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**Downtown Development Authority of the  
Charter Township of Van Buren  
Wayne County, Michigan**

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**Financial Report  
with Required Supplemental Information  
December 31, 2015**



# **Downtown Development Authority of the Charter Township of Van Buren**

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Independent Auditor's Report

To the Board of Directors  
 Downtown Development Authority of the  
 Charter Township of Van Buren

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, the General Fund, and the aggregate remaining fund information of the Charter Township of Van Buren (the "Township") as of and for the year ended December 31, 2015, which collectively comprise the Township's basic financial statements, and have issued our report thereon dated June 2, 2016, which contained unmodified opinions on the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, the General Fund, and the aggregate remaining fund information. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. We have not performed any procedures with respect to the audited financial statements subsequent to June 2, 2016.

***In-relation-to Opinion on Accompanying Financial Statements***

The financial statements of the Downtown Development Authority (the "DDA") are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

***Required Supplemental Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the budgetary comparison schedule on pages 2-5 and 18, respectively, 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, which 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 supplemental 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.

*Plante & Moran, PLLC*

June 2, 2016



# **Downtown Development Authority of the Charter Township of Van Buren**

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## **Management's Discussion and Analysis**

The following discussion and analysis of the financial performance of the Downtown Development Authority of the Charter Township of Van Buren (the "DDA" or the "Authority") provides an overview of the DDA's financial activities for the fiscal year ended December 31, 2015. Please read it in conjunction with the Township's financial statements.

### **Financial Highlights**

A project to construct a "Michigan" left turn for the intersection of Belleville and Ecorse Roads was approved in 2010. The engineering for the project was sent to Wayne County, which forwarded it to the Michigan Department of Transportation at the end of April 2012. The bid award for this project occurred in August 2012. The road construction was completed in 2014. In 2015, the bid for the landscape plan for the intersection project was awarded and construction began in September 2015.

- In 2012, the DDA issued Limited Tax General Obligation Development Bonds in the amount of \$4.9 million. The Authority pledged its tax increment revenue as security for the payment of these bonds.
- Wayne County assisted the DDA with this project with approximately \$1.9 million of federal funding; in addition, Wayne County assigned a project engineer and \$80,000 for construction of a passing lane.
- In 2014, the DDA issued Limited Tax General Obligation Development Bonds in the amount of \$2.6 million. The Authority pledged its tax increment revenue as security for the payment of these bonds.
- In 2013, the DDA was awarded federal grant funding of approximately \$774,620 to assist in improvements along 1.2 miles of road, which included hot mix asphalt milling and resurfacing, concrete pavement removal and replacement, drainage structure adjustments, ADA sidewalk ramps, pavement marking and signing work, traffic signal modernization at six locations and one new traffic signal installation, landscape, and other necessary work.
- Additional work during 2015: sidewalk engineering and installation to be completed during the 2015 construction season. Demolition and removal of all building and debris at 10101 Belleville Road and rights-of-way acquisition.

### **Using this Annual Report**

This annual report consists of a series of financial statements. The statement of net position and the statement of activities provide information about the undertakings of the DDA as a whole and present a longer-term view of the DDA's finances. This longer-term view uses the accrual basis of accounting so that it can measure the cost of providing services during the current year and whether the taxpayers have funded the full cost of providing government services.

# Downtown Development Authority of the Charter Township of Van Buren

## Management's Discussion and Analysis (Continued)

The fund financial statements present a short-term view; they tell us how the taxpayers' resources were spent during the year as well as how much is available for future spending. Fund financial statements also report the DDA's operations in more detail than the government-wide financial statements.

The following table shows, in a condensed format, the current year's net position compared to the prior year:

	2014	2015	Changes from Prior Year	
			Amount	Percent
<b>Assets</b>				
Current assets	\$ 6,164,936	\$ 6,886,451	\$ 721,515	12 %
Capital assets	333,670	331,916	(1,754)	(1)
Long-term assets	2,806,442	1,177,663	(1,628,779)	(58)
Total assets	9,305,048	8,396,030	(909,018)	(10)
<b>Liabilities</b>				
Current liabilities	410,907	469,656	58,749	14
Long-term liabilities	6,650,702	6,345,702	(305,000)	(5)
Total liabilities	7,061,609	6,815,358	(246,251)	(3)
<b>Deferred Inflows</b>	816,129	829,914	13,785	2
<b>Net Position</b>				
Net investment in capital assets	333,670	331,916	(1,754)	(1)
Restricted for debt service	530,546	530,480	(66)	(0)
Unrestricted	563,094	(111,638)	(674,732)	(120)
Total net position	\$ 1,427,310	\$ 750,758	\$ (676,552)	(47)

The above decrease in unrestricted net position is consistent with the DDA's long-term financial plan: (1) The Belleville Road Signal Improvement and Roadway Rehabilitation Project whereby the many accidents which have occurred due to poor signal timing and much-needed safety improvements have been addressed and completed; (2) the DDA acquired some rights-of-way along Belleville Road in 2014, and in 2015, the DDA installed approximately 1,575 feet of sidewalk and approximately 1,335 feet of pathway along the north side of the I-94 North Service Drive; (3) continuing to add additional sidewalks in the DDA district to eventually become a pedestrian-friendly area; (4) the acquisition of approximately 29 rights-of-way on Belleville Road for eventual completion of road widening and sidewalk installation between Tyler and Ecorse Roads; (5) continuation of the Belleville Road streetscape project, consisting of those features listed in the approved streetscape design; (6) acquisition of approximately 1.1 acres of land on Belleville Road as a beginning for the DDA's place-making initiative in downtown Van Buren; and (7) a determined marketing campaign to promote economic development within the district. The DDA will review projects in light of its cash balance in 2015 to prioritize its projects over the following five years in order to continue working toward the completion of the "Plan." The unrestricted net position in 2015 declined as a large portion of bond proceeds was spent during 2015.

# Downtown Development Authority of the Charter Township of Van Buren

## Management's Discussion and Analysis (Continued)

The long-term liabilities were reduced in 2015 as bond payments were made.

The following table shows the changes in net position during the current year in comparison with the prior year:

### Summary Condensed Statement of Activities

	2014	2015	Changes from Prior Year	
			Amount	Percent
<b>Revenue</b>				
Property taxes	\$ 1,921,037	\$ 1,227,307	\$ (693,730)	(36) %
Unrestricted investment income and other	52,674	64,930	12,256	23
Total revenue	1,973,711	1,292,237	(681,474)	(35)
<b>Expenditures</b>				
Administrative	386,382	467,318	80,936	21
Capital outlay and other	2,028,223	1,200,406	(827,817)	(41)
Depreciation and amortization	73,185	73,868	683	1
Interest on long-term debt	243,020	227,197	(15,823)	(7)
Total expenditures	2,730,810	1,968,789	(762,021)	(28)
<b>Net Change in Net Position</b>	<b>\$ (757,099)</b>	<b>\$ (676,552)</b>	<b>\$ 80,547</b>	<b>(11)</b>

The DDA is beginning to see a minor increase in taxable value as a result of the economy beginning a slow emergence from the economic difficulties the state of Michigan has experienced. Belle Tire was a new construction added to the tax roll, Marathon was a teardown/rebuild, and we have seen some renovations and additions being done within the commercial district and a slight uptick in residential permits. The Big Boy restaurant was sold and the new owner constructed a new commercial development, with Starbucks being the first business to open, and Menards received final site plan approval. There is still buildable land and business vacancies are not as extensive as those of many other communities. The DDA is optimistic for 2016.

There was no major increase in expenditures.

### The DDA's Fund

The DDA maintains one fund, the General Fund. The fund provides detailed information about the DDA as a whole. The use of this fund helps to manage money for specific purposes as well as to show accountability for certain activities.

### General Fund Budgetary Highlights

The General Fund accounts for all programming, maintenance, construction, and administrative functions of the DDA within the DDA boundaries. The budget is monitored closely and amended as needed. The Authority's board of directors determines how DDA resources are allocated in accordance with the Plan.

# **Downtown Development Authority of the Charter Township of Van Buren**

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## **Management's Discussion and Analysis (Continued)**

### **Capital Asset and Debt Administration**

The DDA contributes financial support to the Charter Township of Van Buren for administration and some maintenance within the DDA's boundaries. These costs are recorded in the financial statements.

### **Economic Factors and Next Year's Budgets and Rates**

The DDA is preparing for a moderate growth in the economy, which will affect future property values. The DDA will continue to balance resources with operational commitments and needed infrastructure improvements as funding dictates.

### **Contacting the DDA's Management**

This financial report is intended to provide the citizens, taxpayers, customers, and investors with a general overview of the DDA's finances and to show the DDA's accountability for the money it receives. If you have questions about this report or need additional information, we welcome you to contact the Authority at 46425 Tyler Road, Van Buren Township, Michigan 48111, or via the DDA website at [www.vanburendda.com](http://www.vanburendda.com).

# Downtown Development Authority of the Charter Township of Van Buren

## Statement of Net Position/Governmental Fund Balance Sheet December 31, 2015

	Governmental Fund	Adjustments (Note 2)	Statement of Net Position
<b>Assets</b>			
Cash and cash equivalents (Note 4)	\$ 6,864,874	\$ -	\$ 6,864,874
Accounts receivable	20,514	-	20,514
Prepaid expenses	1,063	-	1,063
Restricted assets	1,177,663	-	1,177,663
Capital assets being depreciated - Net (Note 5)	-	331,916	331,916
Total assets	<b>\$ 8,064,114</b>	331,916	8,396,030
<b>Liabilities</b>			
Accounts payable	\$ 96,299	-	96,299
Accrued liabilities and other	8,787	55,422	64,209
Noncurrent liabilities (Note 6):			
Due within one year	-	309,148	309,148
Due in more than one year	-	6,345,702	6,345,702
Total liabilities	105,086	6,710,272	6,815,358
<b>Deferred Inflows of Resources - Property taxes levied for the following year (Note 1)</b>	<b>829,914</b>	-	<b>829,914</b>
<b>Equity</b>			
Fund balance:			
Nonspendable - Prepays	1,063	(1,063)	-
Restricted:			
Debt service	1,057,195	(1,057,195)	-
Capital projects (unspent bond proceeds)	120,468	(120,468)	-
Unassigned	5,950,388	(5,950,388)	-
Total fund balance	7,129,114	(7,129,114)	-
Total liabilities, deferred inflows of resources, and fund balance	<b>\$ 8,064,114</b>		
<b>Net Position:</b>			
Net investment in capital assets		331,916	331,916
Restricted - Debt service		530,480	530,480
Unrestricted		(111,638)	(111,638)
Total net position		<b>\$ 750,758</b>	<b>\$ 750,758</b>

**Downtown Development Authority of the  
Charter Township of Van Buren**

**Statement of Activities/Governmental Fund Revenue,  
Expenditures, and Changes in Fund Balance  
Year Ended December 31, 2015**

	Governmental Fund	Adjustments (Note 2)	Statement of Activities
<b>Revenue</b>			
Property taxes	\$ 1,227,307	\$ -	\$ 1,227,307
Local Community Stabilization share appropriation	10,277	-	10,277
Interest income	54,653	-	54,653
Total revenue	<u>1,292,237</u>	-	<u>1,292,237</u>
<b>Expenditures</b>			
Administrative	467,318	-	467,318
Infrastructure improvements and other	1,274,159	(73,753)	1,200,406
Depreciation and amortization	-	73,868	73,868
Debt principal	300,000	(300,000)	-
Debt interest	227,688	(491)	227,197
Total expenditures	<u>2,269,165</u>	<u>(300,376)</u>	<u>1,968,789</u>
<b>Excess of Expenditures Over Revenue</b>	(976,928)	300,376	(676,552)
<b>Fund Balance/Net Position - Beginning of year</b>	<u>8,106,042</u>	<u>(6,678,732)</u>	<u>1,427,310</u>
<b>Fund Balance/Net Position - End of year</b>	<u><b>\$ 7,129,114</b></u>	<u><b>\$ (6,378,356)</b></u>	<u><b>\$ 750,758</b></u>

# **Downtown Development Authority of the Charter Township of Van Buren**

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**Notes to Financial Statements  
December 31, 2015**

## **Note I - Summary of Significant Accounting Policies**

### **Reporting Entity**

The Downtown Development Authority of the Charter Township of Van Buren (the "DDA" or the "Authority") is organized pursuant to State of Michigan Public Act No. 197 of 1975. The primary purpose of the Authority is to encourage economic activity in the the Charter Township of Van Buren (the "Township"). The purpose is accomplished by the Authority collecting property taxes under a tax increment financing plan in accordance with state law and budgeting expenditures for improvements in the Authority's district boundaries.

The Authority is a component unit of the Township and is included in the basic financial statements of the Township at December 31, 2015.

### **Accounting and Reporting Principles**

The DDA follows accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Government Accounting Standards Board. There are no component units required to be included in these financial statements.

### **Basis of Accounting**

The governmental fund uses the current financial resources measurement focus and the modified-accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the Authority has spent its resources.

Expenditures are reported when the goods are received or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future; conversely, employee benefit costs that will be funded in the future (such as pension and retiree healthcare-related costs, or sick and vacation pay) are not counted until they come due for payment. In addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected, or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the Authority considers amounts collected within 60 days of year end to be available for recognition.

# **Downtown Development Authority of the Charter Township of Van Buren**

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**Notes to Financial Statements  
December 31, 2015**

## **Note I - Summary of Significant Accounting Policies (Continued)**

### **Report Presentation**

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The governmental fund column presents its activity on the modified-accrual basis of accounting, as discussed above, which demonstrates accountability for how the current resources have been spent. The government-wide column is presented on the economic resources measurement focus and the full-accrual basis of accounting in order to measure the cost of providing authority services and the extent to which constituents have paid the full cost of authority services.

On the full-accrual basis of accounting, revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied.

### **Specific Balances and Transactions**

**Cash and Cash Equivalents** - Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired.

**Restricted Assets** - Restricted assets as of December 31, 2015 consist of cash and cash equivalents totaling \$1,177,663. These assets are restricted for the debt service reserve for the 2012 Tax Increment Revenue Bonds and the 2014 Tax Increment Revenue Bonds as well as unspent bond proceeds for the 2012 Tax Increment Revenue Bonds and the 2014 Tax Increment Revenue Bonds. A total of \$530,480 is for debt service reserves, \$120,468 is for unspent bond proceeds, and \$526,715 is for next year's bond payments. Fund balance has also been restricted for \$1,177,663 and net position has been restricted for \$530,480.

**Capital Assets** - Capital assets, which include land improvements, are defined by the Authority as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

Land improvements and rights-of-way are depreciated using the straight-line method over 15 years. Office equipment is depreciated using the straight-line method over three years.

# **Downtown Development Authority of the Charter Township of Van Buren**

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**Notes to Financial Statements  
December 31, 2015**

## **Note 1 - Summary of Significant Accounting Policies (Continued)**

**Long-term Obligations** - In the government-wide column, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method; bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the governmental fund column, bond issuances are recognized as an "other financing source," as well as bond premiums and discounts.

### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has no items that qualify as reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has only one type of item that qualifies for reporting in this category. Accordingly, the item, property taxes levied for the following year, is reported on the statement of net position as a deferred inflow of resources. As of December 31, 2015, the Authority has recorded \$829,914 for property taxes levied for tax year 2015, which will be recognized during the year ending December 31, 2016. This amount is recognized as a deferred inflow of resources at December 31, 2015.

### **Net Position Flow Assumption**

Sometimes the Authority will fund outlays for a particular purpose from both restricted (e.g., restricted bond) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

# **Downtown Development Authority of the Charter Township of Van Buren**

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**Notes to Financial Statements  
December 31, 2015**

## **Note I - Summary of Significant Accounting Policies (Continued)**

### **Fund Balance Flow Assumption**

Sometimes the Authority 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 Authority'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 the governmental fund is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Authority 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 purposes determined by a formal action of the Authority's highest level of decision-making authority. The DDA board is the highest level of decision-making authority for the Authority that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the Authority for specific purposes but do not meet the criteria to be classified as committed. The DDA board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. 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.

# **Downtown Development Authority of the Charter Township of Van Buren**

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**Notes to Financial Statements  
December 31, 2015**

## **Note 2 - Reconciliation of Government-wide and Fund Financial Statements**

The governmental fund balance sheet and statement of governmental fund revenue, expenditures, and changes in fund balance of the Authority's governmental fund differ from the statement of net position and statement of activities. This difference results primarily from the long-term economic focus of the statement of net position and statement of activities versus the current focus of the governmental fund balance sheet and statement of governmental fund revenue, expenditures, and changes in fund balance.

The statement of net position includes the capital assets and the long-term debt, along with the accrued interest expense. The statement of activities includes the reclassification of the capital outlay to capital asset additions, depreciation expense, and the reclassification of the debt principal payments from the expense to offset the liability.

## **Note 3 - Budget Information**

The annual budget is prepared by the DDA's executive director and approved by the DDA's board of directors. This is then forwarded to the Township's board of trustees for approval; subsequent amendments are authorized by the DDA's board of directors and approved by the Township's board. Unexpended appropriations lapse at year end; encumbrances are not included as expenditures. The amount of encumbrances outstanding at December 31, 2015 has not been calculated. During the current year, the budget was amended in a legally permissible manner. The budget has been adopted on a line-item basis and has been prepared in accordance with accounting principles generally accepted in the United States of America. A comparison of actual results of operations to the budget as adopted by the Authority's board is included in the required supplemental information.

# Downtown Development Authority of the Charter Township of Van Buren

Notes to Financial Statements  
December 31, 2015

## Note 4 - Cash and Cash Equivalents

Michigan Compiled Laws Section 129.91 (Public Act 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications, which matures not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions, which are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan. The Authority has elected to comply with the Township's investment policy. The investment policy adopted by the Township's board in accordance with Public Act 196 of 1997 has authorized investment in all of the state statutory authorities listed above.

The DDA's cash and investments are subject to several types of risk, which are examined in more detail below:

**Custodial Credit Risk of Bank Deposits** - Custodial credit risk is the risk that in the event of a bank failure, the DDA's deposits may not be returned to it. The DDA does not have a deposit policy for custodial credit risk. At year end, the DDA had \$4,104,537 of bank deposits (certificates of deposit and checking and savings accounts) that were uninsured and uncollateralized. The DDA believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, the DDA evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

**Interest Rate Risk** - Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The DDA does not have an investment policy that addresses interest rate risk.

At year end, the average maturities of investments are as follows:

Investment	Fair Value	Weighted Average Maturity
Negotiable CDs	\$ 1,000,000	38.96 months
U.S. government agencies	2,438,000	42.77 months

# Downtown Development Authority of the Charter Township of Van Buren

**Notes to Financial Statements  
December 31, 2015**

## **Note 4 - Cash and Cash Equivalents (Continued)**

**Credit Risk** - State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The DDA has no investment policy that would further limit its investment choices. As of year end, the credit quality ratings of debt securities (other than the U.S. government) are as follows:

Investment	Fair Value	Rating	Rating Organization
Bank investment pools	\$ 1,177,663	AI/PI/FI	S&P
Negotiable CDs	1,000,000	Not Rated	N/A
U.S. government agencies	2,438,000	AA+	S&P

**Concentration of Credit Risk** - The DDA places no limit on the amount it may invest in any one issuer. More than 5 percent of the component unit investments are in negotiable certificates of deposit at Chase Bank, Wells Fargo Bank, and Stephenson National Bank for the DDA. The DDA concentration percentage of the certificates of deposit is 7.27 percent each.

## **Note 5 - Capital Assets**

Capital asset activity of the Authority was as follows:

	Balance January 1, 2015	Additions	Balance December 31, 2015
<b>Capital assets being depreciated:</b>			
Land improvements	\$ 1,290,835	\$ -	\$ 1,290,835
Office equipment	2,239	-	2,239
Rights-of-way	-	73,753	73,753
<b>Accumulated depreciation:</b>			
Land improvements	959,341	73,122	1,032,463
Office equipment	63	746	809
Rights-of-way	-	1,639	1,639
<b>Net capital assets</b>	<b>\$ 333,670</b>	<b>\$ (1,754)</b>	<b>\$ 331,916</b>

# Downtown Development Authority of the Charter Township of Van Buren

## Notes to Financial Statements December 31, 2015

### Note 6 - Long-term Debt

The Authority issues bonds to provide for the acquisition and construction of major capital facilities.

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Downtown Development Authority:							
2012 Revenue Bond:							
Amount of issue - \$4,900,000	2.00% -	\$190,000 -					
Maturing through 2032	3.75%	\$330,000	\$ 4,500,000	\$ -	\$ (195,000)	\$ 4,305,000	\$ 200,000
2014 Revenue Bond:							
Amount of issue - \$2,600,000	2.00%-	\$105,000 -					
Maturing through 2032	4.00%	\$180,000	2,440,000	-	(105,000)	2,335,000	105,000
2014 Bond Premium			11,332	-	(630)	10,702	630
Total bonds payable			6,951,332	-	(300,630)	6,650,702	305,630
Compensated absences			4,148	-	-	4,148	4,148
Total governmental activities			<u>\$ 6,955,480</u>	<u>\$ -</u>	<u>\$ (300,630)</u>	<u>\$ 6,654,850</u>	<u>\$ 309,778</u>

Annual debt service requirements to maturity for the above bonds and note obligations are as follows:

Years Ending December 31	Component Unit Activities		
	Principal	Interest	Total
2016	\$ 305,000	\$ 221,688	\$ 526,688
2017	310,000	214,538	524,538
2018	315,000	207,238	522,238
2019	330,000	197,788	527,788
2020-2024	1,790,000	834,288	2,624,288
2025-2029	2,125,000	518,163	2,643,163
2030-2032	1,465,000	113,985	1,578,985
Total	<u>\$ 6,640,000</u>	<u>\$ 2,307,688</u>	<u>\$ 8,947,688</u>

**Defeased Debt** - In prior years, the Authority defeased certain bonds by placing the proceeds in an irrevocable trust to provide for all future debt service payments on the old bonds. Accordingly, the trust account assets and liability for the defeased bonds are not included in the financial statements. At December 31, 2015, \$700,000 of bonds outstanding is considered to be defeased.

# **Downtown Development Authority of the Charter Township of Van Buren**

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**Notes to Financial Statements  
December 31, 2015**

## **Note 6 - Long-term Debt (Continued)**

**Future Revenue Pledged for Debt Payment** - The Authority has pledged a portion of future property tax revenue to repay \$4,500,000 and \$2,440,000 in DDA bonds issued in 2012 and 2014, respectively, to finance various capital improvements. The bonds are payable solely from the incremental property taxes captured by the Authority and are projected to produce 100 percent of debt service requirements over the life of the bonds. Principal and interest remaining on the bonds total \$8,947,688, payable through 2032. For the current year, principal and interest paid and total property tax captures were \$527,058 and \$1,227,307, respectively.

## **Note 7 - Risk Management**

The Authority is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The Authority is covered by insurance purchased by the Township for all claims.

## **Required Supplemental Information**

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# Downtown Development Authority of the Charter Township of Van Buren

## Required Supplemental Information Budgetary Comparison Schedule - Governmental Fund Year Ended December 31, 2015

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
<b>Revenue</b>				
Property taxes	\$ 1,200,000	\$ 1,225,000	\$ 1,227,307	\$ 2,307
Local Community Stabilization share appropriation	-	-	10,277	10,277
Interest income	30,000	33,000	54,653	21,653
Total revenue	1,230,000	1,258,000	1,292,237	34,237
<b>Expenditures</b>				
Administrative	443,502	506,935	467,318	39,617
Infrastructure improvements and other	2,554,500	1,951,045	1,274,159	676,886
Debt principal	300,000	300,000	300,000	-
Debt interest	227,688	227,688	227,688	-
Total expenditures	3,525,690	2,985,668	2,269,165	716,503
<b>Net Change in Fund Balance</b>	(2,295,690)	(1,727,668)	(976,928)	750,740
<b>Fund Balance - Beginning of year</b>	8,106,042	8,106,042	8,106,042	-
<b>Fund Balance - End of year</b>	<b>\$ 5,810,352</b>	<b>\$ 6,378,374</b>	<b>\$ 7,129,114</b>	<b>\$ 750,740</b>