

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

FINANCIAL STATEMENTS

SEPTEMBER 30, 2020

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and each major fund of the Dauphin County Industrial Development Authority (the "Authority"), a component unit of the County of Dauphin, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Authority, as of September 30, 2020, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.



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Adoption of Governmental Accounting Standards Board Principles

As discussed in Note 1 to the financial statements, in 2020 the Authority adopted the provisions of Governmental Accounting Standards Board's Statement No. 95, "Postponement of the Effective Dates of Certain Authoritative Guidance". Our opinion is not modified with respect to this matter.

Other Matters

Omission of Management's Discussion and Analysis

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

Harrisburg, Pennsylvania
June 30, 2021

Zelenkofske Axelrod LLC

Zelenkofske Axelrod LLC

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 STATEMENT OF NET POSITION (DEFICIT)
 SEPTEMBER 30, 2020

	Business-Type Activities Enterprise Funds					Total
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Fund	Infrastructure Bank Fund	
<u>ASSETS</u>						
CURRENT ASSETS						
Cash and cash equivalents	\$ 473,606	\$ 408,462	\$ -	\$ -	\$ -	\$ 882,068
Accounts receivable	1,000	12,600	-	-	-	13,600
Interest receivable	-	-	-	-	20,901	20,901
Due from related parties	-	95,326	-	478,257	1,015,368	1,588,951
Current portion of loans receivable, net	-	-	-	165,935	1,032,726	1,198,661
Current portion of investment in direct financing leases	383,463	-	-	-	-	383,463
Due from other funds	14,597	100,000	-	-	11,000	125,597
Other assets	254	-	-	-	-	254
TOTAL CURRENT ASSETS	872,920	616,388	-	644,192	2,079,995	4,213,495
NONCURRENT ASSETS						
Restricted cash and cash equivalents	1,175,146	10,590	2,714,603	58,035	4,689,763	8,648,137
Loans receivable, net of current portion	-	-	-	346,469	3,727,622	4,074,091
Investment in direct financing leases, net of current portion	6,142,739	-	-	-	-	6,142,739
Capital assets, nondepreciable	212,797	50,900	-	-	-	263,697
Capital assets, depreciable, net	5,913,428	848,092	-	-	-	6,761,520
TOTAL NONCURRENT ASSETS	13,444,110	909,582	2,714,603	404,504	8,417,385	25,890,184
TOTAL ASSETS	\$ 14,317,030	\$ 1,525,970	\$ 2,714,603	\$ 1,048,696	\$ 10,497,380	\$ 30,103,679
<u>LIABILITIES AND NET POSITION</u>						
CURRENT LIABILITIES						
Accounts payable	\$ 25,966	\$ 21,617	\$ 297,315	\$ 1,538	\$ 469,031	\$ 815,467
Accrued interest payable	21,655	4,922	-	-	-	26,577
Due to other funds	111,000	-	-	14,597	-	125,597
Due to related party	1,092,429	-	-	248,000	5,937,463	7,277,892
Due to other governments	-	-	-	-	3,294,179	3,294,179
Current portion of lease payable	-	1,643,500	-	-	-	1,643,500
Current portion of notes payable	442,281	-	-	-	-	442,281
TOTAL CURRENT LIABILITIES	1,693,331	1,670,039	297,315	264,135	9,700,673	13,625,493
NONCURRENT LIABILITIES						
Security deposits	-	10,590	-	-	-	10,590
Long-term notes payable	8,139,485	-	-	-	-	8,139,485
TOTAL NONCURRENT LIABILITIES	8,139,485	10,590	-	-	-	8,150,075
TOTAL LIABILITIES	9,832,816	1,680,629	297,315	264,135	9,700,673	21,775,568
NET POSITION						
Net investment in capital assets	4,070,661	(744,508)	-	-	-	3,326,153
Restricted for gaming program	-	-	2,417,288	-	-	2,417,288
Restricted for the revolving loan program	-	-	-	784,561	-	784,561
Restricted for infrastructure bank program	-	-	-	-	796,707	796,707
Unrestricted	413,553	589,849	-	-	-	1,003,402
TOTAL NET POSITION (DEFICIT)	\$ 4,484,214	\$ (154,659)	\$ 2,417,288	\$ 784,561	\$ 796,707	\$ 8,328,111

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (DEFICIT)
 YEAR ENDED SEPTEMBER 30, 2020

	Business-Type Activities Enterprise Funds					Total
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Fund	Infrastructure Bank Fund	
OPERATING REVENUES						
Project Fees:						
Parking fees	\$ -	\$ 75,600	\$ -	\$ -	\$ -	\$ 75,600
Miscellaneous fees	25,000	-	-	-	-	25,000
Gaming income	-	-	6,399,472	-	-	6,399,472
Infrastructure bank income	-	-	-	-	155,000	155,000
Rental income	-	300,405	-	-	-	300,405
TOTAL OPERATING REVENUES	25,000	376,005	6,399,472	-	155,000	6,955,477
OPERATING EXPENSES						
Professional fees	36,840	36,864	-	79	51,423	125,206
Building maintenance	-	60,609	-	-	-	60,609
Office supplies	1,573	-	-	73	-	1,646
Parking	1,377	8,000	-	-	-	9,377
Insurance	-	42,529	-	-	-	42,529
Advertising	25,041	-	-	-	-	25,041
Seminars and meetings	1,875	-	-	-	-	1,875
Telephone	1,700	-	-	-	-	1,700
Gaming	-	-	8,176,572	-	-	8,176,572
Other expenses	2,050	295	69	-	131	2,545
Depreciation	351,904	154,074	-	-	-	505,978
TOTAL OPERATING EXPENSES	422,360	302,371	8,176,641	152	51,554	8,953,078
OPERATING INCOME (LOSS)	(397,360)	73,634	(1,777,169)	(152)	103,446	(1,997,601)
NON-OPERATING REVENUES (EXPENSES)						
Interest income - cash and cash equivalents	510	38	13,350	-	-	13,898
Interest income - loans	-	-	-	5,990	29,484	35,474
Interest expense	(276,306)	(85,049)	-	-	(121,996)	(483,351)
Solar-farm project income	317,770	-	-	-	-	317,770
Solar-farm project expense	(87,665)	-	-	-	-	(87,665)
Subsidy from (to) related party	194,135	(157,800)	-	-	325,000	361,335
TOTAL NON-OPERATING REVENUES (EXPENSES)	148,444	(242,811)	13,350	5,990	232,488	157,461
TRANSFERS IN	-	-	-	100,000	-	100,000
TRANSFERS OUT	(100,000)	-	-	-	-	(100,000)
TOTAL TRANSFERS IN (OUT)	(100,000)	-	-	100,000	-	-
CHANGES IN NET POSITION	(348,916)	(169,177)	(1,763,819)	105,838	335,934	(1,840,140)
NET POSITION - Beginning of year	4,833,130	14,518	4,181,107	678,723	460,773	10,168,251
NET POSITION (DEFICIT) - End of year	\$ 4,484,214	\$ (154,659)	\$ 2,417,288	\$ 784,561	\$ 796,707	\$ 8,328,111

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 STATEMENT OF CASH FLOWS
 YEAR ENDED SEPTEMBER 30, 2020

	Business-Type Activities Enterprise Funds					Total
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Fund	Infrastructure Bank Fund	
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers and users	\$ 25,000	\$ 369,705	\$ 6,399,472	\$ 159,483	\$ 155,000	\$ 7,108,660
Payments to suppliers for goods and services	(55,393)	(135,568)	(8,359,728)	(178,614)	(51,554)	(8,780,857)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	<u>(30,393)</u>	<u>234,137</u>	<u>(1,960,256)</u>	<u>(19,131)</u>	<u>103,446</u>	<u>(1,672,197)</u>
CASH FLOWS FROM NON-CAPITAL AND RELATED FINANCING ACTIVITIES						
Due to (from) related party	-	-	-	(371,076)	(1,249,573)	(1,620,649)
Subsidy (to) from related party	180,845	(157,800)	-	-	(340,368)	(317,323)
Transfers (to) from other funds	(100,000)	-	-	100,000	-	-
Principal receipts on loans	-	-	-	-	1,147,654	1,147,654
Loan disbursements	-	-	-	-	3,642,455	3,642,455
Interest paid	-	-	-	-	(121,996)	(121,996)
Project loan interest income	-	-	-	5,990	33,684	39,674
NET CASH PROVIDED BY (USED IN) NON-CAPITAL AND RELATED FINANCING ACTIVITIES	<u>80,845</u>	<u>(157,800)</u>	<u>-</u>	<u>(265,086)</u>	<u>3,111,856</u>	<u>2,769,815</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Solar Farm income	317,770	-	-	-	-	317,770
Solar farm project disbursements	(87,665)	-	-	-	-	(87,665)
Lease proceeds	-	25,000	-	-	-	25,000
Payment of debt	(56,334)	-	-	-	-	(56,334)
Interest paid	(276,915)	(85,049)	-	-	-	(361,964)
NET CASH USED IN CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(103,144)</u>	<u>(60,049)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(163,193)</u>
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest income	510	38	13,350	-	-	13,898
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>510</u>	<u>38</u>	<u>13,350</u>	<u>-</u>	<u>-</u>	<u>13,898</u>
NET INCREASE (DECREASE) IN CASH	<u>(52,182)</u>	<u>16,326</u>	<u>(1,946,906)</u>	<u>(284,217)</u>	<u>3,215,302</u>	<u>948,323</u>
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>1,700,934</u>	<u>402,726</u>	<u>4,661,509</u>	<u>342,252</u>	<u>1,474,461</u>	<u>8,581,882</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 1,648,752</u>	<u>\$ 419,052</u>	<u>\$ 2,714,603</u>	<u>\$ 58,035</u>	<u>\$ 4,689,763</u>	<u>\$ 9,530,205</u>
CASH AND CASH EQUIVALENTS						
Unrestricted Cash	\$ 473,606	\$ 408,462	\$ -	\$ -	\$ -	\$ 882,068
Restricted Cash	1,175,146	10,590	2,714,603	58,035	4,689,763	8,648,137
Total	<u>\$ 1,648,752</u>	<u>\$ 419,052</u>	<u>\$ 2,714,603</u>	<u>\$ 58,035</u>	<u>\$ 4,689,763</u>	<u>\$ 9,530,205</u>

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 STATEMENT OF CASH FLOWS (CONTINUED)
 YEAR ENDED SEPTEMBER 30, 2020

	Business-Type Activities Enterprise Funds					Total
	Financing Fund	Property Management Fund	Gaming Fund	Revolving Loan Fund	Infrastructure Bank Fund	
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:						
Operating Income (Loss)	\$ (397,360)	\$ 73,634	\$ (1,777,169)	\$ (152)	\$ 103,446	\$ (1,997,601)
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities:						
Depreciation	351,904	154,074	-	-	-	505,978
(Increase) Decrease in Assets:						
Accounts receivable	-	(6,300)	-	-	-	(6,300)
Loans receivable	-	-	-	(20,517)	-	(20,517)
Increase (Decrease) in Liabilities:						
Accounts payable	15,063	12,729	(183,087)	1,538	-	(153,757)
NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	\$ (30,393)	\$ 234,137	\$ (1,960,256)	\$ (19,131)	\$ 103,446	\$ (1,672,197)
Noncash Investing, Capital, and Related Financing Activities						
County Payments for Investment in Direct Financing Lease	\$ 371,518	\$ -	\$ -	\$ -	\$ -	\$ 371,518
Change in Debt Related to Investment in Direct Financing Lease	(371,518)	-	-	-	-	(371,518)

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

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

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

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

A. Reporting Entity

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

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

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

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

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

C. Cash and Cash Equivalents

The Authority considers all highly-liquid debt instruments with a maturity of three months or less when purchased to be cash equivalents. Cash and cash equivalents at September 30, 2020 consist of cash held in bank accounts.

D. Loans Receivable

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Loans Receivable (Continued)

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

E. Direct Financing Lease Transactions

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

F. Restricted Assets

Restricted assets represent cash balances from gaming revenues which are restricted for the purpose of providing municipal grants; cash related to the revolving loan program which is restricted for the purpose of providing loans to businesses; security deposits for the property management fund; cash held for municipality loan draws within the infrastructure bank fund; and cash drawn down on the MDJ project within the financing fund which was unexpended at year end. At September 30, 2020, the restricted cash balance was \$8,648,137.

G. Use of Estimates

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

H. Capital Assets

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

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Long-Term Obligations

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

J. Net Position

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

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

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

K. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The government did not have any items that qualify for reporting in this category.

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

L. Adoption of Governmental Accounting Standards Board Statements

In May 2020, the GASB issued Statement No. 95, "Postponement of the Effective Dates of Certain Authoritative Guidance". GASB Statement No. 95 postponed the effective dates for GASB Statements No. 83, 84, 88, 89, 90, 91, and 93 by one year and GASB Statement No. 87 by 18 months. The effective date of Statement No. 95 was immediate. The adoption of this GASB statement had no effect on previously reported amounts.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Pending Changes in Accounting Principles

In January 2017, the GASB issued Statement No. 84, "Fiduciary Activities". The Authority is required to adopt the provisions of statement No. 84 for its fiscal year 2022 financial statements.

In June 2017, the GASB issued Statement No. 87, "Leases". The Authority is required to adopt Statement No. 87 for its fiscal year 2023 financial statements.

In June 2018, the GASB issued Statement No. 89, "Accounting for Interest Cost Incurred before the End of a Construction Period". The Authority is required to adopt Statement No. 89 for its fiscal year 2023 financial statements.

In August 2018, the GASB issued Statement No. 90, "Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61". The Authority is required to adopt Statement No. 90 for its fiscal year 2022 financial statements.

In May 2019, the GASB issued Statement No. 91, "Conduit Debt Obligations". The Authority is required to adopt Statement No. 91 for its fiscal year 2024 financial statements.

In January 2020, the GASB issued Statement No. 92, "Omnibus 2020". The Authority is required to adopt Statement No. 92 for its fiscal year 2023 financial statements.

In March 2020, the GASB issued Statement No. 93, "Replacement of Interbank Offered Rates". The Authority is required to adopt Statement No. 93 for its fiscal year 2021 financial statements, except for the requirements of paragraphs 11b, 13, and 14, which are effective for the Authority's fiscal year 2023 and 2022 financial statements.

In March 2020, the GASB issued Statement No. 94, "Public-Private and Public-Public Partnerships and Availability Payment Arrangements". The Authority is required to adopt Statement No. 94 for its fiscal year 2023 financial statements.

In May 2020, the GASB issued Statement No. 96, "Subscription-Based Information Technology Arrangements". The Authority is required to adopt the provisions of statement No. 96 for its fiscal year 2023 financial statements.

In June 2020, the GASB issued Statement No. 97, "Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans—an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32." The Authority is required to adopt statement No. 97 for its calendar year 2022 financial statements.

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 2: DEPOSITS

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

Deposits

Custodial Credit Risk. For deposits, custodial credit risk is the risk that in the event of failure of the counterparty, the Authority will not be able to recover the value of its deposits or collateral securities that are in the possession of an outside party. As of September 30, 2020, the Authority's cash balance was \$9,530,205, and its bank balance was \$9,930,423. At September 30, 2020, \$8,756,194 of the Authority's deposits were subject to custodial credit risk as it was collateralized under Act 72 of the 1971 session of the Pennsylvania General Assembly for the protection of public depositors. The Authority does not have a formal policy to limit its exposure to custodial credit risk.

NOTE 3: CAPITAL ASSETS

The following is a summary of changes in capital assets for business-type activities for the year ended September 30, 2020:

	Balance at October 1, 2019	Additions	Disposals	Balance at September 30, 2020
Capital assets, not being depreciated				
Land	\$ 263,697	\$ -	\$ -	\$ 263,697
Total capital assets, not depreciated	263,697	-	-	263,697
Capital assets, being depreciated:				
Buildings held for lease	474,354	-	-	474,354
Building improvements	2,133,189	-	-	2,133,189
Office furniture and equipment	14,521	-	-	14,521
Equipment - Solar Farm, Phase I	4,829,816	-	-	4,829,816
Equipment - Solar Farm, Phase II	3,967,771	-	-	3,967,771
Total capital assets, being depreciated	11,419,651	-	-	11,419,651
Less accumulated depreciation for:				
Buildings held for lease	(171,955)	(11,859)	-	(183,814)
Building improvements	(1,433,422)	(142,215)	-	(1,575,637)
Office furniture and equipment	(14,521)	-	-	(14,521)
Equipment - Solar Farm, Phase I	(1,554,054)	(193,193)	-	(1,747,247)
Equipment - Solar Farm, Phase II	(978,201)	(158,711)	-	(1,136,912)
Total accumulated depreciation	(4,152,153)	(505,978)	-	(4,658,131)
Total capital assets, being depreciated, net	7,267,498	(505,978)	-	6,761,520
Total capital assets, net	\$ 7,531,195	\$ (505,978)	\$ -	\$ 7,025,217

Depreciation expense was \$154,074 in the Property Management Fund and \$351,904 in the Financing Fund for the year ended September 30, 2020.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 4: LOANS RECEIVABLE

Financing Fund

On April 1, 2007 the Authority entered into a loan agreement with Tuscano Pizza & Grill, Inc. in the amount of \$100,000 at a fixed interest rate of 6.0%. The agreement required Tuscano Pizza & Grill, Inc. to make monthly principal and interest payments of \$1,933 to the Authority for 60 consecutive months beginning on May 1, 2007. In February 2009 this loan agreement was amended, requiring Tuscano Pizza & Grill, Inc to make monthly principal and interest payments of \$1,007 for 84 consecutive months beginning on March 1, 2009 on the remaining balance of \$76,187. The new loan agreement carries a fixed interest rate of 3.0%. The amount outstanding on the loan as of September 30, 2020 is \$32,490 which is fully reserved on the financial statements.

Revolving Loan Fund

In July, 2008 the Authority entered into a loan agreement with Trinity Harvest in the amount of \$50,000 at a fixed interest rate of 3.0%. The agreement required Trinity Harvest to make monthly principal and interest payments of \$898 to the Authority for 60 consecutive months beginning on October 1, 2008. The amount outstanding on the loan as of September 30, 2020 is \$33,345 which is fully reserved on the financial statements.

On October 9, 2013, the Authority entered into a loan agreement with Probitas Technology, Inc. in the amount of \$100,000 at a fixed rate of 2.5%. The agreement required Probitas Technology, Inc. to make monthly principal and interest payments of \$1,775 to the Authority for 60 consecutive months beginning on December 1, 2013. The amount outstanding on the loan as of September 30, 2020 is \$68,044.

On February 17, 2015, the Authority amended an existing loan agreement with Dewberry, LLC in the amount of \$248,000 at a fixed rate of 3.0%. The agreement requires Dewberry, LLC to make monthly principal and interest payments of \$4,456.24 to the Authority for 60 consecutive months beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2020 is \$22,115.

On March 6, 2015, the Authority entered into a loan agreement with Harristown Development Corporation in the amount of \$100,000 at a fixed rate of 3.25%. The agreement requires Harristown Development Corporation to make monthly principal and interest payments of \$1,808 to the Authority for 60 consecutive months beginning on April 1, 2015. The amount outstanding on the loan as of September 30, 2020 is \$1,803.

On July 8, 2015, the Authority entered into a loan agreement with Robert and Susan Louer (Street Stores) in the amount of \$55,400 at a fixed rate of 3.25%. The agreement requires Street Stores to make monthly principal and interest payments of \$1,002 to the Authority for 60 consecutive months beginning on August 1, 2015. The amount outstanding on the loan as of September 30, 2020 is \$1,995.

On March 20, 2017, the Authority entered into a loan agreement with Steelton Borough in the amount of \$80,000 at a fixed rate of 2.80%. The agreement requires Steelton Borough to make monthly principal and interest payments of \$1,430.40 to the Authority for 60 consecutive months beginning September 1, 2017. The amount outstanding on the loan as of September 30, 2020 is \$37,387.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 4: LOANS RECEIVABLE (CONTINUED)

Revolving Loan Fund (Continued)

On August 11, 2017, the Authority entered into a loan agreement with Harristown Enterprises, Inc. in the amount of \$100,000 at a fixed rate of 3.50%. The agreement requires Harristown Enterprises, Inc. to make monthly principal and interest payments of \$1,819.17 to the Authority for 60 consecutive months beginning September 1, 2017. The amount outstanding on the loan as of September 30, 2020 is \$42,108.

On September 5, 2017, the Authority entered into a loan agreement with Tres, LLC in the amount of \$100,000 at a fixed rate of 3.25%. The agreement requires Tres, LLC to make monthly principal and interest payments of \$1,808.00 to the Authority for 60 consecutive months beginning October 1, 2017. The amount outstanding on the loan as of September 30, 2020 is \$90,714.

On June 15, 2018, the Authority entered into a loan agreement with Pop's House in the amount of \$50,000 at a fixed rate of 3.00%. The agreement requires Pop's House to make monthly principal and interest payments of \$898.43 to the Authority for 60 consecutive months beginning July 15, 2018. The amount outstanding on the loan as of September 30, 2020 is \$33,345.

On August 1, 2019, the Authority entered into a loan agreement with GPS Solutions in the principal amount of \$35,000 at a fixed rate of 3.00%. The agreement requires GPS Solutions to make monthly principal and interest payments of \$628.90 to the Authority for 60 consecutive months beginning August 1, 2019. The amount outstanding on the loan as of September 30, 2020 is \$34,893.

On March 1, 2020, the Authority entered into a loan agreement with Q. Jones in the principal amount of \$80,000 at a fixed rate of 3.00%. The agreement requires Q. Jones to make monthly principal and interest payments of \$1,437.50 to the Authority for 60 consecutive months beginning April 1, 2020. The amount outstanding on the loan as of September 30, 2020 is \$80,000.

On March 1, 2020, the Authority entered into a loan agreement with KRP in the principal amount of \$100,000 at a fixed rate of 3.00%. The agreement requires KRP to make monthly principal and interest payments of \$1,796.87 to the Authority for 60 consecutive months beginning April 1, 2020. The amount outstanding on the loan as of September 30, 2020 is \$100,000.

Due to the Coronavirus pandemic, all loan payments not received during the year were not considered delinquent and those Organization's loans were deferred one year for collections.

Loans Receivable at September 30, 2020 is as follows:

	<u>Revolving Loan Fund</u>
Displayed as:	
Current Portion	\$ 165,935
Noncurrent Portion	<u>346,469</u>
	<u>\$ 512,404</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 5: RELATED PARTIES

The County of Dauphin

Financial relationship – The County of Dauphin (“County”) pays for all significant management and administrative costs required to operate the Authority on a day-to-day basis. The Authority’s management and support staff are employees of the County and other significant operating expenses such as telephone service, office maintenance and insurance are paid for by the County. The amount of the County’s support and the corresponding operating costs are not reported as revenue and expenses in the Authority’s financial statements. The County also provides significant operating revenue, primarily through Gaming distributions passed-through to the Authority. Gaming revenue from the County was \$6,399,472 in 2020 representing approximately 92% of total operating revenue.

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

Other related organizations

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

The Dauphin County Department of Community and Economic Development (DCDCED) which is an internal department of the County, not a separate entity; The Dauphin County Economic Development Corporation (DCEDC), a nonprofit corporation created by the County to partner in real estate development projects and to channel grant funding to communities and organizations in need of community and economic development assistance. DCEDC leases office space from the AUTHORITY under a year to year operating lease. During the year, the Authority made transfers to DCEDC in the amount of \$157,800 as parking rental subsidy for the Market Square Garage and property management support.

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 5: RELATED PARTIES (CONTINUED)

Due From / Due To Related Parties

Amounts due from / due to related parties as of September 30, 2020 consist of the following:

Due From Related Parties:

Property Management Fund	
Amount due from DCEDC for building rent	\$ 35,326
Amount due from DCEDC for Market Square Garage operating expenses	60,000
Revolving Loan Fund	
Amount due from DCEDC for debt service payment	107,181
Amount due from DCEDC for COVID grants	371,076
Infrastructure Bank Fund	
Amount due from Dauphin County, program liquid fuels allocation	350,000
Amount due from Dauphin County, Dauphin Borough loan funds	<u>665,368</u>
Total Amount Due from Related Parties	<u>\$ 1,588,951</u>

Due to Related Parties:

Revolving Loan Fund	
Amount due to Dauphin County for the Dewberry Loan	\$ 248,000
Financing Fund	
Amount due to DCEDC – Operating costs for Solar Farm expenses	30,500
Amount due to DCEDC – Restricted Tourism Funds invested in the Authority – Charles Schwab Account	1,061,919
Infrastructure Bank Fund	
Amount due to Dauphin County for PIB Loan MOU	<u>5,937,463</u>
Total Amount Due to Related Parties	<u>\$ 7,277,892</u>

NOTE 6: DIRECT FINANCING LEASES

On December 1, 2010 the Authority entered into a lease agreement with the County of Dauphin for a building for a twenty-year term. The lease requires the County to make payments equal to the principal and interest of the Authority's Series of 2010 Guaranteed Lease Revenue Note. The County has the right to purchase the leased building for the sum of one dollar, plus the amount, if any, required to pay in full the outstanding balance due under the Authority's Series of 2010 Guaranteed Lease Revenue Note. The amount of the lease outstanding at September 30, 2020 is \$201,202.

On December 17, 2013 the Authority entered into a lease agreement with the County of Dauphin for a building for a twenty-year term. The lease requires the County make payments equal to the principal and interest of the Authority's Series of 2013 Guaranteed Lease Revenue Note (Cameron Street). The County has the right to purchase the leased property for the sum of one dollar, plus the amount, if any, required to pay in full the outstanding balance due under the Authority's Series of 2013 Guaranteed Lease Revenue Note. The amount of the lease outstanding at September 30, 2020 is \$6,325,000.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 6: DIRECT FINANCING LEASES (CONTINUED)

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

Years Ending September 30,		
2021	\$	581,709
2022		581,444
2023		581,835
2024		626,042
2025		666,033
2026-2030		3,202,944
2031-2034		<u>2,300,418</u>
	\$	<u>8,540,425</u>

The net investment in direct financing lease consists of the following at September 30, 2020:

Total Minimum Lease Payments to be Received	\$	8,540,425
Less: Unearned Interest Income		<u>(2,014,223)</u>
	\$	<u>6,526,202</u>
Current Portion	\$	383,463
Noncurrent Portion		<u>6,142,739</u>
	\$	<u>6,526,202</u>

On October 30, 2018, the Dauphin County Economic Development Corporation (the "DCEDC") leased a building (the "Veterans Building") owned by the Authority. The term of the lease is October 30, 2018 through November 15, 2020. The lease required the DCEDC to issue debt and remit the debt proceeds, less issuance costs, to the Authority to permit the Authority to retire the debt obligations on the Veterans Building.

On October 30, 2018, the DCEDC issued a Guaranteed Note, Series A of 2018, to Members 1st Federal Credit Union (the "Credit Union") in the amount of \$1,618,500, the proceeds of which, less issuance costs, were paid to the Authority under the lease in satisfaction of all lease rental payments due on the lease between the DCEDC and the Authority. The Note bears interest at 3.7% and requires interest only payments for 24 months at which time the entire Note principal of \$1,618,500 is due and payable on November 1, 2020.

The Guaranteed Note between the DCEDC and the Credit Union is secured by a first-priority leasehold mortgage lien and assignment of rents on the real property located at 112 Market Street, Harrisburg, PA (the Veterans Building). The Note is further secured by a guarantee agreement, dated October 30, 2018, between the County of Dauphin, and the Credit Union. Under the guarantee agreement, the County guarantees full and prompt payment of the principal and interest on the Note between the DCEDC and the Credit Union.

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
 (COMPONENT UNIT OF DAUPHIN COUNTY)
 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 6: DIRECT FINANCING LEASES (CONTINUED)

The lease between the DCEDC and the Authority also required the DCEDC to sublease the Veterans Building back to the Authority. On October 30, 2018, the DCEDC entered a sublease agreement with the Authority, whereby the Authority would pay sublease rentals adequate to allow the DCEDC to meet the debt service payments on the Note issued by the DCEDC. The sublease was also assigned by the DCEDC to the Credit Union as security under the Note.

On September 1, 2020, the DCEDC refinanced the Guaranteed Note, Series A of 2018, to Members 1st Federal Credit Union (the "Credit Union") in the amount of \$1,643,500. The Note bears interest at 3.7% and requires interest only payments for 24 months at which time the entire Note principal of \$1,643,500 is due and payable on November 1, 2022. With the refinancing of the Guaranteed Note, the County guarantee as well as the lease and sublease between the DCEDC and the Authority (as described above) were extended through the Notes maturity date of November 1, 2022.

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

Years Ending September 30,	
2021	\$ 60,812
2022	60,812
2023	<u>1,653,663</u>
	<u>\$ 1,775,287</u>

The net direct financing lease consists of the following at September 30, 2020:

Total Minimum Lease Payments to be Received	\$ 1,775,287
Less: Unearned Interest Income	<u>(131,787)</u>
	<u>\$ 1,643,500</u>
Current Portion	\$ -
Noncurrent Portion	<u>1,643,500</u>
	<u>\$ 1,643,500</u>

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(COMPONENT UNIT OF DAUPHIN COUNTY)
NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 7: CONDUIT DEBT

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

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

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

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

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

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

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

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

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 7: CONDUIT DEBT (CONTINUED)

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

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

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

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

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

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

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

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

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

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 7: CONDUIT DEBT (CONTINUED)

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

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

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

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

NOTE 8: LONG-TERM OBLIGATIONS

Financing Fund

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

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

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

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

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 13,463	\$ 14,046	7.00%	2021
14,435	13,074	7.00%	2022
15,478	12,031	7.00%	2023
16,567	10,942	7.00%	2024
17,793	9,717	7.00%	2025
110,185	27,361	7.00%	2026-2030
13,281	473	7.00%	2031
<u>\$ 201,202</u>	<u>\$ 87,644</u>		

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 8: LONG-TERM OBLIGATIONS (CONTINUED)

Financing Fund (Continued)

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

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

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

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

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 370,000	\$ 184,200	3.00%	2021
381,000	172,935	3.00%	2022
393,000	161,325	3.00% / 4.85%	2023
405,000	193,533	4.85%	2024
417,000	221,524	4.85%	2025
2,278,000	787,398	4.85%	2026-2030
2,081,000	205,664	4.85%	2031-2033
<u>\$ 6,325,000</u>	<u>\$ 1,926,579</u>		

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

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

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

<u>Principal</u>	<u>Interest</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
\$ 58,818	\$ 78,628	3.80%	2021
61,106	76,340	3.80%	2022
63,483	133,644	3.80% / Variable	2023
65,759	188,653	Variable	2024
68,511	181,410	Variable	2025
384,485	796,702	Variable	2026-2030
465,346	583,910	Variable	2031-2035
563,174	326,466	Variable	2036-2040
324,882	50,023	Variable	2041-2042
<u>\$ 2,055,564</u>	<u>\$ 2,415,776</u>		

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 8: LONG-TERM OBLIGATIONS (CONTINUED)

The following is a summary of long-term debt for the year ended September 30, 2020:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020	Due Within One Year
Guaranteed lease revenue notes:					
Series of 2010	\$ 213,720	\$ -	\$ (12,518)	\$ 201,202	\$ 13,463
Series of 2013 (Cameron)	6,684,000	-	(359,000)	6,325,000	370,000
Subtotal	6,897,720	-	(371,518)	6,526,202	383,463
2017 Guaranteed Note	2,111,898	-	(56,334)	2,055,564	58,818
Total	\$ 9,009,618	\$ -	\$ (427,852)	\$ 8,581,766	\$ 442,281

In October 2018, the Dauphin County Economic Development Corporation issued a Guaranteed Lease Revenue Note, Series A of 2018, in the amount of \$1,618,500. The proceeds of the Note were used to refinance the 2010 Commercial Term Loan and 2012 Guaranteed Revenue Note of the Authority. See Note 6 for additional information on the refinancing transaction and resulting lease.

NOTE 9: INFRASTRUCTURE BANK

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

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

Loans Receivable

On May 15, 2014 the County entered into a loan agreement with Londonderry Township in the amount of \$925,000 at a fixed interest rate of 0.50%. The agreement allows for Londonderry Township to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires Londonderry Township to make annual principal and interest payments of \$94,887 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2020 is \$374,850 with no additional funds available for Londonderry Township to borrow.

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NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 9: INFRASTRUCTURE BANK (CONTINUED)

Loans Receivable (Continued)

On May 21, 2014 the County entered into a loan agreement with Derry Township in the amount of \$256,960 at a fixed interest rate of 0.50%. The agreement allows for Derry Township to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires Derry Township to make annual principal and interest payments of \$26,357 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2020 is \$35,666 with an additional \$68,457 available for Derry Township to borrow.

On May 21, 2014 the County entered into a loan agreement with Middletown Borough in the amount of \$1,500,000 at a fixed interest rate of 0.50%. The agreement allows for Middletown Borough to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires Middletown Borough to make annual principal and interest payments of \$153,858 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2020 is \$607,814 with no additional funds available for Middletown Borough to borrow.

On August 7, 2014 the County entered into a loan agreement with West Hanover Township in the amount of \$825,000 at a fixed interest rate of 0.50%. The agreement allows for West Hanover Township to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires West Hanover Township to make annual principal and interest payments of \$84,533 to the Authority for 10 consecutive years beginning on January 1, 2015. The amount outstanding on the loan as of September 30, 2020 is \$333,946 with no additional funds available for West Hanover Township to borrow.

On May 1, 2015 the County entered into a loan agreement with the Township of Swatara in the amount of \$1,500,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Swatara to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Swatara to make annual principal and interest payments of \$153,900 to the Authority for 10 consecutive years beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2020 is \$731,008 with an additional \$27,084 available for Swatara Township to borrow.

On May 15, 2015 the County entered into a loan agreement with the Township of Lower Swatara in the amount of \$500,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Lower Swatara to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Lower Swatara to make annual principal and interest payments of \$51,290 to the Authority for 10 consecutive years beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2020 is \$252,648 with no additional funds available for Lower Swatara Township to borrow.

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 NOTES TO FINANCIAL STATEMENTS (CONTINUED)
 SEPTEMBER 30, 2020

NOTE 9: INFRASTRUCTURE BANK (CONTINUED)

Loans Receivable (Continued)

On June 15, 2015 the County entered into a loan agreement with the Township of Susquehanna in the amount of \$4,800,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Susquehanna to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Susquehanna to make annual principal and interest payments of \$492,181 to the Authority for 10 consecutive years beginning on January 1, 2016. The amount outstanding on the loan as of September 30, 2020 is \$2,424,416 with no additional funds available for Susquehanna Township to borrow.

Loans Receivable at September 30, 2020 is as follows:

	<u>Infrastructure Bank Fund</u>
Displayed as:	
Current Portion	\$ 1,032,726
Noncurrent Portion	<u>3,727,622</u>
	<u>\$ 4,760,348</u>

Due to Related Party

Through the creation of the Infrastructure Bank, Dauphin County established an MOU with the Authority in which the Authority acts as the administrator of the program. Although the MOU gives the administrative rights to the Authority, the debt remains in the name of Dauphin County. As the debt service payments from the Municipalities are collected by the Authority, they will be applied against the County loan. The County has also budgeted to contribute \$350,000 annually of their Liquid Fuels allocation to assist in the repayment of the loan. As of September 30, 2020, \$5,937,463 is due to Dauphin County for the repayment of the Infrastructure Bank loan.

Due to Other Governments

On May 11, 2016 the County entered into a loan agreement with the Township of Middle Paxton in the amount of \$1,212,000 at a fixed interest rate of 0.50%. The agreement allows for the Township of Middle Paxton to draw funds and make payments similar to a line of credit arrangement with a structured payment schedule. The agreement requires the Township of Middle Paxton to make annual principal and interest payments of \$124,334 to the Authority for 10 consecutive years beginning on January 1, 2017. The Township of Middle Paxton has made regularly scheduled payments in excess of the amounts previously drawn and is currently owed \$17,805 which is included in Due to Other Governments.

On October 10, 2019 the County entered into a loan agreement with the Borough of Dauphin in the amount of \$700,00 at a fixed interest rate of 2.48%. Of the proceeds, \$665,368 were used to fund the project, while the remaining funds were used to pay closing costs on the loan. The agreement allows for the Borough of Dauphin to draw funds from the Authority for project expenditures. The agreement requires the Borough of Dauphin to make annual principal and semi-annual interest payments to PNC Bank for 15 consecutive years beginning on December 1, 2019. As of September 30, 2020, \$81,151 is available for the Borough of Dauphin to borrow.

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 SEPTEMBER 30, 2020

NOTE 9: INFRASTRUCTURE BANK (CONTINUED)

Due to Other Governments (Continued)

On December 23, 2019 the County entered into a loan agreement with the Township of Susquehanna in the amount of \$1,550,000 at a fixed interest rate of 2.33%. Of the proceeds, \$1,502,500 were used to fund the project, while the remaining funds were used to pay closing costs on the loan. The agreement allows for the Township of Susquehanna to draw funds from the Authority for project expenditures. The agreement requires the Township of Susquehanna to make annual principal and semi-annual interest payments to PNC Bank for 10 consecutive years beginning on June 1, 2020. As of September 30, 2020, \$1,502,500 is available for the Township of Susquehanna to borrow.

On December 23, 2019 the County entered into a loan agreement with the Borough of Royaltown in the amount of \$1,818,000 at a fixed interest rate of 2.33%. Of the proceeds, \$1,768,000 were used to fund the project, while the remaining funds were used to pay closing costs on the loan. The agreement allows for the Borough of Royaltown to draw funds from the Authority for project expenditures. The agreement requires the Borough of Royaltown to make annual principal and semi-annual interest payments to PNC Bank for 10 consecutive years beginning on June 1, 2020. As of September 30, 2020, \$1,692,723 is available for the Borough of Royaltown to borrow.

NOTE 10: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance. There were no significant reductions in insurance coverages during 2020. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

NOTE 11: INTERFUND RECEIVABLES / PAYABLES

Interfund receivables / payables are for interfund loans.

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

NOTE 12: INTERFUND TRANSFERS

Interfunds transfers are for operating support.

	<u>Transfer In</u>	<u>Transfer Out</u>
Enterprise Funds:		
Revolving Loan Fund	\$ 100,000	\$ -
Financing Fund	-	100,000
Total Interfund Transfers	\$ 100,000	\$ 100,000

DAUPHIN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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NOTES TO FINANCIAL STATEMENTS (CONTINUED)
SEPTEMBER 30, 2020

NOTE 13: COMMITMENTS

The Authority has Gaming grant contractual commitments at September 30, 2020, of \$5,044,159 of which \$2,714,603 is currently available for projects directly assisting businesses and municipalities county-wide in the areas of both economic and community development. In February 2021, the Authority had gaming fund draws from Dauphin County in the amount of \$650,000 to cover the remaining contractual commitments.

NOTE 15: RISKS AND UNCERTAINTIES

As the effects of the Coronavirus pandemic continue to evolve and are dependent upon future developments, the impact of the Coronavirus on the Authority's operations and financial results are uncertain at this time.

NOTE 15: SUBSEQUENT EVENTS

On March 30, 2021 the Authority finalized the sale of a building (the "Veterans Building") for the price of \$1,925,000 to Harristown Development Corporation.

The Authority has evaluated all subsequent events through the report issuance date. No matters of audit significance have been noted except as described above.