures related to the operation and maintenance of the program. The principal source of revenue for the Section 312 Loan Program is repayment of program loans.
- *Rental Rehabilitation Program*—The Rental Rehabilitation Program is used to record all revenues and expenditures related to the operation and maintenance of the program. The principal source of revenue for the Rental Rehabilitation Program is repayment of program loans.
- *State Housing Grant Program*—The State Housing Grant Program is used to record all revenues and expenditures related to the operation and maintenance of the program. The principal source of revenue for the State Housing Grant Program is administrative fees.

During the course of operations the Agency has activity between funds for various purposes. Any residual balances outstanding at year-end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities are eliminated so that only the net amount is included as internal balances in the governmental activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In the fund financial statements these amounts are reported at gross amounts as transfers in/out. While reporting in the fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental

activities are eliminated so that only the net amount is included as transfers in the governmental column.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded 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 collected within 60 days of the end of the current fiscal period. Revenues from federal, state or other grants designated for specific Agency expenditures are recognized when the related expenditures are incurred. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, and pensions, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Charges for services provided and state and federal aid associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met and the amount is received during the period or within the period of availability. Expenditure driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements are met and the amount is received during the period of availability. All other revenue items are considered to be measureable and available when cash is received by the Agency.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

Cash, Cash Equivalents and Investments—The Agency’s cash and cash equivalents consist of cash on hand or demand deposits. New York State law governs the Agency’s investment policies. Permissible investments include obligations of the United States Treasury, United States Agencies, repurchase agreements and obligations of New York State or its localities. The Agency had no investments at June 30, 2019; however, when the Agency does have investments they are recorded in accordance with GASB.

Restricted Cash and Cash Equivalents—Represents cash held in escrow, overpayments for health insurance, and grant funds held prior to disbursement of approved expenditures.

Receivables—Receivables are stated net of estimated allowances for uncollectable amounts. Amounts due from state and federal governments represent amounts owed to the Agency to reimburse it for expenditures incurred pursuant to state and federally funded programs.

Real Estate Acquired for Resale—In the course of conducting its urban renewal activities, the Agency acquires real property for use in future urban renewal projects. The value recorded for this property is established by its acquisition cost and additional cost of improvements made on the property until the asset is ready for sale. When the property is ready for sale, market value can be established. During the year ended June 30, 2019, the Agency sold four properties, for \$1,314,330.

Capital Assets—Capital assets, which include buildings, equipment and vehicles, are reported in the government-wide financial statements. Capital assets are defined as assets with an initial cost of more than \$5,000 and an estimated useful life exceeding five years. Assets are recorded at historical cost or estimated historical cost. The reported value excludes normal maintenance and repairs, which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at estimated fair market value of the item at the date of donation. These capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Capital assets</u>	<u>Years</u>
Buildings	40
Equipment	5-8
Vehicles	5

Deferred Outflows/Inflows of Resources—In addition to assets, the statement of financial 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. At June 30, 2019, the Agency has one item that qualifies for reporting in this category. This item, reported on the government-wide financial statements, represents the effect of the net change in the Agency’s proportion of the collective net pension liability, the difference during the measurement period between the Agency’s contributions and its proportionate share of the total contribution to the pension system not included in the pension expense, and any contributions to the pension system made subsequent to the measurement date.

In addition to liabilities, the statement of financial 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. At June 30, 2019, the Agency has one item that qualifies for reporting in this category. This item, reported on the government-wide financial statements, represents the effect of the net change in the Agency’s proportion of the collective net pension liability and the difference during the measurement periods between the Agency’s contributions and its proportionate share of total contributions to the pension system not included in pension expense and is reported on the government-wide statements.

Net Position Flow Assumptions—Sometimes the Agency will fund outlays for a particular purpose from both restricted (e.g., restricted grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are

considered to be applied. It is the Agency's policy to consider restricted-net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions—Sometimes the Agency will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Agency's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies—Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Agency itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purpose determined by a formal action of the Agency's highest level of decision-making authority. The Board is the highest level of decision-making authority for the Agency that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation. There are no commitments at June 30, 2019.

Amounts in the assigned fund balance classification are intended to be used by the Agency for specific purposes, but do not meet the criteria to be classified as committed. The Agency may authorize the Agency's Financial Control of Agencies to assign fund balance. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Revenues and Expenses/Expenditures

Program Revenues—Amounts reported as program revenues include grants and contributions that are restricted to meeting the operational requirements of a particular function or segment. All internally dedicated resources are reported as general revenues rather than as program revenues.

Miscellaneous Revenues—Amounts reported as miscellaneous revenues within the General Fund and State Housing Grant Program include administrative fees, while amounts reported within the CDBG Fund include proceeds from the sale of properties that were received by the Agency from related parties. Amounts reported within the HOME Program include proceeds from Bethel Community Development Corporation.

Compensated Absences—The Agency's labor agreement and Agency rules and regulations provide for sick leave, vacations, and personal paid absences based upon length of service and job classification. Unused vacation leave accumulates up to a maximum number of days based upon length of service and is payable upon termination. Unused sick leave accumulates, but may be used to compensate for actual time off for medical or other defined reasons. Upon retirement, it is the Agency's policy to compensate for unused accumulated sick pay on a reduced basis. These payments are budgeted annually without accrual. Payment of compensated absences recorded in the

government-wide financial statements is dependent upon many factors; therefore, timing of future payments is not readily determinable. However, management believes that sufficient resources will be made available for the payments of compensated absences when such payments become due.

Pensions—The Agency is mandated by New York State law to participate in the New York State Local Employees' Retirement System (“ERS”). For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the defined benefit pension plan, and changes thereof, have been determined on the same basis as they are reported by the defined benefit pension plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value. More information regarding pensions is included in Note 6.

Other Postemployment Benefits—In addition to providing pension benefits, the Agency provides health insurance coverage and/or payments for fractional values of unused sick leave for certain retired employees at the time of retirement as discussed in Note 7.

Other

Estimates—The preparation of the 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 revenues, expenditures, assets, liabilities, deferred outflows/inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements during the reported period. Actual results could differ from those estimates.

Adoption of New Accounting Pronouncements—During the year ended June 30, 2019, the Agency implemented GASB Statements No. 83, *Certain Asset Retirement Obligations* and No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. GASB Statement No. 83 addresses accounting and financial reporting for certain asset retirement obligations. GASB statement No. 88 improves the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. GASB Statements No. 83 and 88 did not have a material impact on the Agency's financial position or results from operations.

Future Impacts of Accounting Pronouncements—The Agency has not completed the process of evaluating the impact that will result from adopting GASB Statements No. 84, *Fiduciary Activities*, and No. 90, *Majority Equity Interests—an amendment of GASB Statements No. 14 and No. 61*, effective for the year ending June 30, 2020, No. 87, *Leases*; and No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, effective for the year ending June 30, 2021, and No. 91, *Conduit Debt Obligations*, effective for the year ending June 30, 2022. The Agency is, therefore, unable to disclose the impact that adopting GASB Statements No. 84, 87, 89, 90 and 91 will have on its financial position and results of operations when such statements are adopted.

Stewardship, Compliance and Accountability

Deficit Net Position—The Agency's governmental activities reported a total net position of \$(19,332,320) at June 30, 2019, which is caused by the recognition of long-term liabilities associated with other postemployment benefits obligation.

Budgetary Information

Budgetary Basis of Accounting for Special Revenue Funds—The Agency follows specified procedures in establishing budgetary controls over its revenues and expenditures. These controls relate solely to the CDBG, HOME, Emergency Shelter Grant (“ESG”) and Housing Opportunities for Persons with Aids (“HOPWA”) grant programs, which are funded annually by the U.S. Department of Housing and Urban Development (“HUD”) under Metropolitan Entitlement grants. Expenditures for these programs are budgeted over the entitlement program year which commences on October 1 and ends on September 30 of the following year.

Appropriations of funds do not lapse at the close of the program year, but remain available for expenditure until the budgeted projects are completed, at which any unexpended funds may be reprogrammed in accordance with HUD guidelines. The following outlines the budgetary process for these entitlement funds:

- An allocation plan is developed annually by the Office of Strategic Planning (“OSP”) of the City, taking into consideration citizens’ comments received at a public hearing.
- An annual allocation plan is presented by the Mayor of the City to the City’s of Common Council (the “Common Council”) approximately sixty days prior to the commencement of the program year.
- The Common Council holds additional public hearings and considers the proposed allocation plan, and provides advisory comments to the Mayor.
- Upon approval of the annual allocation plan by the Mayor, the plan is approved by the Agency Board. An application based on the plan is submitted to HUD approximately forty-five days prior to the commencement of the program year. HUD then forwards entitlement grant contracts to the City for execution by the City.
- The detailed budget for the various projects and for the administrative costs of the program is prepared by OSP in conjunction with other City departments affected.
- The administrative budget is submitted annually to the members of the Agency for approval.
- Contracts for work on individual HOME projects are approved separately by the members of the Agency at regular and special meetings held throughout the year.
- Budgeted amounts and contract encumbrances are recorded and integrated with the program expenditure records as a management control device.
- Budgets for the entitlement programs do not expire at the end of the fiscal year but continue in force until all grant funds are expended, or the grant regulatory period expires, whichever comes first.
- Budgets for projects funded by sources other than HUD entitlement grants are generally an integral part of the respective grant contracts and are processed internally by management.

Because the Agency’s HUD budgets are programmatic and are designed to cover several fiscal years, a fiscal period budgetary comparison has not been included in the general-purpose financial statements at June 30, 2019.

The General Fund budget is compiled during the months of April and May including the input of the Commissioner of Administration, Finance, Policy and Urban Affairs. Once the budget is compiled it is then presented to the Buffalo Fiscal Stability Board along with the Agency's four year plan for their review. The budget must be finalized by July 1. The General Fund budget acts as a management tool and formal approval of the budget is not required.

2. CASH AND CASH EQUIVALENTS

The Agency's investment policies are governed by State statutes. Agency monies must be deposited in FDIC-insured commercial banks or trust companies located within New York State. The Agency's Fiscal Control of Agencies is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and U.S. Agencies, repurchase agreements, and obligations of New York State or its localities.

Collateral is required for demand deposits, time deposits and certificates of deposit at 100 percent of all deposits not covered by Federal deposit insurance. The Agency has entered into custodial agreements with the various banks which hold their deposits. These agreements authorize the obligations that may be pledged as collateral. Obligations that may be pledged as collateral are outlined in Chapter 623 of the laws of the State of New York. Cash and cash equivalents reported by the Agency at June 30, 2019, are shown below:

	Governmental Activities
Total deposits	<u>\$ 2,691,481</u>

Deposits—All deposits are carried at fair value, and are classified by custodial credit risk at June 30, 2019 as shown below:

	Bank Balance	Carrying Amount
FDIC insured	\$ 500,000	\$ 500,000
Uninsured:		
Collateral held by pledging bank's agent in the Agency's name	2,152,704	1,789,433
Uncollateralized	<u>402,048</u>	<u>402,048</u>
Total	<u>\$ 3,054,752</u>	<u>\$ 2,691,481</u>

Custodial Credit Risk—Deposits—Custodial credit risk is the risk that in the event of a bank failure, the Agency's deposits may not be returned to it. As noted above, by State statute all deposits in excess of FDIC insurance coverage must be collateralized. As of June 30, 2019, the Agency's deposits were FDIC insured or collateralized with securities held by the pledging bank's agent in the Agency's name with the exception of \$402,048.

Restricted Cash and Cash Equivalents—The Agency reports restricted cash in the Agency's General Fund for funds held in escrow and overpayments for health insurance. Restricted cash for nonmajor funds consist of grant funds held prior to disbursement of approved expenditures. At June 30, 2019, the Agency reported \$330,749 of restricted cash within its governmental funds.

3. RECEIVABLES

Major revenues accrued by the Agency at June 30, 2019 consisted of the following:

	General	Community Development Block Grant	HOME Program	Nonmajor Governmental Funds	Total
Program loans receivable	\$ -	\$ 22,689,289	\$ 65,469,851	\$ 166,676	\$ 88,325,816
Notes receivable	2,858,822	-	-	-	2,858,822
Allowance for uncollectibles	(1,728,955)	(22,689,289)	(65,469,851)	(166,676)	(90,054,771)
Total	<u>\$ 1,129,867</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,129,867</u>

Program Loans Receivable—Represents program loans and interest due to the Agency of \$88,325,816, which are entirely allowed for.

Notes Receivable—Represents amounts due from various sources for projects designed to stimulate economic development and housing improvements in the City, provided net of allowances for uncollectible accounts. The Agency reports amounts of \$2,858,822 which are allowed for in the amount of \$1,728,955.

Intergovernmental Receivables—Represent amounts due from other units of government, such as federal government. Intergovernmental receivables at June 30, 2019 consisted of the following:

	Community Development Block Grant	HOME Program	Nonmajor Governmental Funds	Total
Due from federal government	<u>\$ 585,964</u>	<u>\$ 424,318</u>	<u>\$ 14,842</u>	<u>\$ 1,025,124</u>

4. CAPITAL ASSETS

Capital asset activity for governmental activities for the year ended June 30, 2019 was as follows:

	Balance 7/1/2018	Increases	Decreases	Balance 6/30/2019
Capital assets, being depreciated:				
Buildings	\$ 772,054	\$ -	\$ -	\$ 772,054
Equipment	22,535	-	-	22,535
Total capital assets, being depreciated	<u>794,589</u>	<u>-</u>	<u>-</u>	<u>794,589</u>
Less accumulated depreciation for:				
Buildings	309,003	19,313	-	328,316
Equipment	22,535	-	-	22,535
Total accumulated depreciation	<u>331,538</u>	<u>19,313</u>	<u>-</u>	<u>350,851</u>
Governmental activities capital assets, net	<u>\$ 463,051</u>	<u>\$ (19,313)</u>	<u>\$ -</u>	<u>\$ 443,738</u>

5. ACCOUNTS PAYABLE AND ACCRUED EXPENSES

Accounts payable and accrued expenses reported by governmental funds at June 30, 2019 were as follows:

	General	Community Development Block Grant	HOME Program	Nonmajor Governmental Funds	Total
Salaries and employee benefits	\$ 110,405	\$ 75,324	\$ -	\$ -	\$ 185,729
Due to retirement system	82,847	-	-	-	82,847
Accounts payable and other liabilities	1,009,777	394,610	507,334	17,393	1,929,114
Total	<u>\$ 1,203,029</u>	<u>\$ 469,934</u>	<u>\$ 507,334</u>	<u>\$ 17,393</u>	<u>\$ 2,197,690</u>

6. PENSION OBLIGATIONS

Plan Description and Benefits Provided

Employees' Retirement System ("ERS")—The Agency participates in the New York State and Local Employees' Retirement System ("ERS"). This is a cost-sharing multiple-employer retirement system. ERS provides retirement benefits as well as death and disability benefits. The net position of ERS is held in the New York State Common Retirement Fund (the "Fund"), which was established to hold all net assets and record changes in plan net position allocated to ERS. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of ERS. ERS benefits are established under the provisions of the New York State Retirement and Social Security Law ("NYSRSSL"). Once a public employer elects to participate in ERS, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Agency also participates in the Public Employees' Group Life Insurance Plan ("GLIP"), which provides death benefits in the form of life insurance. ERS is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided, may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

ERS is noncontributory except for employees who joined after July 27, 1976, who contribute three percent (3%) of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 who generally contribute three percent (3.0%) to three and one half percent (3.5%) of their salary for their entire length of service. In addition, employee contribution rates under ERS tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the Systems' fiscal year ending March 31.

Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions—The net pension liability was measured as of March 31, 2019. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of April 1, 2018, with update procedures used to roll forward the total pension liability to the measurement date. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of contributions to ERS relative to the projected contributions of all participating members, actuarially determined. This information was provided by the ERS in reports provided to the Agency.

	<u>ERS</u>
Measurement date	March 31, 2019
Net pension liability	\$ 465,855
Agency's portion of the Plan's total net pension liability	0.0065749%

For the year ended June 30, 2019, the Agency recognized a pension expense of \$295,690 for the ERS. At June 30, 2019, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>ERS</u>	
	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experiences	\$ 91,737	\$ 31,272
Changes of assumptions	117,097	-
Net difference between projected and actual earnings on pension plan investments	-	119,564
Changes in proportion and differences between the Agency's contributions and proportionate share of contributions	69,619	59,028
Agency contributions subsequent to the measurement date	<u>82,847</u>	<u>-</u>
Total	<u>\$ 361,300</u>	<u>\$ 209,864</u>

The Agency's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending June 30,</u>	<u>ERS</u>
2020	\$ 103,759
2021	(85,849)
2022	(10,350)
2023	61,029

Actuarial Assumptions—The total pension liability as of the measurement date was determined by using an actuarial valuation as noted in the table below, with update procedures used to roll forward the total pension liability to the measurement date. The actuarial valuations used the actuarial assumptions presented on the following page.

	<u>ERS</u>
Measurement date	March 31, 2019
Actuarial valuation date	April 1, 2018
Interest rate	7.00%
Salary scale	3.80%
Decrement tables	April 1, 2011- March 31, 2015
Inflation rate	2.50%

Annuitant mortality rates are based on April 1, 2010 – March 31, 2015 System’s experience with adjustments for mortality improvements based on Society of Actuaries’ Scale MP-2014.

The actuarial assumptions used in the April 1, 2018 valuation are based on the results of an actuarial experience study for the period April 1, 2011 – March 31, 2015.

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

Measurement date	<u>ERS</u>	
	<u>March 31, 2019</u>	
	<u>Target allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Asset class:		
Domestic equities	36.0 %	4.6 %
International equities	14.0	6.4
Private equity	10.0	7.5
Real estate	10.0	5.6
Absolute return strategies	2.0	3.8
Opportunistic portfolio	3.0	5.7
Real assets	3.0	5.3
Bonds and mortgages	17.0	1.3
Cash	1.0	(0.3)
Inflation-indexed bonds	4.0	1.3
Total	<u>100.0 %</u>	

Discount Rate—The discount rate used to calculate the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, ERS’ fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Proportionate Share of the Net Pension Liability to the Discount Rate Assumption—The chart below presents the Agency’s proportionate share of the net pension liability/(asset) calculated using the discount rate of 7.0%, as well as what the Agency’s proportionate share of the net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage-point lower (6.0%) or one percentage-point higher (8.0%) than the current assumption.

ERS	1% Decrease (6.0%)	Current Assumption (7.0%)	1% Increase (8.0%)
Employer's proportionate share of the net pension liability/(asset)	\$ 2,036,791	\$ 465,855	\$ (853,843)

Pension Plan Fiduciary Net Position—The components of the current-year net pension liability of the employers as of the valuation dates, were as follows:

	(Dollar in Thousands)
	ERS
Valuation date	April 1, 2018
Employers' total pension liability	\$ 189,803,429
Plan fiduciary net position	182,718,124
Employers' net pension liability	\$ 7,085,305
System fiduciary net position as a percentage of total pension liability	96.3%

Payables to the Pension Plan—Employer contributions are paid annually based on ERS’ fiscal year which ends on March 31. Accrued retirement contributions as of June 30, 2019 represent the projected employer contribution for the period of April 1, 2019 through June 30, 2019 based on paid ERS wages multiplied by the employer’s contribution rate, by tier. Accrued retirement contributions as of June 30, 2019 amounted to \$82,847.

7. OTHER POST-EMPLOYMENT BENEFITS (“OPEB”) OBLIGATION

Plan Description—In addition to pension benefits, the Agency provides continuation of medical insurance coverage to employees that retire under the New York State and Local Employees’ Retirement System at the same time they end their service to the Agency. Based on the collective bargaining agreement, the retiree and his or her beneficiaries receive this coverage for the life of the retiree. Health care benefits for non-union employees are similar to those of union employees. The retiree’s share of premium cost range from 0%-25%, depending on the employee hire date.

Employees Covered by Benefit Terms— At June 30, 2019, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	37
Active employees	41
Total	78

Under GASB Statement No. 75, the total OPEB liability represents the sum of expected future benefit payments which may be attributed to past service (or “earned”), discounted to the end of the fiscal year using the current discount rate. The total OPEB liability is analogous to the Unfunded Actuarial Accrued Liability (“AAL”) under GASB Statement No. 45.

Total OPEB Liability

The Agency’s total OPEB liability of \$25,024,994 was measured as of June 30, 2019, and was determined by an actuarial valuation as of that date.

Actuarial Methods and Assumptions—Calculations are based on the types of benefits provided under the terms of the substantive plan (the plan as understood by the employer and the plan members) at the time of the valuation and on the pattern of cost sharing between the employer and plan members. Calculations reflect a long-term perspective, so methods and assumptions used include techniques that are designed to reduce short-term volatility.

In the June 30, 2019 actuarial valuation, the Entry Age Normal Actuarial Cost Method was used. The actuarial assumptions included a valuation date of June 30, 2019. The discount rate was 3.61%, the same as the prior year’s discount rate. Mortality rates are based on the RP2000 Mortality Table. The 2015 New York State Employees Retirement System rates were used for turnover and retirement rates. In order to estimate the change in the cost of healthcare, the actuaries initial healthcare cost trend rate used is 4.60% for medical, while the ultimate healthcare cost trend rate is 4.70%.

Changes in the Total OPEB Liability—The following table presents the changes to the total OPEB liability during the fiscal year, by source:

	Total OPEB Liability
Balances at June 30, 2018:	<u>\$ 24,934,650</u>
Changes for the year:	
Service cost	633,004
Interest	914,947
Effect of economic/demographic gains or losses	(1,007,888)
Benefit payments	<u>(449,719)</u>
Net changes	<u>90,344</u>
Balances at June 30, 2019	<u>\$ 25,024,994</u>

Sensitivity of the Total OPEB Liability to the Change in the Discount Rate and Healthcare Cost Trend Rate—The discount rate assumption can have an impact on the net OPEB liability. The following table presents the effect of a 1% change in the discount rate assumption would have on the net OPEB liability:

	1% Decrease (2.61%)	Current Discount Rate (3.61%)	1% Increase (4.61%)
Net OPEB liability	\$ 28,461,640	\$ 25,024,994	\$ 22,161,670

Additionally, healthcare costs can be subject to considerable volatility over time. The following table presents the effect on the net OPEB liability of a 1% change in the initial (4.60%) and ultimate (4.70%) healthcare cost trend rates:

	1% Decrease <u>(3.60% / 3.70%)</u>	Healthcare Cost Trend Rates <u>(4.60% / 4.70%)</u>	1% Decrease <u>(5.60% / 5.70%)</u>
Net OPEB liability	\$ 21,954,000	\$ 25,024,994	\$ 28,687,390

Funding Policy—Authorization for the Agency to pay a portion of retiree health insurance premiums was enacted through various union contracts as specified above, which were ratified by the Agency’s Board. The Agency’s contributions to the OPEB plan are based on the negotiated contracts with the bargaining unit, as discussed in Note 12. Any amendments to the employer’s contributions are subject to the collective bargaining agreements. The Agency recognizes the cost of providing these benefits by expensing the annual insurance premiums when invoiced by the health insurance provider. The Agency’s governmental activities contributed \$449,719 for the fiscal year ended June 30, 2019.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB—The Agency may report deferred outflows of resources and deferred inflows of resources due to differences during the measurement period between certain of the employer’s contributions and its proportionate share of the total of certain contributions from employers included in the collective net OPEB liability are required to be determined. As of June 30, 2019, the Agency reported no deferred outflows of resources or deferred inflows of resources related to OPEB.

8. RISK MANAGEMENT

The Agency is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets, vehicle liability, injuries to employees, health insurance, unemployment insurance, and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. There have not been any settlements which have exceeded commercial insurance coverage in the past three fiscal years. The Agency purchases insurance for: commercial property coverage, commercial general liability coverage, commercial automotive coverage and commercial crime coverage. Property insurance is limited based on scheduled locations. The general liability insurance is limited to \$1 million per occurrence, with a \$2 million annual aggregate limit. Business automobile insurance is limited to \$1 million per accident. Crime coverage is limited to \$1 million per occurrence. Umbrella insurance is \$4 million per occurrence and in the aggregate.

9. LONG-TERM LIABILITIES

In the government-wide financial statements, long-term debt and other long-term obligations are reported as noncurrent liabilities in the statement of net position.

In the fund financial statements, governmental funds recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Further, the unmatured principal of general long-term debt does not require current appropriation and expenditure of governmental fund financial resources.

The Agency's outstanding long-term liabilities include compensated absences, other post-employment benefits ("OPEB") obligation, long-term retirement liability, net pension liability, and long-term due to other governments.

A summary of changes in the Agency's long-term liabilities at June 30, 2019 follows:

	Balance 7/1/2018	Additions	Reductions	Balance 6/30/2019	Due Within One Year
Compensated absences	\$ 421,040	\$ 229,140	\$ 6,220	\$ 643,960	\$ 32,198
OPEB obligation	24,934,650	540,063	449,719	25,024,994	-
Long-term retirement liability	92,110	-	18,422	73,688	18,422
Net pension liability *	244,949	220,906	-	465,855	-
Long-term due to other governments	450,821	-	450,821	-	-
Total	<u>\$ 26,143,570</u>	<u>\$ 990,109</u>	<u>\$ 925,182</u>	<u>\$ 26,208,497</u>	<u>\$ 50,620</u>

(*additions to the net pension liability are shown net of reductions)

Compensated Absences—As explained in Note 1, the Agency records the value of compensated absences in the government-wide financial statements. The annual budgets of the operating funds provide funding for these benefits as they become payable. The value recorded in the government-wide financial statements at June 30, 2019, for governmental activities is \$643,960. Management estimates that \$32,198 is due within one year. Since payment of compensated absences is dependent upon many factors, the timing of future payments is not readily determinable.

OPEB Obligation—As explained in Note 7, the Agency provides health insurance coverage for certain retirees. The Agency's annual other postemployment benefits ("OPEB") cost is calculated based on the annual required contributions of the employer, an amount actuarially determined in accordance with the parameters of GASB. The Agency's estimated long-term OPEB obligation is \$25,024,994 as of June 30, 2019.

Long-Term Retirement Liability—As explained in Note 6, the Agency participates in the New York State and Local Employees' Retirement System ("ERS"). The Agency elected to amortize certain payments relating to ERS during 2011 and 2013 over ten years in accordance with Chapter 260 of the Laws of 2004 of the State of New York. Accordingly, at June 30, 2019, the Agency has recorded a liability in the amount of \$73,688, of which \$18,422 is considered due within one year.

Net Pension Liability—The Agency reports a liability, \$465,855, for its proportionate share of the net pension liability for the Employees' Retirement System. Refer to Note 6 for additional information related to the Agency's net pension liability.

Long-Term Due to Other Governments—Beginning in the year ended June 30, 2016, the Agency reported a liability, which is owed to the City to be used to pay HUD for claims related to prior years' activity. Repayment was based on the future sale of property and availability of funds. For the year ended June 30, 2019, the Agency reported the liability as a current liability in the General Fund, as the liability is payable within 60 days of year-end.

10. NET POSITION AND FUND BALANCE

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

- ***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. The investment is equal to the Agency's book value of capital assets, \$443,738, as there is no debt outstanding related to these assets.
- ***Restricted Net Position***—This category presents external restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments, and restrictions imposed by law through constitutional provisions or enabling legislation. Restricted net position at June 30, 2019 consists of \$46,301 restricted for future capital costs, \$85,466 for community development, \$465,660 restricted from grant proceeds, \$10,628 restricted for Lead Abatement Program, \$5,596 restricted for the Section 312 Loan Program and \$6,622 restricted for the Rental Rehabilitation Program.
- ***Unrestricted Net Position***—This category represents net position of the Agency not restricted for any project or other purpose.

In the fund financial statements, nonspendable amounts represent net current financial resources that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Nonspendable fund balance maintained by the Agency at June 30, 2019 includes Real Estate Acquired for Resale representing the portion of fund balance, \$3,636,620, comprised of properties, and \$75 of prepaid items. These balances are nonspendable as they do not represent available resources.

In the fund financial statements, restricted fund balances are amounts constrained to specific purposes (such as creditors, grantors, contributors, or laws and regulations of other governments) through constitutional provisions or enabling legislation. At June 30, 2019, restricted fund balance is the same as previously discussed within restricted net position.

In the fund financial statements, commitments are amounts that are subject to a purpose constraint imposed by a formal action of the Agency’s highest level of decision-making authority. As of June 30, 2019, the Agency had no committed funds.

In the fund financial statements, assignments are not legally required segregations, but are segregated for a specific purpose. As of June 30, 2019, the Agency had no assigned fund balance.

If the Agency must use funds for emergency expenditures the Agency shall authorize the Agency’s Financial Control of Agencies to expend funds first from funds classified under GASB as nonspendable (if funds become available) then restricted funds. The use of committed and assigned funds as classified by GASB will occur after the exhaustion of available restricted funds. Finally, if no other fund balances are available, the Agency will use unassigned fund balance.

11. INTERFUND BALANCES AND ACTIVITY

Interfund receivables and payables are short-term in nature and exist because of temporary advances or payments made on behalf of other funds. The composition of interfund balances as of June 30, 2019 is presented below:

Fund	Interfund	
	Receivables	Payables
General	\$ 209,193	\$ 7,068
Community Development Block Grant	487	203,113
HOME Program	985	1,694
Nonmajor governmental funds	5,596	4,386
Total	<u>\$ 216,261</u>	<u>\$ 216,261</u>

These outstanding interfund balances result from payments made on behalf of other funds or temporary advances. All of these balances are expected to be collected/paid within the subsequent year. Additionally, the Agency made interfund transfers during the year for the closeout of certain programs. Interfund transfers are annual events for the accounting process and are necessary to present funds in their proper fund classification. The interfund transfers activity for the year ended June 30, 2019 is presented below:

Fund	Interfund	
	Transfers In	Transfers Out
General	\$ 162,102	\$ 84,926
Community Development Block Grant	64,709	135,884
HOME Program	20,217	21,869
Nonmajor governmental funds	-	4,349
Total	<u>\$ 247,028</u>	<u>\$ 247,028</u>

12. LABOR RELATIONS

Agency employees are represented by one bargaining unit, the Civil Service Employee Association, Inc. The Agency has settled this contract through June 30, 2019.

13. RELATED PARTY TRANSACTIONS

The Agency is a component unit of the City of Buffalo, New York. The City is the primary sponsor of the programs conducted by the Agency and is a nominal recipient of most of the Agency's federal and state funding. The Agency is a related entity to the City, Buffalo Economic Renaissance Corporation ("BERC") and the Buffalo Neighborhood Revitalization Corporation ("BNRC").

In the past, BNRC received loans or grants from BURA under the CDBG program, the Section 108 Loan program, as well as various New York State grant programs. In turn, loan or grants were utilized to qualifying individuals and businesses for purposes of property rehabilitation, home acquisitions for low income individuals, or business development and expansion.

For the year ended June 30, 2019, no loans or grants were provided by BURA to BERC or BNRC. Under subrecipient agreements with BERC and BNRC, certain program income (such as loan repayments and interest) earned through the CDBG program may generally be retained as supplemental BURA funding, subject to applicable Federal regulations. The subrecipient agreements with these entities also provide that, upon termination of the subrecipient agreements, all unused program income, and any CDBG assets held by BERC and BNRC will revert to BURA.

In 2010, the City notified BERC that effective May 1, 2010 the subrecipient agreements between BERC and BURA had expired. Additionally, BURA demanded the return of any unexpended program income. In order to ensure that any such program income is returned to BURA, BERC established an escrow account in the initial amount of \$800,000 and an agreement was reached whereby BERC would transfer to BURA such program income, if any, from real estate operations.

Furthermore, BERC was required to transfer control of all of its CDBG loans to BURA during the year ended June 30, 2012. As of June 30, 2019, all of BERC's assets and liabilities were transferred to BURA.

At June 30, 2019, net amounts due from related parties consisted of:

Due from BNRC, net of payables	\$ 10,628
Total	<u>\$ 10,628</u>

14. CONTINGENCIES

Grants—In the normal course of operations, the Agency receives grant funds from various federal and state agencies. These grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to granting of funds. Any disallowed expenditures resulting from such audits could become a liability of the Agency. While the amount of expenditures, if any, which may be disallowed cannot be determined at this time, management expects any such amounts to be immaterial.

Litigation—Various legal actions are pending against the Agency. The outcome of these matters is not presently determinable, but in the opinion of management, the ultimate liability will not have a material adverse effect on the financial condition or results of operation of the Agency.

15. COMMITMENTS

Encumbrances—Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. During the year ended June 30, 2019, The Agency did not report any encumbrances.

16. SUBSEQUENT EVENTS

Management has evaluated subsequent events through September 17, 2019, which is the date the financial statements are available for issuance, and have determined there are no subsequent events that require disclosure under generally accepted accounting principles.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF BUFFALO URBAN RENEWAL AGENCY
Schedule of the Agency's Proportionate Share of the Net Pension Liability—
Employees' Retirement System
Last Six Fiscal Years*

	Year Ended June 30,					
	2019	2018	2017	2016	2015	2014
Measurement date	March 31, 2019	March 31, 2018	March 31, 2017	March 31, 2016	March 31, 2015	March 31, 2014
Agency's proportion of the net pension liability/(asset)	0.0065749%	0.0075896%	0.0079393%	0.0074517%	0.0080528%	0.0080528%
Agency's proportionate share of the net pension liability/(asset)	<u>\$ 465,855</u>	<u>\$ 244,949</u>	<u>\$ 745,994</u>	<u>\$ 1,196,017</u>	<u>\$ 272,042</u>	<u>\$ 363,893</u>
Agency's covered payroll	\$ 2,352,824	\$ 2,224,950	\$ 2,314,866	\$ 2,317,443	\$ 2,107,411	\$ 2,259,204
Agency's proportionate share of the net pension liability/(asset) as a percentage of its covered payroll	19.8%	11.0%	32.2%	51.6%	12.9%	16.1%
Plan fiduciary net position as a percentage of the total pension liability	96.3%	98.2%	94.7%	90.7%	97.9%	97.2%

*Information prior to the year ended June 30, 2014 is not available.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Schedule of the Agency's Contributions—
Employees' Retirement System
Last Six Fiscal Years*

	Year Ended June 30,					
	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 324,724	\$ 333,843	\$ 367,814	\$ 346,327	\$ 393,546	\$ 466,649
Contributions in relation to the contractually required contribution	<u>(324,724)</u>	<u>(333,843)</u>	<u>(367,814)</u>	<u>(346,327)</u>	<u>(393,546)</u>	<u>(466,649)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Agency's covered payroll	\$ 2,243,874	\$ 2,309,933	\$ 2,247,303	\$ 2,335,268	\$ 2,097,796	\$ 2,252,172
Contributions as a percentage of covered payroll	14.5%	14.5%	16.4%	14.8%	18.8%	20.7%

*Information prior to the year ended June 30, 2014 is not available.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Schedule of Changes in the Agency's Total OPEB Liability and Related Ratios
Last Two Fiscal Years*

	2019	2018
Total OPEB Liability		
Service cost	\$ 633,004	\$ 633,004
Interest	914,947	886,485
Effect of economic/demographic gains or losses	(1,007,888)	(274,519)
Benefit payments	(449,719)	(463,260)
Net changes in total OPEB liability	90,344	781,710
Total OPEB liability—beginning	24,934,650	24,152,940
Total OPEB liability—ending	\$ 25,024,994	\$ 24,934,650
 Plan fiduciary net position		
Contributions—employer	449,719	463,260
Benefit payments	(449,719)	(463,260)
Net change in plan fiduciary net position	-	-
Plan fiduciary net position—beginning	-	-
Plan fiduciary net position—ending	\$ -	\$ -
 Agency's net OPEB liability—ending	\$ 25,024,994	\$ 24,934,650
 Plan's fiduciary net position as a percentage of the total OPEB liability	0.0%	0.0%
 Covered-employee payroll	\$ 2,243,874	\$ 2,309,933
 Agency's net OPEB liability as a percentage of covered-employee payroll	1115.26%	1079.45%

*Information prior to the year ended June 30, 2018 is not available.

The note to the required supplementary information is an integral part of this schedule.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Note to the Required Supplementary Information
Year Ended June 30, 2019

1. OPEB LIABILITY

Changes of Assumptions—There were no changes of assumptions for the year ended June 30, 2019. The discount rate is based on the Fidelity Municipal Go AA 20-Year Bond rate as of the measurement date with a rate of 3.61% at June 30, 2019. Mortality rates were based on the RP2000 Mortality Table. Finally, the healthcare cost trend rate for medical has an initial rate of 4.60% and an ultimate rate of 4.70%.

SUPPLEMENTARY INFORMATION

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CITY OF BUFFALO URBAN RENEWAL AGENCY
Combining Balance Sheet—Nonmajor Governmental Funds
June 30, 2019

	Home Ownership Zone Program	Lead Abatement Program	Section 312 Loan Program	Rental Rehabilitation Program	State Housing Grant Program	Total Nonmajor Funds
ASSETS						
Restricted cash and cash equivalents	\$ -	\$ -	\$ -	\$ 24,015	\$ 172	\$ 24,187
Due from other funds	-	-	5,596	-	-	5,596
Intergovernmental receivables	-	10,628	-	-	4,214	14,842
Total assets	<u>\$ -</u>	<u>\$ 10,628</u>	<u>\$ 5,596</u>	<u>\$ 24,015</u>	<u>\$ 4,386</u>	<u>\$ 44,625</u>
LIABILITIES						
Accounts payable and accrued expenses	\$ -	\$ -	\$ -	\$ 17,393	\$ -	\$ 17,393
Due to other funds	-	-	-	-	4,386	4,386
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,393</u>	<u>4,386</u>	<u>21,779</u>
FUND BALANCES						
Restricted	-	10,628	5,596	6,622	-	22,846
Total fund balances	<u>-</u>	<u>10,628</u>	<u>5,596</u>	<u>6,622</u>	<u>-</u>	<u>22,846</u>
Total liabilities and fund balances	<u>\$ -</u>	<u>\$ 10,628</u>	<u>\$ 5,596</u>	<u>\$ 24,015</u>	<u>\$ 4,386</u>	<u>\$ 44,625</u>

CITY OF BUFFALO URBAN RENEWAL AGENCY
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances—Nonmajor Governmental Funds
Year Ended June 30, 2019

	Home Ownership Zone Program	Lead Abatement Program	Section 312 Loan Program	Rental Rehabilitation Program	State Housing Grant Program	Total Nonmajor Funds
REVENUES						
Federal grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repayment of program loans	-	-	900	6,245	-	7,145
Interest income	-	-	-	22	-	22
Miscellaneous	-	-	-	-	4,214	4,214
Total revenues	<u>-</u>	<u>-</u>	<u>900</u>	<u>6,267</u>	<u>4,214</u>	<u>11,381</u>
EXPENDITURES						
Public services and human service programs	-	-	-	17,393	4,214	21,607
Rehabilitation and preservation activities, including grants and loans	-	-	-	-	-	-
Planning, management, and administration	-	-	-	-	-	-
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>17,393</u>	<u>4,214</u>	<u>21,607</u>
Excess (deficiency) of revenues over expenditures	-	-	900	(11,126)	-	(10,226)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	-	-	-	-	-
Transfers out	<u>(4,349)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(4,349)</u>
Total other financing sources (uses)	<u>(4,349)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(4,349)</u>
Net change in fund balances	(4,349)	-	900	(11,126)	-	(14,575)
Fund balances—beginning	<u>4,349</u>	<u>10,628</u>	<u>4,696</u>	<u>17,748</u>	<u>-</u>	<u>37,421</u>
Fund balances—ending	<u>\$ -</u>	<u>\$ 10,628</u>	<u>\$ 5,596</u>	<u>\$ 6,622</u>	<u>\$ -</u>	<u>\$ 22,846</u>

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CITY OF BUFFALO URBAN RENEWAL AGENCY
Schedule of Agency Investments
Year Ended June 30, 2019

Annual Investment Report - §2925(6) of Public Authorities Law of the State of New York requires that each public authority must annually prepare an investment report which shall include (a) investment guidelines, (b) amendments to such guidelines since the last investment report, (c) an explanation of the investment guidelines and amendments, (d) results of the annual independent audit, (e) the investment income record of the corporation, and (f) a list of the total fees, commissions or other charges paid to each investment banker, broker, dealer and adviser rendering investment associated services to the Agency since the last investment report.

- a. Investment guidelines—The Agency’s investment policies are governed by State statutes. All investments are maintained in bank deposit accounts which are federally insured. The Agency’s deposits are held at quality institutions.
- b. Amendments to guidelines—None.
- c. Explanation of guidelines and investments—These guidelines restrict investment of the Agency’s funds to deposits in federally insured banks. The Agency has not made any amendments to its investment policy.
- d. Results of the annual independent audit—The independent auditors have issued an unmodified opinion on the Agency’s financial statements for the year ended June 30, 2019.
- e. Investment income record—Investment income for the year ended June 30, 2019 consisted of:

	Interest Earned
JPMorgan Chase Bank	\$ 495
Evans Bank	<u>12,184</u>
Total	<u>\$ 12,679</u>

- f. List of the total fees, commissions or other charges paid to each investment banker, broker, dealer and adviser rendering investment associated services to the Agency since the last investment report—No such fees or commissions were paid during the year ended June 30, 2019.

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OTHER INFORMATION

CITY OF BUFFALO URBAN RENEWAL AGENCY
Real Property Listing
Year Ended June 30, 2019

- 1. Real Property List** – §2896(3) of Public Authorities Law of the State of New York requires that each public authority must publish, at least annually, a report listing all real property of the authority. At June 30, 2019, the Agency owned the following real property:

Date Acquired	Section/Block/Lot Identification	Property Address	Municipality	Recorded Value *
n/a **	133.05-4-8.11	229 Abby	Buffalo, NY	\$ 1
n/a **	133.05-1-1.14	265 Abby	Buffalo, NY	1
n/a **	123.77-1-4	341 Abby	Buffalo, NY	1
3/24/1988	100.77-4-4	225 Allen	Buffalo, NY	12,604
3/28/1988	100.77-10-3	252 Allen	Buffalo, NY	15,000
4/7/2005	111.55-4-16	18 Arsenal	Buffalo, NY	19,445
4/7/2005	111.55-4-15	22 Arsenal	Buffalo, NY	19,445
4/7/2005	111.55-4-13	24 Arsenal	Buffalo, NY	19,445
4/7/2005	111.55-4-14	26 Arsenal	Buffalo, NY	19,445
12/31/1992	133.05-4-1.11	9 Beacon	Buffalo, NY	1
12/31/1992	133.05-1-7	92 Beacon	Buffalo, NY	1
1/15/1980	112.14-1-1.311	30 Bud Mill	Buffalo, NY	1
n/a **	112.19-3-9.12	97 Buffalo Industrial Park	Buffalo, NY	1
6/10/2005	110.68-3-3	166 Church	Buffalo, NY	1
6/10/2005	110.68-3-2	186 Church	Buffalo, NY	67,000
7/2/1992	111.53-3-4.121	50 Court	Buffalo, NY	1
1/26/1996	111.81-6-5.121	450 Exchange	Buffalo, NY	69,760
10/21/2004	111.41-8-25	628 Jefferson	Buffalo, NY	1
1/20/1980	110.76-1-2.1	10 La Riviere	Buffalo, NY	1
1/28/1980	110.76-1-6	15 La Riviere	Buffalo, NY	1
n/a **	110.76-1-8	99999 La Riviere	Buffalo, NY	1
2/24/1989	79.70-4-25	3 La Salle	Buffalo, NY	1
1/28/1980	110.76-1-4	20 Lakefront	Buffalo, NY	1
1/28/1980	110.68-1-5	100 Lakefront	Buffalo, NY	1
2/15/2002	111.38-4-3	667 Main	Buffalo, NY	1
10/21/2004	111.41.8-19	20 Matthews	Buffalo, NY	19,459
10/21/2004	111.41-8-21	30 Matthews	Buffalo, NY	23,014
10/21/2004	111.41-8-22	36 Matthews	Buffalo, NY	24,477
10/21/2004	111.41-8-23	40 Matthews	Buffalo, NY	25,858
10/21/2004	111.41-8-24	46 Matthews	Buffalo, NY	151
12/31/1992	133.05-1-4	263 Mystic	Buffalo, NY	1
12/31/1992	133.05-1-5	265 Mystic	Buffalo, NY	1
4/7/2005	111.55-4-12	34 Nash	Buffalo, NY	19,444
4/7/2005	111.55-4-10	40 Nash	Buffalo, NY	19,444
4/7/2005	111.55-4-9	42 Nash	Buffalo, NY	19,444
4/7/2005	111.55-4-8	48 Nash	Buffalo, NY	19,444

(continued)

				(concluded)
<u>Date Acquired</u>	<u>Section/Block/Lot Identification</u>	<u>Property Address</u>	<u>Municipality</u>	<u>Recorded Value *</u>
4/7/2005	111.55-4-7	50 Nash	Buffalo, NY	19,444
4/7/2005	111.55-4-6	52 Nash	Buffalo, NY	19,444
7/13/2007	111.55-4-5	56 Nash	Buffalo, NY	1
7/20/2007	111.55-4-4	58 Nash	Buffalo, NY	10,000
1/28/1980	110.67-1-1	78 Ojibwa	Buffalo, NY	1
5/5/1995	122.05-6-1.1	125 Perry	Buffalo, NY	1,400,000
5/6/1985	110.35-4-4.1	320 Seventh	Buffalo, NY	1
6/22/1994	122.05-2-1.11	1 Seymour H Knox	Buffalo, NY	1,522,000
10/21/2004	111.41-8-4	397 Sycamore	Buffalo, NY	34,312
10/21/2004	111.41-8-10	435 Sycamore	Buffalo, NY	32,312
8/21/2006	111.28-1-28	836 Sycamore	Buffalo, NY	1
10/21/2004	111.41-8-18	41 Syndi	Buffalo, NY	31,198
11/21/2001	110.76-1-7	2 Templeton Terrace	Buffalo, NY	1
9/20/1983	111.17-5-1.1	61 Terrace	Buffalo, NY	135,000
1/17/1973	111.23-2-29	853 Washington	Buffalo, NY	20,000
1/28/1980	110.68-1-11	4 Waterfront Cr.	Buffalo, NY	1
1/28/1980	110.68-1-9	28 Waterfront Cr.	Buffalo, NY	1
1/28/1980	110.68-1-8	30 Waterfront Cr.	Buffalo, NY	1
n/a **	110.68-1-8.1	34 Waterfront Cr.	Buffalo, NY	1
1/28/1980	110.68-1-6.1	42 Waterfront Cr.	Buffalo, NY	1
1/28/1980	110.76-1-5	20 Wilkeson	Buffalo, NY	1
8/21/2006	111.44-2-32	182 Wilson	Buffalo, NY	1
			Total	<u>\$ 3,636,620</u>

* Recorded value is based on lower cost or market value at date of acquisition, plus any property improvement costs. Donated properties are recorded at management's estimated fair value at acquisition.

** Information not available.

2. Real Property Acquisitions/Dispositions – During the year ended June 30, 2019, the Agency did not acquire real properties and disposed of 4 real properties.

FEDERAL AWARDS INFORMATION

CITY OF BUFFALO URBAN RENEWAL AGENCY
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2019

Federal Grantor/Pass-Through Grantor/Program or Cluster Title (1a)	Federal CFDA Number (1b)	Pass-Through Entity's Identifying Number (1c)	Passed- Through to Subrecipients	Total Federal Expenditures (1d)
U.S. Department of Housing and Urban Development*:				
Direct programs:				
Low Income Housing Assistance Program -				
Section 8 Moderate Rehabilitation Program	14.856	n/a	\$ 76,980	\$ 76,980
Section 8 Housing Choice Voucher Program	14.871	n/a	35,040,045	35,384,901
Passed through the City of Buffalo:				
Community Development Block Grants/Entitlement Grants	14.218	B-07-MC-36-0001	-	11,300
Community Development Block Grants/Entitlement Grants	14.218	B-08-MC-36-0001	-	15,513
Community Development Block Grants/Entitlement Grants	14.218	B-09-MC-36-0001	-	128,417
Community Development Block Grants/Entitlement Grants	14.218	B-10-MC-36-0001	-	55,330
Community Development Block Grants/Entitlement Grants	14.218	B-11-MC-36-0001	-	14,419
Community Development Block Grants/Entitlement Grants	14.218	B-15-MC-36-0001	-	231,810
Community Development Block Grants/Entitlement Grants	14.218	B-16-MC-36-0001	-	1,078,172
Community Development Block Grants/Entitlement Grants	14.218	B-17-MC-36-0001	-	2,893,582
Community Development Block Grants/Entitlement Grants	14.218	B-18-MC-36-0001	-	1,036,892
Community Development Block Grant - Loans**	14.218	various	-	1,394,728
Total Community Development Block Grant			-	6,860,163
Rental Housing Rehabilitation Grant - Loans*	14.230	various	-	1,328
HOME Investment Partnerships Program	14.239	M-10-MC-36-0502	-	64,612
HOME Investment Partnerships Program	14.239	M-11-MC-36-0502	-	70,000
HOME Investment Partnerships Program	14.239	M-12-MC-36-0502	-	16,659
HOME Investment Partnerships Program	14.239	M-13-MC-36-0502	-	222,609
HOME Investment Partnerships Program	14.239	M-14-MC-36-0502	-	395,318
HOME Investment Partnerships Program	14.239	M-15-MC-36-0502	-	523,236
HOME Investment Partnerships Program	14.239	M-16-MC-36-0502	-	201,029
HOME Investment Partnerships Program	14.239	M-17-MC-36-0502	-	208,157
HOME Investment Partnerships Program	14.239	M-18-MC-36-0502	-	346,121
HOME Investment Partnerships Program - Loans***	14.239	various	-	1,232,951
Total HOME Investment Partnerships Program			-	3,280,692
Total Expenditures of Federal Awards (1e)			\$ 35,117,025	\$ 45,604,064

* The amount of CFDA No. 14.230, Rental Housing Rehabilitation Grant-Loans, loans outstanding at July 1, 2018 and June 30, 2019 were \$142,406 and \$143,734, respectively.

** The amount of CFDA No. 14.218 loans outstanding at July 1, 2018 and June 30, 2019 were \$24,197,479 and \$25,592,207, respectively.

*** The amount of CFDA No. 14.239 loans outstanding at July 1, 2018 and June 30, 2019 were \$65,431,830 and \$66,664,781, respectively.

The notes to the schedule of expenditures of federal awards are an integral part of this schedule.

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CITY OF BUFFALO URBAN RENEWAL AGENCY
Notes to the Schedule of Expenditures of Federal Awards
Year Ended June 30, 2019

1. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the “Schedule”) includes the federal grant activity of the City of Buffalo Urban Renewal Agency (the “Agency”) under programs of the federal government for the year ended June 30, 2019. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations (“CFR”) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (“Uniform Guidance”). Because the Schedule presents only a select portion of the operations of the Agency, it is not intended to and does not present the financial position or the changes in net position of the Agency. The following notes were identified on the Schedule:

- (a) Includes all federal award programs of the City of Buffalo Urban Renewal Agency.
- (b) Source: Catalog of Federal Domestic Assistance.
- (c) Pass-through entity identifying numbers are presented where available.
- (d) Prepared under accounting principles generally accepted in the United States of America and includes all federal award programs.
- (e) A reconciliation to the financial statements is available.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available. The Agency has not elected to use the 10 percent de minimus indirect cost rate as allowable under the Uniform Guidance.

3. LOANS OUTSTANDING

Expenditures for loan programs on the Schedule are reported in accordance with 2 CFR 200.502 Section b, which states “the new loans made or received during the audit period; plus beginning of the audit period balance of loans from previous years for which the Federal government imposes continuing compliance requirements plus any interest subsidy, cash or administrative cost allowance received.”

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Certified Public Accountants

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Honorable Comptroller of
the City of Buffalo, New York:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Buffalo Urban Renewal Agency (the "Agency") as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated September 17, 2019.

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") to determine the 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 than severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Drescher & Malecki LLP

September 17, 2019

Certified Public Accountants

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE
FOR EACH MAJOR FEDERAL PROGRAM AND REPORT
ON INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH THE UNIFORM GUIDANCE**

To the Honorable Comptroller of
the City of Buffalo, New York:

Report on Compliance for Each Major Federal Program

We have audited the City of Buffalo Urban Renewal Agency's (the "Agency") compliance with the types of compliance requirements described in the U.S. *Office of Management and Budget* ("OMB") *Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended June 30, 2019. The Agency's major federal programs are identified in the summary of auditors' results section of the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with the federal statutes, regulations, and the terms and conditions of federal awards applicable its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of the Title 2 U.S. *Code of Federal Regulations* ("CFR") Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance which the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

Opinion on Each Major Federal Program

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

Report on Internal Control Over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

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

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

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Drescher & Malecki LLP

September 17, 2019

CITY OF BUFFALO URBAN RENEWAL AGENCY
Schedule of Findings and Questioned Costs
Year Ended June 30, 2019

Section I. SUMMARY OF AUDITORS' RESULTS

Financial Statements:

Type of report the auditor issued: Unmodified

Internal control over financial reporting:

Material weakness(es) identified? _____ Yes ✓ _____ No

Significant deficiency(ies) identified? _____ Yes ✓ _____ None reported

Noncompliance material to the financial statements noted? _____ Yes ✓ _____ No

Federal Awards:

Internal control over major federal programs:

Material weakness(es) identified? _____ Yes ✓ _____ No

Significant deficiency(ies) identified? _____ Yes ✓ _____ None reported

Type of auditor's report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? _____ Yes ✓ _____ No

Identification of major federal programs:

<u>CFDA Number(s)</u>	<u>Name of Federal Program</u>
14.218	Community Development Block Grants/Entitlement Grants
14.239	HOME Investment Partnership Program
14.871	Section 8 Housing Choice Vouchers Program

Dollar threshold used to distinguish between Type A and Type B programs? \$ 1,331,133

Auditee qualified as low-risk auditee? ✓ _____ Yes _____ No

Section II. FINANCIAL STATEMENT FINDINGS

No findings noted.

Section III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No findings noted.

CITY OF BUFFALO URBAN RENEWAL AGENCY
Summary Schedule of Prior Audit Findings
Year Ended June 30, 2019
(Follow-up on June 30, 2018 Findings)

No findings were reported.

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