



CLARK SCHAEFER HACKETT
BUSINESS ADVISORS

**CITY OF WORTHINGTON COMMUNITY IMPROVEMENT
CORPORATION (A COMPONENT UNIT OF THE CITY OF
WORTHINGTON, OHIO)**

FRANKLIN COUNTY

REGULAR AUDIT

FOR THE YEAR ENDED DECEMBER 31, 2020



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Columbus, Ohio 43215
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(800) 282-0370

Board Members
City of Worthington Community Improvement Corporation
6550 North High Street
Worthington, Ohio 43085

We have reviewed the *Independent Auditors' Report* of the City of Worthington Community Improvement Corporation, Franklin County, prepared by Clark, Schaefer, Hackett & Co., for the audit period January 1, 2020 through December 31, 2020. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The City of Worthington Community Improvement Corporation is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Keith Faber".

Keith Faber
Auditor of State
Columbus, Ohio

July 08, 2021

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INDEPENDENT AUDITORS' REPORT

Worthington Community Improvement Corporation
Worthington, Ohio:

Report on the Financial Statements

We have audited the accompanying financial statements of the Worthington Community Improvement Corporation (the "Corporation"), a component unit of City of Worthington, Ohio, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Worthington Community Improvement Corporation as of December 31, 2020, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2021 on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

Clark, Schaefer, Hackett & Co.

Columbus, Ohio
June 23, 2021

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Management's Discussion and Analysis - Unaudited
For the Year Ended December 31, 2020

The management's discussion and analysis of the City of Worthington Community Improvement Corporation's (CIC) financial performance provides an overall review of the CIC's financial activities for the year ended December 31, 2020. The intent of this discussion and analysis is to look at the CIC's financial performance as a whole; readers should also review the notes to the basic financial statements and financial statements to enhance their understanding of the CIC's financial performance.

FINANCIAL HIGHLIGHTS

Key financial highlights for 2020 are as follows:

- Total net position as of December 31, 2020 was \$594,609.
- The CIC entered into an option agreement for the purchase of two properties. The CIC paid \$18,600 for a two year option period.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of various financial statements and notes to those statements as well as the management's discussion and analysis. The basic financial statements include the *Statement of Net Position* and *Statement of Revenues, Expenses and Changes in Net Position*. These statements provide information about the financial activities of the CIC.

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Management's Discussion and Analysis - Unaudited
For the Year Ended December 31, 2020

FINANCIAL ANALYSIS OF THE CIC

The following table provides a comparison of the CIC's net position at December 31, 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Cash and Cash Equivalents	\$159,470	\$192,900
Property Purchase Option	18,600	0
Real Estate Held for Development	428,372	428,372
Total Assets	<u>606,442</u>	<u>621,272</u>
Other Liabilities	11,833	11,489
Total Liabilities	<u>11,833</u>	<u>11,489</u>
Net Position		
Unrestricted	594,609	609,783
Total Net Position	<u><u>\$594,609</u></u>	<u><u>\$609,783</u></u>

Net Position can serve as a useful indicator of an entity's financial health. As of December 31, 2020, the CIC's net position totaled \$594,609. The CIC does not maintain any debt.

Changes in Net Position – The following table provides a comparison of the changes in net position for 2020 and 2019:

	<u>2020</u>	<u>2019</u>
Operating Revenues:		
Rental Income	\$0	\$1,400
Total Operating Revenues	<u>0</u>	<u>1,400</u>
Operating Expenses:		
Professional Fees and Contract Fees	3,680	4,310
Property Taxes	11,833	10,897
Total Operating Expenses	<u>15,513</u>	<u>15,207</u>
Operating Loss	(15,513)	(13,807)
Non-Operating Revenues (Expenses):		
Investment Income	339	427
Total Non-Operating Revenues (Expenses)	<u>339</u>	<u>427</u>
Change in Net Position	(15,174)	(13,380)
Beginning Net Position	609,783	623,163
Ending Net Position	<u><u>\$594,609</u></u>	<u><u>\$609,783</u></u>

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Management's Discussion and Analysis - Unaudited
For the Year Ended December 31, 2020

REAL ESTATE HELD FOR DEVELOPMENT

At the end of 2020 the CIC had \$428,372 of real estate held for development. The following table shows 2020 and 2019 balances:

	<u>2020</u>	<u>2019</u>	<u>Increase (Decrease)</u>
Real Estate Held for Development	<u>\$428,372</u>	<u>\$428,372</u>	<u>\$0</u>
Totals	<u><u>\$428,372</u></u>	<u><u>\$428,372</u></u>	<u><u>\$0</u></u>

Additional information on the real estate held by the CIC can be found in Note 4.

DEBT

The CIC has no debt.

CURRENT FINANCIAL RELATED ACTIVITIES

The CIC is sponsored by the City of Worthington. The CIC is primarily reliant upon city contributions for its funding.

The CIC was formed to serve the community in revitalization and enhancement efforts to improve properties and the business environment by advancing, encouraging and promoting industrial, commercial and civic development. The CIC was formed in compliance with Ohio Revised Code Section 1724.02 and shall have the powers as defined.

During 2016, the City Council of the City of Worthington approved Ordinances 08-2016 and 37-2016 authorizing the CIC to enter into lease agreements with Sew to Speak, LLC and COhatch Worthington, LLC for portions of the Kilbourne Memorial Library Building, located at 752 High Street, Worthington, Ohio. The City of Worthington maintains the ownership of the property located at 752 High Street, Worthington, Ohio with the CIC administering the lease agreements.

CONTACT FOR CIC'S FINANCIAL MANAGEMENT

This financial report is designed to provide our clients and creditors with a general overview of the CIC's finances and to show the CIC's accountability for the money it receives. Should you have questions regarding this report or need additional financial information for the CIC, please contact Scott F. Bartter, City of Worthington Finance Director, 6550 North High Street, Worthington, OH 43085.

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Statement of Net Position
December 31, 2020

Assets	
Current Assets:	
Cash and Cash Equivalents	\$ 159,470
Property Purchase Option	18,600
Total Current Assets	<u>178,070</u>
Noncurrent Assets:	
Real Estate Held for Development	<u>428,372</u>
Total Assets	<u><u>606,442</u></u>
Liabilities	
Current Liabilities:	
Property Taxes Payable	<u>11,833</u>
Total Liabilities	<u>11,833</u>
Net Position	
Unrestricted	<u>594,609</u>
Total Net Position	<u><u>\$ 594,609</u></u>

See accompanying notes to the basic financial statements

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Statement of Revenues, Expenses and Changes in Net Position
For The Year Ended December 31, 2020

Operating Revenues:	
Total Operating Revenues	<u>\$ 0</u>
Operating Expenses:	
Professional Fees and Contract Fees	3,680
Property Taxes	<u>11,833</u>
Total Operating Expenses	<u>15,513</u>
Operating Loss	(15,513)
Non-Operating Revenues (Expenses):	
Investment Income	<u>339</u>
Total Non-Operating Revenues (Expenses)	<u>339</u>
Change in Net Position	(15,174)
Net Position Beginning of Year	<u>609,783</u>
Net Position End of Year	<u><u>\$ 594,609</u></u>

See accompanying notes to the basic financial statements

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Statement of Cash Flows
For the Year Ended December 31, 2020

<u>Cash Flows from Operating Activities:</u>	
Cash Payments for Fees and Taxes	(\$15,169)
Net Cash Used by Operating Activities	<u>(15,169)</u>
<u>Cash Flows from Capital and Related Financing Activities:</u>	
Real Estate Purchase Option	(18,600)
Net Cash Used by Capital and Related Financing Activities	<u>(18,600)</u>
<u>Cash Flows from Investing Activities:</u>	
Cash Received from Investment Income	339
Net Cash Provided by Investing Activities	<u>339</u>
Net Decrease in Cash and Cash Equivalents	(33,430)
Cash and Cash Equivalents at Beginning of Year	192,900
Cash and Cash Equivalents at End of Year	<u><u>\$159,470</u></u>
<u>Reconciliation of Operating Loss to Net Cash</u>	
<u>Used by Operating Activities:</u>	
Operating Loss	(\$15,513)
Adjustments to Reconcile Operating Loss to	
Net Cash Used by Operating Activities:	
Changes in Assets and Liabilities:	
Increase in Property Taxes Payable	344
Total Adjustments	<u>344</u>
Net Cash Used by Operating Activities	<u><u>(\$15,169)</u></u>
See accompanying notes to the basic financial statements	

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Notes to the Basic Financial Statements
For the Year Ended December 31, 2020

NOTE 1 – DESCRIPTION OF THE REPORTING ENTITY

The City of Worthington Community Improvement Corporation (CIC) was formed pursuant to passage of City of Worthington Ordinance 13-2006, passed April 3, 2006 and incorporated as a not-for-profit corporation under Title XVII, Chapters 1702 and 1724 of the Ohio Revised Code for the purpose of advancing, encouraging and promoting the industrial, economic, commercial and civic development of the City of Worthington and its environment. The CIC is designated by the City of Worthington as its agency for the industrial, commercial, distribution and research development in the City of Worthington, in order to promote health, safety, morals and general welfare of the residents of the City of Worthington.

The CIC Board of Directors is comprised of ten members. Not less than two-fifths (2/5) of the membership of the governing board of the CIC shall be appointed or elected officers of the City of Worthington.

The City of Worthington (the “City”) is a charter municipal corporation, incorporated under the laws of the State of Ohio. In accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, *“The Financial Reporting Entity,”* as amended by GASB Statement No. 39, *“Determining Whether Certain Organizations Are Component Units”* and GASB Statement No. 61, *“The Financial Reporting Entity; Omnibus,”* the City’s primary government and basic financial statements include component units which are defined as legally separate organizations for which the City is financially accountable. Financial accountability is defined as the appointment of a voting majority of the organization’s board and either 1) the City’s ability to impose its will over the organization, or 2) the possibility that the organization will provide a financial benefit or impose a financial burden to the City. The CIC is a legally separate entity and is reported by the City as a discretely presented component unit in the City’s basic financial statements. The CIC does not have any component units and does not include any other organizations in its presentation. The CIC’s management believes these basic financial statements present all activities for which the CIC is financially accountable.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These basic financial statements of the CIC have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Notes to the Basic Financial Statements
For the Year Ended December 31, 2020

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Basis of Accounting

The basic financial statements of the CIC are prepared using the accrual basis of accounting in conformity with GAAP.

B. Basis of Presentation

The CIC's basic financial statements consist of a statement of net position, a statement of revenues, expenses and changes in net position, and a statement of cash flows.

The CIC distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally resulted from providing services in connection with the CIC's principal ongoing operation. The principal operating revenues of the CIC are contributions from the City and rental income. No contributions were received from the City during 2020. Operating expenses for the CIC include professional fees, service contract fees, and property taxes. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

C. Federal Income Tax

The City of Worthington Community Improvement Corporation is exempt from federal income tax under Section 501 (c) (3) of the Internal Revenue Code.

D. Cash and Cash Equivalents

For purposes of the Statement of Cash Flows, all cash in the CIC's checking account is considered to be cash and cash equivalents. All monies received by the CIC are deposited in a demand deposit account.

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CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Notes to the Basic Financial Statements
For the Year Ended December 31, 2020

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Capital Assets and Depreciation

The City of Worthington Community Improvement Corporation did not maintain any capital assets in 2020. However, the CIC maintains a capitalization threshold of \$5,000 for future capital assets. Any equipment the CIC may obtain will be depreciated using the straight-line method over an estimated useful life as applicable.

F. Accrued Liabilities

At December 31, 2020 the CIC reported an accrued liability for tax year 2020 property taxes to be paid in 2021.

G. Prepayments

The City of Worthington Community Improvement Corporation did not have any costs applicable to a future accounting period as of December 31, 2020. Thus, there are no prepayment items reported as assets on the statement of net position. A current asset for the prepaid amount would be recorded at the time of purchase and the expense is reported in the year in which services are consumed.

H. Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets consist of capital assets, net of accumulated depreciation. Net position is reported as restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The CIC has no restricted net position.

I. Estimates

The preparation of the basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and accompanying notes. Actual results may differ from those estimates.

J. Real Estate Held for Development

Property acquired is not used by the CIC in its operations but is being held for development. The property held for development is reported at cost and depreciation is not recognized. The balance is reported as a noncurrent asset, as the CIC does not intend to distribute the property in the subsequent year.

**CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION**

**Notes to the Basic Financial Statements
For the Year Ended December 31, 2020**

NOTE 3 – DEPOSITS

As of December 31, 2020, the carrying amount and bank balance of the CIC’s deposits was in the amount of \$159,470. Based on the criteria described in GASB Statement No. 40, “Deposits and Investment Risk Disclosure”, as of December 31, 2020, the entire bank balance was covered by the Federal Deposit Insurance Corporation. There are no significant statutory restrictions regarding the deposit and investment of funds held by the not-for-profit corporation.

NOTE 4 – REAL ESTATE HELD FOR DEVELOPMENT

Summary of changes in real estate held for development at December 31, 2020:

<i>Historical Cost:</i> Class	December 31, 2019	Additions	Deletions	December 31, 2020
Real Estate Held for Development	\$428,372	\$0	\$0	\$428,372
Total Cost	\$428,372	\$0	\$0	\$428,372

In August 2018 the CIC purchased the property at 145 East Wilson Bridge Road. In February 2019 the CIC purchased the property at 127 East Wilson Bridge Road. Additional property purchases in the East Wilson Bridge Road corridor are expected, with the intent to develop this property into commercial space.

In May 2020 the CIC entered into a two year option agreement to purchase the properties at 133 Wilson Bridge Road and 139 Wilson Bridge Road. The agreement provides the CIC the option to purchase both properties at a cost of \$465,000, less a credit for the option price. The CIC has the right to extend the option period for two additional periods of one year each.

NOTE 5 – LITIGATION

The CIC is not involved in any material litigation as either plaintiff or defendant.

NOTE 6 – CONTRIBUTIONS FROM THE CITY OF WORTHINGTON, OHIO

The CIC received no contributions from the City of Worthington in 2020.

NOTE 7 – RISK MANAGEMENT

The CIC does not maintain any capital assets. Public Officials coverage would be satisfied through the City of Worthington policy as applicable.

NOTE 8 – ACCOUNTS RECEIVABLE

The CIC did not maintain any accounts receivable activity during the year 2020.

CITY OF WORTHINGTON
COMMUNITY IMPROVEMENT CORPORATION

Notes to the Basic Financial Statements
For the Year Ended December 31, 2020

NOTE 9 – LEASES

During 2016, the CIC entered into two lease agreements, one with Sew to Speak, LLC and the other with COhatch Worthington, LLC. Both agreements were written noting the CIC as "Landlord" of a portion of the building known as The James Kilbourne Memorial Library Building at 752 High Street, Worthington, Ohio (the "Kilbourne Building") and the lessees as "Tenants". The agreements also note the "Owner" of the building is the City of Worthington.

The lease with Sew to Speak, LLC is a net lease agreement in which rent can be reduced by Landlord pre-approved Tenant space improvements. In 2016, the CIC approved approximately \$180,000 of renovations performed by Sew to Speak, LLC; therefore, per the agreement, no rent has been charged or received by the CIC as of December 31, 2020.

The lease with COhatch, LLC was constructed with verbiage for possible rent abatements. The lease stated that if the Tenant performed significant improvements, approved by the Landlord, the first ten years of rent may be abated. The Tenant performed improvements in the amount of approximately \$660,000 in 2016; therefore, the amount of valued rent per the agreement of \$510,000 will be abated for the ten-year period. No rent was charged or received by the CIC in 2020.

NOTE 10 – SUBSEQUENT EVENT

On January 29, 2021 the CIC purchased the properties at 133 and 139 East Wilson Bridge Road for \$465,000. The intent is to develop these properties into commercial space.

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

INDEPENDENT AUDITORS' REPORT

To the City Manager and Members of City Council
City of Worthington Community Improvement Corporation
City of Worthington, Ohio:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Worthington Community Improvement Corporation (the "Corporation"), a component unit of the City of Worthington, Ohio, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Corporation's basic financial statements, and have issued our report thereon dated June 23, 2021.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was

not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

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

Clark, Schaefer, Hackett & Co.

Columbus, Ohio
June 23, 2021

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OHIO AUDITOR OF STATE KEITH FABER



WORTHINGTON COMMUNITY IMPROVEMENT CORPORATION

FRANKLIN COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

This is a true and correct copy of the report, which is required to be filed pursuant to Section 117.26, Revised Code, and which is filed in the Office of the Ohio Auditor of State in Columbus, Ohio.



Certified for Release 7/20/2021

88 East Broad Street, Columbus, Ohio 43215
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at
www.ohioauditor.gov