

**FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
FRANKLIN COUNTY**

REGULAR AUDIT

FOR THE YEAR ENDED DECEMBER 31, 2012



Dave Yost • Auditor of State

**FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
FRANKLIN COUNTY**

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Dave Yost • Auditor of State

INDEPENDENT AUDITOR'S REPORT

Franklin County Convention Facilities Authority
Franklin County
400 North High Street, 4th Floor
Columbus, Ohio 43215

To the Board of Directors:

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and each major fund of the Franklin County Convention Facilities Authority, Franklin County, Ohio (the Authority), as of and for the year ended December 31, 2012, and the related notes to the financial statements, which collectively comprise the Government's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Authority's internal control. Accordingly, we express no opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support 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 Franklin County Convention Facilities Authority, Franklin County, Ohio, as of December 31, 2012, and the respective changes in financial position and cash flows, thereof for the year then ended in accordance with the 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 this presentation to include *Management's discussion and analysis*, as listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential 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 other assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 12, 2013, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on 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 Authority's internal control over financial reporting and compliance.



Dave Yost
Auditor of State

Columbus, Ohio

April 12, 2013

Franklin County Convention Facilities Authority
Management's Discussion and Analysis
For the Year Ended December 31, 2012
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The following Management's Discussion and Analysis (MD&A) provides an overview of the financial performance of the Franklin County Convention Facilities Authority (herein referred to as the Authority) and provides an introduction to the Authority's basic financial statements for the year ended December 31, 2012. The information contained in this MD&A should be considered in conjunction with information presented in the Authority's basic financial statements and corresponding notes to the basic financial statements.

OVERVIEW OF THE AUTHORITY

The Authority is a public authority responsible for the development and operation of the Greater Columbus Convention Center (herein referred to as Convention Center), the Hilton Columbus Downtown (herein referred to as Hilton Hotel) and Nationwide Arena (herein referred to as Arena) in Columbus, Ohio. As owner/developer of the Convention Center, Hilton Hotel and Arena, the Authority is responsible for the development, construction, improvement, management and successful operation of these facilities and related properties. In addition, the Authority is responsible for ensuring the continued success and growth of the convention business within the Greater Columbus community. These responsibilities are directly linked to the Authority's continued investment in and support of services, resources, facilities and projects that enhance the use and improvement of the convention business within the Columbus community.

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

The Authority's basic financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (GASB). The financial information of the Authority is accounted for in three separate proprietary (enterprise) funds in order to reflect limitations and restrictions placed on the use of available resources. The Arena Fund, established in 2012, is used to account for financial resources used for the acquisition and capital improvement of the Arena, as well as the accumulations of resources for, and the payment of capital debt principal, interest and related costs. The Hotel Fund is used to account for financial resources used for the development and construction of the Hilton Hotel, as well as the accumulations of resources for, and the payment of capital debt principal, interest and related costs. The Convention Center Fund is used to account for financial resources used for the acquisition, development and construction of the Convention Center, as well as the accumulations of resources for, and the payment of capital debt principal, interest and related costs. The Convention Center Fund is used to account for all financial resources and expenses of the Authority except those required to be accounted for in the Hotel Fund and the Arena Fund.

Following this MD&A, are the basic financial statements of the Authority together with notes, which are essential to a full understanding of the data contained in the basic financial statements. The basic financial statements for the Authority are the following:

- Statement of Net Position – This statement presents information on all of the Authority's assets, liabilities, and deferred inflows of resources with the difference reported as net position.

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- Statement of Revenues, Expenses and Changes in Net Position - This statement shows how the Authority's net position has changed during the most recent year. This includes operating and non-operating revenues and expenses of the Authority.
- Statement of Cash Flows – This statement reports cash and cash equivalent activities for the fiscal year resulting from operating, non capital financing, capital and related financing and investing activities. A reconciliation of operating income with net cash provided by (used for) operating activities is provided.

FINANCIAL POSITION OF THE AUTHORITY

The following represents the Authority's financial position for the years ended December 31:

	Convention Center Fund			Hotel Fund			Arena Fund
	2011	2012	Increase (Decrease) over/ (under) 2011	2011	2012	Increase (Decrease) over/ (under) 2011	2012
Current and other assets	\$ 55,903,914	\$ 38,932,891	\$ (16,971,023)	\$ 91,756,336	\$ 26,992,792	\$ (64,763,544)	\$ 1,999,064
Capital assets, Net	177,045,252	185,824,983	8,779,731	78,935,531	131,869,756	52,934,225	46,145,338
Total assets	232,949,166	224,757,874	(8,191,292)	170,691,867	158,862,548	(11,829,319)	48,144,402
Current liabilities	7,853,237	10,241,427	2,388,190	10,276,357	8,944,670	(1,331,687)	2,314,801
Noncurrent liabilities	162,032,743	154,553,247	(7,479,496)	160,000,000	160,000,000	-	54,208,764
Total liabilities	169,885,980	164,794,674	(5,091,306)	170,276,357	168,944,670	(1,331,687)	56,523,565
Deferred inflows of resources	-	675,000	675,000	-	-	-	-
Net investment in capital assets	44,275,955	42,067,827	(2,208,128)	-	(21,399,492)	(21,399,492)	(2,449,821)
Restricted for debt service	5,523,733	7,573,296	2,049,563	8,853,837	9,222,762	368,925	-
Restricted for other	-	-	-	-	2,400,000	2,400,000	-
Unrestricted	13,263,498	9,647,077	(3,616,421)	(8,438,327)	(305,392)	8,132,935	(5,929,342)
Total net position	\$ 63,063,186	\$ 59,288,200	\$ (3,774,986)	\$ 415,510	\$ (10,082,122)	\$ (10,497,632)	\$ (8,379,163)

In the Convention Center Fund, total assets exceeded total liabilities plus deferred inflow of resources by \$59.3 million (net position) at December 31, 2012. A large portion of net position, \$42.1 million at December 31, 2012, represents the Authority's investment in capital assets, less the related debt outstanding used to acquire those capital assets. These capital assets are property, facilities, equipment and related items that have been invested in to support the initial construction, as well as the continual expansion and improvement, of the convention center and related facilities. Although the Authority's investment in capital assets is reported net of debt; it is noted that the resources needed to repay the debt associated with the convention center is provided annually from collection of hotel/motel excise taxes, since capital assets themselves cannot be used to liquidate liabilities.

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An additional portion of Convention Center Fund net position, \$7.6 million at December 31, 2012, is subject to restrictions as set forth in the Authority's bond indentures. These assets are not available for new spending, as the majority of these assets are held in reserve to meet debt service requirements should other revenue sources prove inadequate.

The Convention Center Fund's remaining unrestricted net position of \$9.6 million may be used to meet any of the Authority's ongoing obligations. The Authority anticipates that a portion of these resources will be used to support the Authority's remaining financial commitment to the hotel project.

In the Hotel Fund, total liabilities exceeded total assets by \$10.1 million (net position) at December 31, 2012. All activity to date within the Hotel Fund has been associated with the construction of a new Hilton Columbus Downtown Hotel. Recorded assets and liabilities have to do with the construction of the hotel, related debt associated with the issue of bonds to financially support this construction and related expenses.

The reported negative net investment in capital assets within the Hotel Fund reflects the difference between the value of bonds issued for the hotel development project and the value of items capitalized as a result of the implementation of the hotel development project. Most of the bond proceeds received as a result of the hotel development project bond issue have been used to construct the hotel. All these costs were capitalized. Bond proceeds were also deposited into a debt service reserve fund and a rental reserve fund established per terms of the bond indenture. Such deposits were not capitalized. In addition, bond proceeds were used to purchase items for the Hotel that were not capitalized per guidelines provided by the Authority's approved capital asset program. These items were planned as part of the hotel development project and included hotel operating supplies, furniture, and equipment.

In the Arena Fund, total liabilities exceeded total assets by \$8.4 million (net position) at December 31, 2012. All activity to date within the Arena Fund has been associated with the acquisition of the Arena. Recorded assets and liabilities have to do with related debt associated with the issue of bonds to financially support the purchase of the Arena and related expenses associated with planned capital improvement projects for the Arena and with operating the Arena.

A comparative analysis will be provided in future years when prior year information is available.

The following represents the changes in revenues, expenses and net position for the years ended December 31:

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	Convention Center Fund			Hotel Fund			Arena Fund
	2011	2012	Increase (Decrease) over/ (under) 2011	2011	2012	Increase (Decrease) over/ (under) 2011	2012
Operating Revenues							
Gain from operations	\$ 574,503	\$ 805,091	\$ 230,588	\$ -	\$ 641,814	\$ 641,814	\$ -
Lease rent	1,062,909	1,523,621	460,712	-	-	-	-
Miscellaneous	29,570	382,441	352,871	-	-	-	-
Total Operating Revenues	1,666,982	2,711,153	1,044,171	-	641,814	641,814	-
Operating Expenses							
Salary and fringe benefits	599,726	601,712	1,986	-	-	-	-
Insurance	299,328	320,973	21,645	-	20,667	20,667	-
Purchased services	465,551	291,057	(174,494)	855,891	1,926,257	1,070,366	4,478,484
Materials and supplies	719,109	733,044	13,935	47,411	10,522,370	10,474,959	276,135
Other	128,690	18,627	(110,063)	-	15,366	15,366	115,718
Total Operating Expenses	2,212,404	1,965,413	(246,991)	903,302	12,484,660	11,581,358	4,870,337
Operating loss before depreciation	(545,422)	745,740	1,291,162	(903,302)	(11,842,846)	(10,939,544)	(4,870,337)
Depreciation	8,775,322	8,688,188	(87,134)	-	3,420,239	3,420,239	1,574,059
Operating (loss) before nonoperating revenues and expenses	(9,320,744)	(7,942,448)	1,378,296	(903,302)	(15,263,085)	(14,359,783)	(6,444,396)
NonOperating Revenues (Expenses)							
Hotel/motel excise tax	16,130,121	17,641,191	1,511,070	-	-	-	-
Decrease in fair value of investments	(178,912)	(252,939)	(74,027)	(1,431,896)	(531,243)	900,653	-
Interest earnings	744,157	557,293	(186,864)	2,123,366	714,292	(1,409,074)	3,384
Interest expense	(7,648,726)	(7,476,297)	172,429	(5,698,396)	(5,248,216)	450,180	(1,938,151)
Interest subsidy revenue	-	-	-	3,529,818	3,528,834	(984)	-
Total NonOperating Revenues (Expenses)	9,046,640	10,469,248	1,422,608	(1,477,108)	(1,536,333)	(59,225)	(1,934,767)
Loss before transfers	(274,104)	2,526,800	2,800,904	(2,380,410)	(16,799,418)	(14,419,008)	(8,379,163)
Transfers in (out)	(2,790,849)	(6,301,786)	(3,510,937)	2,790,849	6,301,786	3,510,937	-
Change in net position	(3,064,953)	(3,774,986)	(710,033)	410,439	(10,497,632)	(10,908,071)	(8,379,163)
Total net position - beginning	66,128,139	63,063,186	(3,064,953)	5,071	415,510	410,439	-
Total net position - ending	\$ 63,063,186	\$ 59,288,200	\$ (3,774,986)	\$ 415,510	\$ (10,082,122)	\$ (10,497,632)	\$ (8,379,163)

Key changes to revenues, expenses and net position, as listed, are as follows:

Convention Center Fund:

- Lease rent is annual lease payments received for the use of property owned or leased by the Authority. Prior to 2012, the Authority managed three such lease agreements; one with the Hyatt Regency Hotel connected to the convention center, the second with Drury Inn, also connected to the convention center, and the third with Nationwide Arena. In all three agreements, lease payments include both a fixed lease payment which is consistent from year to year and a performance based lease payment which varies from year to year pending the financial success of the hotels and the arena. During 2012, the Nationwide Arena lease agreement was terminated as part of the Authority's purchase of the Arena. However, lease payments for property associated with the Arena will continue under the new financing structure for the Arena. In 2012, lease rent payments received were above

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prior year due to an increase in the lease payment from the Hyatt Regency Hotel as a result of improved hotel performance.

- The management, operation and marketing of the convention center is facilitated through the Authority's management agreement with SMG. As part of this management agreement, SMG is responsible for the financial activity of the convention center. SMG financially manages all revenues collected through the operation of the convention center and utilizes these revenues to pay for all expenses associated with operating the facility. Bottom line performance of the convention center is recorded as "gain from center operations" in the Convention Center Fund.

2012 proved to be another very successful year for the convention center. Convention center operations ended the year with a surplus, slightly above the surplus experienced during 2011. Such surplus was the result of a strong event calendar for the center that positively impacted income from rentals, food and beverage sales and parking. Convention center expenses were also well managed as costs associated with operating the center were less than prior year.

- Insurance is a major expense for the Convention Center Fund. Included in this line item are costs associated with purchasing property, general liability, umbrella and public official's liability insurance. In 2012, the Authority's expenses for insurance increased slightly mainly due to increases in general liability and public official's liability insurance caused by the added responsibility of operating a new hotel and arena.
- A significant expense associated with purchased services reported within the Convention Center Fund has to do with legal services associated with the Authority's acquisition of Nationwide Arena. During 2011 such legal services were included as an expense within the Convention Center Fund. In 2012, these expenses were shifted to the Arena Fund. As a result, the Convention Center Fund is reporting a decline in purchased service for the year.
- The Authority levies a 4.0 percent countywide bed tax on occupied hotel/motel rooms and an additional 0.9 percent bed tax on City of Columbus occupied hotel/motel rooms. Revenue collected from this excise tax as well as earnings from investments are first used to pay for annual convention center debt service obligations of the Authority. Revenues and earnings in excess of convention center debt service obligations are deposited into the Convention Center Fund as available equity. Hotel/motel tax collections during 2012 proved to be 9.4 percent or \$1.5 million above prior year collections. This increase was due to improved occupancy and average daily rates within the local hotel market. When hotel/motel tax collections are combined with revenue received from interest earnings in reserve funds, collections and related earnings for the year exceeded convention center debt service obligations by approximately \$3.7 million.
- 2012 interest earnings are mainly acquired through investment of resources in U.S. Agency Securities and Treasuries consistent with an investment policy approved by the Authority. While investments will be held until maturity, there is a reported decrease in investment income for 2012 due to the valuation of such investments at current market and sales associated with planned cash flow needs of construction. This decrease is temporary as reported gains and losses will fluctuate throughout the investment period.

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- In December 2011, the Authority issued \$16.0 million in parking garage improvement revenue bonds to finance the expansion of the Vine Street parking facility. This parking facility is owned by the Authority and is located near the convention center. With funds received through the bond issue, the Authority added approximately 900 spaces to the current garage during 2012. These new spaces were added to address increased demand for parking as generated by recent growth in local business and convention center activity as well as demand for parking expected with the opening of the Hilton Columbus Downtown Hotel. Bonds were issued as thirty year, taxable bonds purchased by the Franklin County Treasurer. Debt service associated with these bonds will be paid through revenue received from use of the facility. The Authority has signed a long term agreement with Nationwide Reality Investors for a license to use parking spaces within the expanded garage. Revenue from this agreement will cover almost all of the annual debt service associated with this bond issue.

The first year debt service obligation for the parking garage improvement revenue bonds was capitalized. Debt service payments from parking garage revenues will begin in 2013.

Hotel Fund:

- In answer to increasing demand for hotel rooms near and connected to the convention center, the Authority in partnership with the City of Columbus and Franklin County, constructed a new hotel on property near the convention center. Opened in October 2012, the hotel, now branded and managed by Hilton Hotels, includes 532 guest rooms of which 48 are suites, a ballroom, meeting/banquet rooms, lobby, a three meal restaurant, bar/lounge area, coffee shop, pool, fitness center and walkway to the convention center. Parking for the hotel is provided by the convention center west parking garage located next to the hotel site. The hotel is 14 floors with over 429,600 square feet of usable space.
- To finance the development and construction of the new hotel, the Authority issued Lease Revenue Anticipation Bonds backed by Franklin County. Bonds were issued in February 2010 and were issued as Build America Bonds. Interest payments for the issue were capitalized through 2012. Principal payments will begin in 2015; with net debt service escalating one percent annually after that point in time through 2042 when the last debt service payment is due. Income from the hotel as well as revenue equivalent to the hotel's hotel/motel taxes will be used to cover debt service once the hotel is opened. Proceeds from this bond issue plus contributions made by the Authority (\$15.0 million), Hilton Hotels (\$3.0 million) and projected interest earnings equaled the required \$178 million needed to fund the project.

All financial activity of the hotel development project is reported in the Hotel Fund. Most activity to date has to do with the construction of the hotel and related operating expenses such as the purchase of furniture, fixtures, equipment, operating supplies, and art as well as costs associated with operating a pre-opening office. Significant increases in 2012 for purchased services and materials and supplies reflects these one-time operating expenses.

- U.S. Treasury interest subsidy payments of \$3.5 million were made to the Authority in 2012 for debt service pursuant to bond requirements. The Authority also transferred \$2.4 million from the Convention Center Fund to the Hotel Fund to finance an operating reserve fund.

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- The management, operation, marketing and branding of the new hotel is facilitated through the Authority's management agreement with Hilton Management LLC. As part of this management agreement, Hilton is responsible for the financial activity of the hotel. Hilton financially manages all revenues collected through the operation of the hotel and utilizes these revenues to pay for all expenses associated with operating the facility. Bottom line performance of the hotel is recorded as "gain from operations" in the Hotel Fund. Income from hotel operations will be used to pay for debt service associated with the hotel project.

The Hotel opened in mid-October 2012. Through year end, despite low occupancy due to just opening, the hotel ended the year with a cash surplus of \$641,814. These funds were transferred from the Hotel to the Authority and will be used to pay for hotel debt service in 2013.

Arena Fund:

- In March 2012, the City of Columbus, Franklin County, Nationwide Realty Investors, Columbus Blue Jackets, The Ohio State University (OSU) and the Authority agreed upon a plan for Nationwide Arena that transitioned the Arena from private to public ownership. This transition was agreed to as a way to strengthen the facility's financial position thus ensuring that the Arena would remain a valuable asset to the community for years to come. Terms of this agreement were as follows:
 - Since the Authority already owned the land under Nationwide Arena, it was determined that the Authority would purchase the physical facilities of the Arena including the Ice Haus, parking garage, restaurant space and offices for \$42.5 million. To do so, the Authority borrowed \$32.5 million from Nationwide Realty Investors and \$10 million from the State of Ohio.
 - The Columbus Blue Jackets agreed to make Nationwide Arena their home until September 15, 2039. Should the Columbus Blue Jackets breach this home ice covenant then they are liable for liquidated damages. When not in use by the Columbus Blue Jackets, the Arena is available for concerts, family shows, conventions and other events.
 - The Arena will be managed by a new entity called Columbus Arena Management LLC or CAM. CAM consists of representatives from the Authority, Columbus Blue Jackets, OSU and Nationwide. CAM will approve the operating and capital budgets for the facility. The Authority will administer the capital improvements program. OSU will provide the day to day management services for the Arena.
 - Beginning in 2013, the city and county will pay the Authority a percentage of casino tax collections as lease/sublease payment for the Arena. These payments will be used to cover operating, capital and debt service expenses associated with the Arena.
 - Casino tax revenue will be used first to pay for operating and capital expenses associated with the Arena (such payments were pre-determined as part of the transaction process). Only if casino revenues exceed operating and capital expenses will revenues be used to cover debt service obligations in any given year. If revenue from casino lease/sublease payments is not sufficient to cover debt service obligations, Nationwide has agreed to defer payments until revenues are available to cover debt service. Such payments and related interest will accrue. There is no obligation on the part of the Authority to cover outstanding debt obligations for the Arena if casino tax revenues prove inadequate.
 - If casino lease/sublease payments are not sufficient to cover the operating and capital programs for the Arena; Nationwide, the Columbus Blue Jackets and OSU have agreed to

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cover operating and capital shortfalls. OSU has a \$7.0 million cap on this obligation. Should OSU reach this cap, the Authority steps into this funding role.

- Of the total funds borrowed in 2012 to finance the Authority's acquisition of the Arena, \$11.7 million of such funds were provided to the Authority to pay for costs associated with the arena transaction process as well as to finance 2012 costs for capital improvements and operations.
- As part of the transaction agreement, payment of 2012 debt service obligations for the Arena was deferred until 2013 when the Authority would begin to receive casino tax revenue from the city and county.
- A comparative analysis will be provided in future years when prior year information is available.

CAPITAL ASSETS

At the end of fiscal year 2012, the Authority had \$363,840,077 (net of accumulated depreciation) invested in capital assets. This investment in capital assets includes land; a 1800 car parking facility and 500 car underground parking garage; a convention center with over 430,000 square feet of exhibit hall space, three large ballrooms, and related meeting and back of house space; a new 532 room full service hotel with supporting meeting room, ballroom, restaurant, and lobby space; and a 20,000 seat Arena with related concourses, suites, practice facility and parking garage.

The Authority's net capital assets increased by \$107,859,294 in fiscal year 2012. This increase is the result of current year depreciation expense of \$13,682,486; building and equipment additions of \$121,576,447 and net equipment disposals of \$34,667.

Detailed capital asset information can be found in the notes to the basic financial statements.

DEBT ADMINISTRATION

At December 31, 2012, the Authority had \$375.8 million in bonds and related long term liabilities outstanding, an increase of \$47.5 million from the previous fiscal year. This increase is primarily attributed to the issuance of \$54.2 million in lease revenue bonds for the acquisition of Nationwide Arena off-set by \$6.4 million in principal repayments.

Annual debt service requirements for the convention center are met through the collection of hotel/motel excise taxes. The bond indenture requires that proceeds from the hotel/motel excise tax as well as from earnings received through investments must first be used to meet annual debt service obligations. Only after these obligations are met can tax proceeds and investment earnings be used to offset on-going improvements and operations of the convention center or related expenses.

Annual debt service for the Hilton Hotel was covered, in the short term, with funds capitalized through the bond issue. With the hotel now open, income from the hotel as well as revenue equivalent to the hotel's hotel/motel taxes will be used to meet debt obligations.

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Annual debt service for the parking garage improvement revenue bonds will be covered through parking revenue generated through the expansion project. The Authority has a long term agreement with Nationwide Realty Investors (NRI) for a license to use parking spaces within the expanded garage. Annual payments from NRI will cover the majority of annual debt. The remaining portion of annual debt will be paid with revenue from daily parkers.

Annual debt service obligations for the lease revenue bonds associated with the acquisition of Nationwide Arena will be paid with casino tax revenue received by the Authority from the city and county. Such revenue will be received by the Authority beginning in 2013.

In accordance with all bond indentures, debt service reserve funds and rental reserve funds have been established as special trust funds to provide for the payment of bond principal and interest in the event the amount in the debt service fund is insufficient. The bond indenture prescribes the amount to be placed into each of these special trust funds as well as the minimum reserve balances. Per bond indenture requirements, reserve balances are valued on a cash basis. These reserves totaled \$49,030,955 at December 31, 2012.

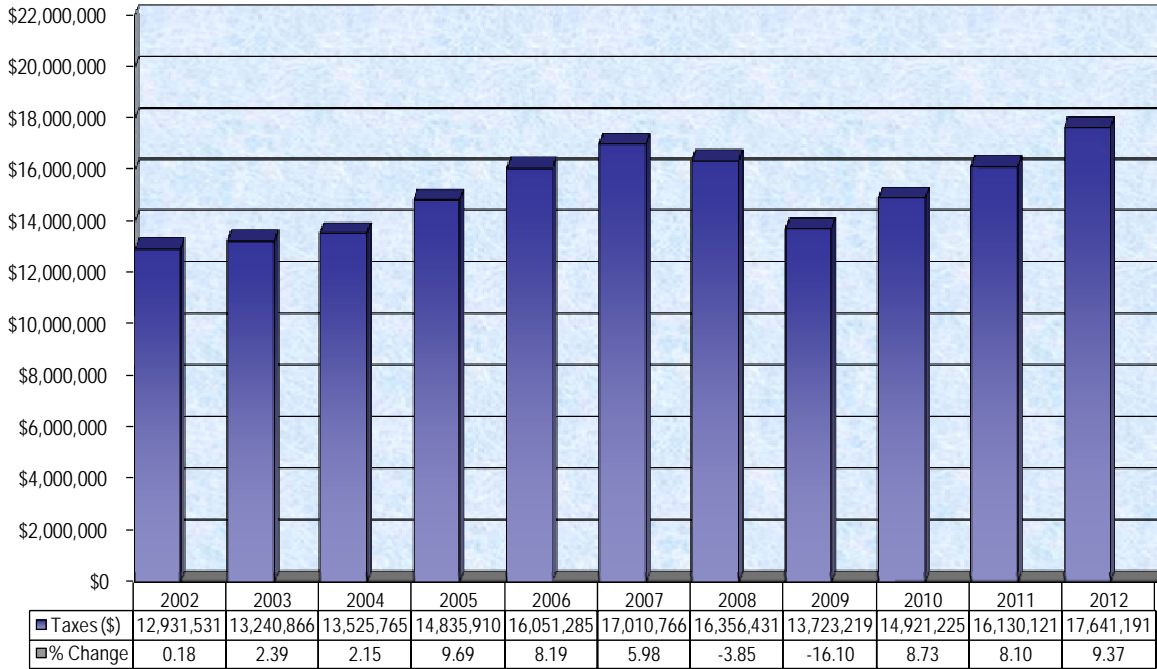
Detailed debt information can be found in the notes to the basic financial statements.

ECONOMIC FACTORS

Economic factors have impacted the convention and travel industry nationwide as well as within the Columbus market. As illustrated in the following graph, percentage change in the Authority's revenue resulting from hotel/motel usage has followed the pattern suggested by market trends experienced throughout the national economy. The Authority experienced a significant decline in tax collections during 2008 and 2009 due to pressures and challenges imposed by the economy. Collections increased significantly in 2010 and have continued to do so as occupancy rates and average daily rates of hotels within the Columbus community continue to improve.

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**Franklin County Convention Facilities Authority
 Hotel/Motel Tax Collections**



The Authority was able to absorb the impact of declined growth in hotel/motel tax during 2009. Even with reduced levels of hotel/motel tax revenue, the Authority was able to meet all debt service obligations without using reserve funds. This ability to cover debt service obligations continued into 2010, 2011 and 2012. Current projections, based upon actual bookings within the local hotel industry as well as within the convention center, suggest that this growth trend will continue into 2013.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Authority's finances and to show accountability for money received by the Authority. For questions or for additional information regarding this report, write to the Franklin County Convention Facilities Authority, 400 North High Street, 4th Floor, Columbus, Ohio 43215 or contact Maria Mercurio, Finance Director, at 614.827.2805 or mcmfccfa@aol.com.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2012

	Business-type Activities - Enterprise Fund:			
	Convention Center	Hotel	Arena	Total
ASSETS				
Current Assets:				
Cash and cash equivalents	\$ 379,657	\$ -	\$ -	\$ 379,657
Investments	7,378,802	-	-	7,378,802
Restricted assets:				
Investments	2,583,678	4,999,747	376,650	7,960,075
Hotel/motel excise tax receivable	2,426,698	-	-	2,426,698
Lease receivable	1,012,859	-	-	1,012,859
Interest receivable	58,287	47,304	-	105,591
Operations receivable	1,021,915	641,814	-	1,663,729
Intergovernmental receivable	-	1,764,417	-	1,764,417
Prepaid items	90,248	18,167	110,000	218,415
Due from other funds	1,866,699	-	-	1,866,699
Total current assets	<u>16,818,843</u>	<u>7,471,449</u>	<u>486,650</u>	<u>24,776,942</u>
Noncurrent Assets:				
Deferred charges	694,919	1,382,006	-	2,076,925
Restricted investments	21,419,129	18,139,337	1,512,414	41,070,880
Capital Assets:				
Nondepreciable capital assets	32,556,992	529,913	-	33,086,905
Depreciable capital assets, net	153,267,991	131,339,843	46,145,338	330,753,172
Total capital assets:	<u>185,824,983</u>	<u>131,869,756</u>	<u>46,145,338</u>	<u>363,840,077</u>
Total noncurrent assets	<u>207,939,031</u>	<u>151,391,099</u>	<u>47,657,752</u>	<u>406,987,882</u>
Total assets	<u>224,757,874</u>	<u>158,862,548</u>	<u>48,144,402</u>	<u>431,764,824</u>
LIABILITIES				
Current Liabilities:				
Accounts payable	1,181,035	2,864,660	274,368	4,320,063
Retainage payable	965,251	3,475,394	-	4,440,645
Accrued liabilities and other	149,075	-	-	149,075
Due to other funds	-	1,764,417	102,282	1,866,699
Interest payable	686,066	840,199	1,938,151	3,464,416
Bonds payable	7,260,000	-	-	7,260,000
Total current liabilities	<u>10,241,427</u>	<u>8,944,670</u>	<u>2,314,801</u>	<u>21,500,898</u>
Noncurrent liabilities:				
Compensated absences payable	240,313	-	-	240,313
Bonds payable, net	154,312,934	160,000,000	54,208,764	368,521,698
Total noncurrent liabilities	<u>154,553,247</u>	<u>160,000,000</u>	<u>54,208,764</u>	<u>368,762,011</u>
Total liabilities	<u>164,794,674</u>	<u>168,944,670</u>	<u>56,523,565</u>	<u>390,262,909</u>
DEFERRED INFLOWS OF RESOURCES				
Unamortized up-front service concession payment	675,000	-	-	675,000
Total deferred inflows of resources	<u>675,000</u>	<u>-</u>	<u>-</u>	<u>675,000</u>
NET POSITION				
Net investment in capital assets	42,067,827	(21,399,492)	(2,449,821)	18,218,514
Restricted for debt service	7,573,296	9,222,762	-	16,796,058
Restricted for other	-	2,400,000	-	2,400,000
Unrestricted	9,647,077	(305,392)	(5,929,342)	3,412,343
Total net assets	<u>\$ 59,288,200</u>	<u>\$ (10,082,122)</u>	<u>\$ (8,379,163)</u>	<u>\$ 40,826,915</u>

See accompanying notes to the basic financial statements and accountant's compilation report.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2012

	Business-type Activities - Enterprise Funds			
	Convention Center	Hotel	Arena	Total
OPERATING REVENUES:				
Lease rent	\$ 1,523,621	\$ -	\$ -	\$ 1,523,621
Gain from operations	805,091	641,814	-	1,446,905
Miscellaneous	382,441	-	-	382,441
Total operating revenues	<u>2,711,153</u>	<u>641,814</u>	<u>-</u>	<u>3,352,967</u>
OPERATING EXPENSES				
Salaries and fringe benefits	601,712	-	-	601,712
Insurances	320,973	20,667	-	341,640
Purchased services	291,057	1,926,257	4,478,484	6,695,798
Materials and supplies	733,044	10,522,370	276,135	11,531,549
Other	18,627	15,366	115,718	149,711
Total operating expenses	<u>1,965,413</u>	<u>12,484,660</u>	<u>4,870,337</u>	<u>19,320,410</u>
Operating loss before depreciation	745,740	(11,842,846)	(4,870,337)	(15,967,443)
Depreciation	8,688,188	3,420,239	1,574,059	13,682,486
Operating loss before nonoperating revenues and expenses	<u>(7,942,448)</u>	<u>(15,263,085)</u>	<u>(6,444,396)</u>	<u>(29,649,929)</u>
NONOPERATING REVENUES (EXPENSES)				
Hotel/motel excise tax	17,641,191	-	-	17,641,191
Decrease in fair value of investments	(252,939)	(531,243)	-	(784,182)
Interest earnings	557,293	714,292	3,384	1,274,969
Interest expense	(7,476,297)	(5,248,216)	(1,938,151)	(14,662,664)
Interest subsidy revenue	-	3,528,834	-	3,528,834
Total nonoperating revenues (expenses)	<u>10,469,248</u>	<u>(1,536,333)</u>	<u>(1,934,767)</u>	<u>6,998,148</u>
Loss before transfers	2,526,800	(16,799,418)	(8,379,163)	(22,651,781)
Transfers in	-	6,301,786	-	6,301,786
Transfers out	(6,301,786)	-	-	(6,301,786)
Change in net position	(3,774,986)	(10,497,632)	(8,379,163)	(22,651,781)
Total net position - beginning	63,063,186	415,510	-	63,478,696
Total net position - ending	<u>\$ 59,288,200</u>	<u>\$ (10,082,122)</u>	<u>\$ (8,379,163)</u>	<u>\$ 40,826,915</u>

See accompanying notes to the basic financial statements and accountant's compilation report.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2012

	Business-Type Activities - Enterprise Funds			
	Convention Center	Hotel	Arena	Total
Cash Flows from Operating Activities				
Receipts from leases	\$ 1,111,409	\$ -	\$ -	\$ 1,111,409
Receipts from services	500,000	-	-	500,000
Payments for professional services and operations	(1,355,453)	(12,323,203)	(4,833,396)	(18,512,052)
Payments to employees for services	(426,043)	-	-	(426,043)
Payments for retirement	(125,395)	-	-	(125,395)
Receipts from other	1,018,235	-	-	1,018,235
Net cash provided by (used in) operating activities	<u>722,753</u>	<u>(12,323,203)</u>	<u>(4,833,396)</u>	<u>(16,433,846)</u>
Cash Flows from NonCapital Financing Activities				
Hotel/motel excise taxes received	17,669,376	-	-	17,669,376
Proceeds from the sale of bonds	-	-	3,973,764	3,973,764
Advances in (out)	(1,866,699)	1,764,417	102,282	-
Transfers in (out)	(6,301,786)	6,301,786	-	-
Net cash provided by noncapital financing activities	<u>9,500,891</u>	<u>8,066,203</u>	<u>4,076,046</u>	<u>21,643,140</u>
Cash Flows from Capital and related Financing Activities				
Purchases of capital assets	(15,402,305)	(54,749,831)	(5,091,970)	(75,244,106)
Proceeds from the sale of bonds	-	-	7,735,000	7,735,000
Cash paid on bond interest and fiscal charges	(7,981,087)	(10,082,384)	-	(18,063,471)
Cash paid on bond principal	(6,495,000)	-	-	(6,495,000)
Cash received from federal interest subsidy	-	1,764,417	-	1,764,417
Net cash provided by (used in) capital and related financing activities	<u>(29,878,392)</u>	<u>(63,067,798)</u>	<u>2,643,030</u>	<u>(90,303,160)</u>
Cash Flows from Investing Activities				
Interest received from investments	608,832	1,044,960	3,384	1,657,176
Net investment sales/(purchases)	19,290,690	66,279,838	(1,889,064)	83,681,464
Net cash provided by (used in) investing activities	<u>19,899,522</u>	<u>67,324,798</u>	<u>(1,885,680)</u>	<u>85,338,640</u>
Net decrease in cash and cash equivalents	244,774	-	-	244,774
Cash- January 1	134,883	-	-	134,883
Cash- December 31	<u>\$ 379,657</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 379,657</u>
Reconciliation of operating loss to net cash provided by (used in) operating activities:				
Operating loss	\$ (7,942,448)	\$ (15,263,085)	\$ (6,444,396)	\$ (29,649,929)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:				
Depreciation	8,688,188	3,420,239	1,574,059	13,682,486
Loss on disposal of assets	34,667	-	-	34,667
Increase in lease receivable	(412,212)	-	-	(412,212)
Increase in operations receivable	(305,091)	(641,814)	-	(946,905)
Increase in prepaid items and other	(17,111)	(18,167)	(110,000)	(145,278)
Increase (decrease) in accounts payable	(22,350)	179,624	146,941	304,215
Increase in accrued liabilities and other	699,110	-	-	699,110
Total adjustments	<u>8,665,201</u>	<u>2,939,882</u>	<u>1,611,000</u>	<u>13,216,083</u>
Net cash provided by (used in) operating activities	<u>\$ 722,753</u>	<u>\$ (12,323,203)</u>	<u>\$ (4,833,396)</u>	<u>\$ (16,433,846)</u>
Noncash financing activities:				
Net amortization related to the capital debt	\$ 440,009	\$ 46,195	\$ -	\$ 486,204

Schedule of noncash transactions:

During the year, the Authority acquired Nationwide Arena for \$42.5 million. The Authority paid \$10 million in cash and financed the remaining \$32.5 million with bonds issued to Nationwide Arena LLC.

See accompanying notes to the basic financial statements and accountant's compilation report.

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FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2012

1. DESCRIPTION OF ENTITY

Organization – The Franklin County Convention Facilities Authority (the “Authority”) was established by the Board of County Commissioners of Franklin County, Ohio on July 12, 1988. The Authority is exempt from Federal corporate income taxes. The Authority was formed to acquire, construct, equip, and operate a Convention Center and entertainment and sports facilities in Columbus, Ohio.

The Authority levies an excise tax on hotels and motels in the amount of 4% of each transaction occurring within the boundaries of Franklin County, Ohio and an additional excise tax in the amount of .9% of each transaction occurring within the municipal limits of Columbus located within the boundaries of Franklin County. The Columbus City Auditor administers and collects these excise taxes on behalf of the Authority. The Columbus City Auditor remits taxes collected to the Authority’s trustee on a monthly basis.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Significant Accounting Policies – The significant accounting policies followed in preparation of these basic financial statements are summarized below. These policies conform to accounting principles generally accepted in the United States of America (GAAP) for governmental units as prescribed in the statements issued by the Governmental Accounting Standards Board (GASB) and other recognized authoritative sources.

The Authority follows the business-type activities reporting requirements of GASB Statement No. 34. In accordance with GASB Statement No. 34, the accompanying basic financial statements are reported on an Authority-wide basis.

GASB Statement No. 34 requires the following, which collectively make up the Authority’s basic financial statements:

- Management’s Discussion and Analysis
- Basic financial statements
 - Statement of Net Position
 - Statement of Revenues, Expenses, and Changes in Net Position
 - Statement of Cash Flows
- Notes to the basic financial statements

Measurement Focus and Basis of Accounting – The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the types of resources being measured and the basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The Authority’s financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, or for derived tax revenue, when the exchange transaction on which the tax is imposed occurs, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Proprietary Funds – The Authority operates using enterprise fund reporting. Enterprise funds are used to account for the costs of providing goods or services to the general public on a continuing basis which are financed or recovered primarily through user charges or to report any activity for which a fee is charged to external users for goods or services, regardless of whether the Authority intends to fully recover the cost of the goods or services provided.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations.

The Authority’s principal operating revenues consist of land lease rent, intergovernmental revenues and gain/loss from day-to-day operations of the facilities. Operating expenses for the Authority include administrative expenses, routine repairs and maintenance, 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.

Fund Accounting – The accounts of the Authority are maintained in accordance with the principles of “Fund Accounting” in order to reflect limitations and restrictions placed on the use of available resources. The following proprietary funds are used by the Authority:

Convention Center Fund – The Convention Center Fund accounts for the operation of the Convention Center and related expenses, including construction of and improvements to the facility, as well as the accumulation of financial resources for, and the payment of, debt principal, interest, and related costs.

Hotel Fund – The Hotel Fund accounts for the operation of the Hilton Hotel and related expenses, including construction of and improvements to the facility, as well as the accumulation of financial resources for, and the payment of, debt principal, interest, and related costs.

Arena Fund – The Arena Fund accounts for the operation of the Arena and related expenses, including improvements to the facility, as well as the accumulation of financial resources for, and the payment of, debt principal, interest, and related costs.

Cash and Cash Equivalents – Cash and cash equivalents includes demand deposits and short-term investments with original maturities of less than three months from the date of acquisition, excluding STAR Ohio, trust funds, and retainage accounts, which are reported as investments.

Investments – Investments for the Authority are reported at fair value (generally based on quoted market prices) except for the position in STAROhio, an investment pool managed by the State Treasurer’s Office. STAROhio allows governments within the State to pool their funds for investment purposes. STAROhio is not registered with the Securities Exchange Commission as an investment company, but does operate in a manner consistent with Rule 2a7 of the Investment Company Act of 1940. Investments in STAROhio are valued at STAROhio’s share price, which is the price the investment could be sold for on December 31, 2012.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Restricted Assets – Certain resources set aside for the construction of facilities and repayment of bonds are classified as restricted on the Statement of Net Position because their use is limited by applicable revenue bond indentures.

Prepaid Items – Payments made to vendors for services that will benefit periods beyond year end are recorded as prepaid items under the consumption method.

Capital Assets and Depreciation – Office equipment, construction costs (including capitalized interest), and improvements are capitalized at cost. Generally, items purchased with individual costs ranging from \$5,000 to \$25,000 or more are capitalized based on the nature of the asset. Completed facilities are transferred from construction in progress to the appropriate category. Depreciation is provided on the straight-line basis over the estimated useful lives of the assets, which range from 13 to 40 years for Buildings and Improvements, 20 to 30 years for Improvements other than Buildings, 3 to 60 years for Furnishings and Equipment, 40 years for Parking lots, and 7 years for major building equipment.

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) until then. The Authority had no deferred outflows of resources at year-end.

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 Authority only has one item that qualifies for reporting in this category. It is the up-front service concession payment received from the convention center operator. This amount is deferred and amortized using the straight-line method over one hundred twenty months, commencing January 1, 2012, with the Authority responsible for repayment of the unamortized portion if the convention center operator is not retained for the full duration of such amortization period.

Bond Discounts and Premiums – Bond discounts and premiums are netted against the outstanding bonds, as a liability valuation account, and are being accreted or amortized using the straight-line method over the life of the applicable bond issues.

Net Position – Net position represents assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources. Net position is displayed in three components – net investment in capital assets; restricted; and unrestricted. The net investment in capital assets component consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for acquisition, construction or improvement of those assets. The restricted component consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. The unrestricted component is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Estimates – The preparation of basic 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 amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Interfund Activity – Exchange transactions between funds are reported as revenues in the seller funds and as expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as nonoperating revenues/expenses. Transfers during the calendar year are considered allowable based upon the Authority's policies and the purpose of intended transfers.

Extraordinary and Special Items – Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the Authority and that are either unusual in nature or infrequent in occurrence. Neither type of transaction occurred during the calendar year.

Budgetary Accounting - Although not required under the Ohio Revised Code, an annual Operating Budget, which lapses at the end of the year, is adopted for management purposes. The budget is adopted on a budgetary accounting basis in which purchase orders, contracts, and other commitments for the expense of monies are recorded as the equivalent of expenses. The defined legal level of control established by the Authority to monitor expenses is at the fund/function level.

3. DEPOSITS AND INVESTMENTS

Ohio law requires that deposits be placed in eligible banks or savings and loan associations located in Ohio. Any public depository in which the Authority places deposits must pledge as collateral eligible securities of aggregate market value equal to the excess of deposits not insured by the Federal Deposit Insurance Corporation (FDIC). The securities pledged as collateral are pledged to a pool for each individual financial institution in amounts equal to at least 105% of the carrying value of all public deposits held by each institution. Obligations that may be pledged as collateral are limited to obligations of the United States and its agencies and obligations of any state, county, municipal corporation, or other legally constituted authority of any other state or any instrumentality of such county, municipal corporation or other authority.

Deposits

Custodial credit risk for deposits is the risk that in the event of bank failure, the Authority will not be able to recover deposits or collateral securities that are in the possession of an outside party. At December 31, 2012, the carrying amount of the Authority's deposits was \$3,392,722, which includes \$3,013,065 in retainage reported as Restricted Investments on the Statement of Net Position, and the bank balance was \$3,484,788. Of the bank balance, \$603,158 was covered by Federal Deposit Insurance and \$2,881,630 was uninsured and collateralized with securities held by the financial institution or by its trust department or agent but not in the Authority's name.

In addition, the Authority had \$2,400,000 on deposit with the hotel operator for operating reserves, in accordance with the operating agreement. This amount is also reported as Restricted Investments on the Statement of Net Position.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

3. DEPOSITS AND INVESTMENTS – CONTINUED

The Authority has no deposit policy for custodial credit risk beyond the requirements of State statute. Ohio law requires that deposits be either insured or be protected by eligible securities pledged to the Authority and deposited either with the Authority or a qualified trustee by the financial institution as security for repayment, or by a collateral pool of eligible securities deposited with a qualified trustee and pledged to secure the repayment of all public monies deposited in the financial institution whose market value at all times shall be at least 105% of the deposits being secured.

Investments

The Authority has adopted a formal investment policy. The objectives of the policy are the preservation of capital and protection of principal while earning investment interest. Safety of principal is the primary objective of the investment program. Funds are invested in accordance with Section 135 “Uniform Depository Act” of the Ohio Revised Code as revised by Senate Bill 81.

The types of obligations eligible for investment and deposits include:

1. U.S. Treasury Bills, Notes, and Bonds; various federal agency securities, including issues of Federal National Mortgage Association (FNMA), Federal Home Loan Mortgage Corp. (FHLMC) , Federal Home Loan Bank (FHLB), Federal Farm Credit Bank (FFCB), Student Loan Marketing Association (SLMA), Government National Mortgage Association (GNMA), and other agencies or instrumentalities of the United States. Eligible investments include securities that may be “called” (by the issuer) prior to the final maturity date. All eligible investments may be purchased at a premium or a discount. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities.
2. Commercial paper notes issued by companies incorporated under the laws of the United States; specific limitations apply as defined under Ohio Revised Code Section 135.14(B) (7).
3. Bankers acceptances issued by any domestic bank rated in the highest category by a nationally recognized rating agency; specific limitations apply as defined under Ohio Revised Code Section 135.14(B)(7).
4. Certificates of deposit from any eligible institution mentioned in Ohio Revised Code Section 135.32.
5. No-load money market mutual funds rated in the highest category by at least one nationally recognized rating agency, investing exclusively in the same types of eligible securities as defined in Ohio Revised Code Sections 135.14(B)(1) and 135.14(B)(2) and repurchase agreements secured by such obligations. Eligible money market funds shall comply with ORC Section 135.01 regarding limitations and restrictions.
6. Repurchase agreements with any eligible institutions mentioned in Ohio Revised Code Section 135.32, or any eligible securities dealer pursuant to Ohio Revised Code Section 135.32(J), except that such eligible securities dealers shall be restricted to primary government securities dealers. Repurchase agreements will settle on a delivery versus payment basis with collateral held in the safekeeping by a third party custodian. The market value of securities subject to a repurchase agreement must exceed the principal value of the repurchase agreement by at least two percent as defined under the Ohio Revised Code.
7. The state treasurer’s investment pool (STAR Ohio), pursuant to Ohio Revised Code Section 135.45.

The Authority intends to hold its investments until maturity but reports the investments at fair value in accordance with GASB Statement No. 31 and discloses the investment according to risk in accordance with GASB Statement No. 40.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
 FOR THE YEAR ENDED DECEMBER 31, 2012

3. DEPOSITS AND INVESTMENTS – CONTINUED

The following chart illustrates the Authority’s investments at fair value as of December 31:

	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Maturity in Years</u>		
			<u><1</u>	<u>1-3</u>	<u>>3</u>
<u>Convention Center Fund:</u>					
STAR Ohio	15,320,329	AAAm	15,320,329	-	-
Money Market Funds	1,331,184	NR	1,331,184	-	-
Federal Agency Securities	14,730,096	AA+ ¹	3,872,431	7,077,898	3,779,767
	<u>31,381,609</u>		<u>20,523,944</u>	<u>7,077,898</u>	<u>3,779,767</u>
<u>Hotel Fund:</u>					
STAR Ohio	3,195,913	AAAm	3,195,913	-	-
Federal Agency Securities	14,530,106	AA+ ¹	2,000,472	9,591,397	2,938,237
	<u>17,726,019</u>		<u>5,196,385</u>	<u>9,591,397</u>	<u>2,938,237</u>
<u>Arena Fund:</u>					
STAR Ohio	1,889,064	AAAm	1,889,064	-	-
	<u>1,889,064</u>		<u>1,889,064</u>	<u>-</u>	<u>-</u>
Totals	<u>\$ 50,996,692</u>		<u>\$ 27,609,393</u>	<u>\$ 16,669,295</u>	<u>\$ 6,718,004</u>

¹ Standard & Poors

Reconciliation of the Authority’s deposits and investments to the Statements of Net Position is as follows:

	<u>Convention Center</u>	<u>Hotel</u>	<u>Arena</u>
Per Deposits and Investments Note:			
Deposits	\$ 379,657	\$ 3,013,065	\$ -
On Deposit with Hotel Operator	-	2,400,000	-
Investments	31,381,609	17,726,019	1,889,064
Totals	<u>\$ 31,761,266</u>	<u>\$ 23,139,084</u>	<u>\$ 1,889,064</u>
Per Statement of Net Position:			
Cash and Cash Equivalents	\$ 379,657	\$ -	\$ -
Investments	7,378,802	-	-
Restricted Investments	24,002,807	23,139,084	1,889,064
Totals	<u>\$ 31,761,266</u>	<u>\$ 23,139,084</u>	<u>\$ 1,889,064</u>

Concentration of Credit Risk - The Authority’s investment policy does not limit the amounts that may be invested in any one issuer.

As further discussed in Note 6, a portion of investments is restricted for debt service and construction projects.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

4. CAPITAL ASSETS

Capital Asset activity for the year ended December 31, 2012 is as follows:

	Beginning Balance	Additions	Disposals/ Transfers	Ending Balance
Convention Center Fund				
Capital assets, not being depreciated:				
Land	\$ 32,556,992	\$ -	\$ -	\$ 32,556,992
Construction in progress	1,539,592	17,459,127	(18,998,719)	-
Total capital assets, not being depreciated	<u>34,096,584</u>	<u>17,459,127</u>	<u>(18,998,719)</u>	<u>32,556,992</u>
Capital assets, being depreciated				
Buildings & improvements	241,352,419	-	18,584,896	259,937,315
Improvements other than buildings	1,595,523	-	(36,848)	1,558,675
Major building equipment	8,449,743	-	-	8,449,743
Parking lot	1,144,557	-	-	1,144,557
Equipment & Furnishings	3,942,250	43,459	(160,902)	3,824,807
Total capital assets, being depreciated	<u>256,484,492</u>	<u>43,459</u>	<u>18,387,146</u>	<u>274,915,097</u>
Less accumulated depreciation for:				
Buildings & improvements	(101,320,453)	(8,358,195)	381,991	(109,296,657)
Improvements other than buildings	(852,714)	(62,678)	34,013	(881,379)
Major building equipment	(8,449,743)	-	-	(8,449,743)
Parking lot	(627,121)	(28,614)	-	(655,735)
Equipment & Furnishings	(2,285,793)	(238,701)	160,902	(2,363,592)
Total accumulated depreciation	<u>(113,535,824)</u>	<u>(8,688,188)</u>	<u>576,906</u>	<u>(121,647,106)</u>
Total capital assets, being depreciated, net	<u>142,948,668</u>	<u>(8,644,729)</u>	<u>18,964,052</u>	<u>153,267,991</u>
Total capital assets, net	<u>\$ 177,045,252</u>	<u>\$ 8,814,398</u>	<u>\$ (34,667)</u>	<u>\$ 185,824,983</u>
Hotel Fund				
Capital assets, not being depreciated:				
Land	\$ 300,513	\$ -	\$ -	\$ 300,513
Works of Art	-	229,400	-	229,400
Construction in progress	78,635,018	55,379,400	(134,014,418)	-
Total capital assets, not being depreciated	<u>78,935,531</u>	<u>55,608,800</u>	<u>(134,014,418)</u>	<u>529,913</u>
Capital assets, being depreciated				
Buildings & improvements	-	-	134,014,418	134,014,418
Equipment & Furnishings	-	745,664	-	745,664
Total capital assets, being depreciated	<u>-</u>	<u>745,664</u>	<u>134,014,418</u>	<u>134,760,082</u>
Less accumulated depreciation for:				
Buildings & improvements	-	(3,309,136)	-	(3,309,136)
Equipment & Furnishings	-	(111,103)	-	(111,103)
Total accumulated depreciation	<u>-</u>	<u>(3,420,239)</u>	<u>-</u>	<u>(3,420,239)</u>
Total capital assets, being depreciated, net	<u>-</u>	<u>(2,674,575)</u>	<u>134,014,418</u>	<u>131,339,843</u>
Total capital assets, net	<u>\$ 78,935,531</u>	<u>\$ 52,934,225</u>	<u>\$ -</u>	<u>\$ 131,869,756</u>

In February 2010, the Authority issued \$160,000,000 in Series 2010 lease revenue anticipation bonds for the purpose of providing funds to (i) pay costs of constructing, equipping, and furnishing a full-service convention center hotel and auxiliary facilities, (ii) fund a bond reserve fund, (iii) pay capitalized interest through August 31, 2012, and (iv) pay costs incurred in connection with the issuance of the Series 2010 Bonds.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

4. CAPITAL ASSETS - CONTINUED

In accordance with Governmental Accounting Standards Board Statement No. 62, from the date the debt was issued, the Authority capitalizes the net effect of interest expense and related interest revenue on the portion of the debt issued to fund the hotel construction project. Interest cost from January 1, 2012 through the date the hotel was placed into service was \$8,401,986, of which \$4,880,362 has been capitalized. Interest costs not capitalized are expensed.

Arena Fund

Capital assets, being depreciated					
Buildings & improvements	\$	-	\$ 42,751,485	\$	-
Equipment & Furnishings		-	4,967,912		-
Total capital assets, being depreciated		-	<u>47,719,397</u>		-
Less accumulated depreciation for:					
Buildings & improvements		-	(1,077,265)		-
Equipment & Furnishings		-	(496,794)		-
Total accumulated depreciation		-	<u>(1,574,059)</u>		-
Total capital assets, net	\$	-	<u>\$ 46,145,338</u>	\$	-

5. LONG TERM OBLIGATIONS

Bonds outstanding at December 31, 2012 are as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Convention Center Fund					
Series 2002	\$ 47,270,000	\$ -	\$ (47,270,000)	\$ -	\$ -
Series 2005	60,215,000	-	(975,000)	59,240,000	985,000
Series 2007	45,210,000	-	(620,000)	44,590,000	645,000
Series 2011	16,000,000	-	-	16,000,000	-
Series 2012	-	42,455,000	-	42,455,000	5,630,000
Total	<u>168,695,000</u>	<u>42,455,000</u>	<u>(48,865,000)</u>	<u>162,285,000</u>	<u>7,260,000</u>
Plus: Unamortized premiums	4,882,168	-	(1,659,810)	3,222,358	-
Less: Unamortized deferred costs	(5,274,313)	(481,375)	1,821,264	(3,934,424)	-
Total Convention Center Fund	<u>168,302,855</u>	<u>41,973,625</u>	<u>(48,703,546)</u>	<u>161,572,934</u>	<u>7,260,000</u>
Hotel Fund					
Series 2010	<u>160,000,000</u>	<u>-</u>	<u>-</u>	<u>160,000,000</u>	<u>-</u>
Arena Fund					
First Lien Lease Revenue Bonds	-	10,000,000	-	10,000,000	-
Second Lien Lease Revenue Bonds	-	44,208,764	-	44,208,764	-
Total Arena Fund	<u>-</u>	<u>54,208,764</u>	<u>-</u>	<u>54,208,764</u>	<u>-</u>
Grand Total	<u>\$ 328,302,855</u>	<u>\$ 96,182,389</u>	<u>\$ (48,703,546)</u>	<u>\$ 375,781,698</u>	<u>\$ 7,260,000</u>

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

5. LONG TERM OBLIGATIONS – CONTINUED

Series 2002

On November 1, 2002, the Authority issued \$54,405,000 of tax and lease revenue anticipation refunding bonds with a true interest cost of 4.18%, to refund \$57,880,000 of outstanding 1992 serial and term bonds with a true interest cost of 6.23%.

The 2002 refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$3,377,800. This difference was charged to operations through calendar year 2012 using the straight-line method. The Authority completed the advance refunding to reduce its total bond payments through the year 2019 by \$10,717,885 and to obtain an economic gain (difference between the present values of the old and new bond payments) of \$7,724,113.

Series 2005

On July 15, 2005, the Authority issued \$63,925,000 of tax and lease revenue anticipation refunding bonds with a true cost of 3.65%, to advance refund \$61,600,000 of outstanding 1997 refunded term serial bonds and \$2,320,000 of outstanding 1997 refunded serial bonds with a true interest cost of 4.5%. The proceeds of \$67,677,842 (net of \$923,311 in underwriting fees, insurance and other issuance costs) provided for a deposit of \$66,757,531 into an irrevocable trust with an escrow agent to provide for all future debt service payments on the 1997 serial and term bonds. As a result, the 1997 bonds are considered to be defeased and the liability for those bonds was removed from the bonds payable balance.

The 2005 refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$4,970,387. This difference, reported in the accompanying basic financial statements as a deduction from bonds payable, is being charged to operations through calendar year 2027 using the straight-line method. The Authority completed the advance refunding to reduce its total bond payments through the year 2027 by \$4,334,940 and to obtain an economic gain (difference between the present values of the old and new bond payments) of \$766,005.

Series 2007

On October 16, 2007, the Authority issued \$47,465,000 of tax and lease revenue anticipation and refunding bonds of which \$38,535,000 represented new money for renovations to Battelle Hall and \$8,930,000 represented refunding bonds. The Series 2007 serial bonds mature December 1, 2008 through December 1, 2027. All Series 2007 serial bonds maturing on or after December 1, 2018 are callable at par beginning December 1, 2017. The stated interest rate on the Series 2007 serial bonds ranges from 4% to 5%.

The Authority issued \$8,930,000 of refunding bonds with a true interest cost of 4.39% to refund \$8,680,000 of outstanding Series 1997 serial and term bonds. The proceeds of \$8,986,376 (including a net bond premium of \$114,388 less \$58,012 in underwriting fees and other issuance costs) provided for a deposit of \$8,982,675 into an irrevocable trust with an escrow agent to provide for all future debt service payments on the Series 1997 serial and term bonds. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the Statement of Net Position. The reacquisition price exceeded the net carrying amount of the old debt by \$274,350. This amount, reported in the accompanying basic financial statements as a deduction from bonds payable, is being amortized over the remaining life of the refunded debt, which is shorter than the life of the new debt issued. This refunding was undertaken to reduce total debt service payments over the next 14 years by \$348,419 and resulted in an economic gain (difference between the present values of the old and new bond payments) of \$336,046.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

5. LONG TERM OBLIGATIONS – CONTINUED

Series 2010

On February 10, 2010, the Authority issued \$160 million in Series 2010 lease revenue anticipation bonds for the purpose of providing funds to (i) pay costs of constructing, equipping, and furnishing a full-service convention center hotel and auxiliary facilities, (ii) fund a bond reserve fund, (iii) pay capitalized interest through August 31, 2012, and (iv) pay costs incurred in connection with the issuance of the Series 2010 Bonds. The Series 2010 serial and term bonds mature December 1, 2016 through December 1, 2042. The stated interest rate on the Series 2010 serial and term bonds ranges from 4.47% to 6.64%.

Series 2011

On December 6, 2011, the Authority issued \$16 million in parking garage improvement revenue bonds to finance the expansion of the Vine Street parking facility. The Series 2011 term bonds mature December 1, 2016, 2021, 2026, 2031, 2036 and 2041. The stated interest rate on the Series 2011 term bonds ranges from 2.92% to 5.02%.

2012 First Lien Arena Lease Revenue Bonds

On March 28, 2012, the Authority issued \$10 million first lien arena lease revenue bonds to finance a portion of the purchase of Nationwide Arena. The first lien arena lease revenue bonds were acquired by the Director of Development on behalf of the State of Ohio. The arena lease revenue bonds mature on December 30, 2017, 2018, 2019, 2020 and 2021, with the final maturity subject to limited extension to accommodate principal forgiveness. The principal amount due at the final maturity may be reduced by up to \$500,000 for each year in which certain economic development incentive targets are met to the satisfaction of the State of Ohio in the manner described in the Bond Legislation.

The stated interest rate on the arena lease revenue bonds is 1.00%. In addition, during any time that principal amounts remain outstanding under the bonds, the Authority shall pay a servicing fee equal to one half of one quarter of one percent of the remaining principal amount then outstanding on the bonds, payable in arrears on a semi-annual basis as of June 30th and December 31st of each year.

2012 Second Lien Arena Lease Revenue Bonds

On March 28, 2012, the Authority issued \$44,208,764 in second lien arena lease revenue bonds to finance a portion of the purchase of Nationwide Arena and to finance other capital and operating activities. The second lien arena lease revenue bonds were acquired by Nationwide Arena LLC. The second lien arena lease revenue bonds mature on December 30, 2039 and are callable for redemption at the option of the Authority, in whole or in part in such series as the Authority shall determine at any time at the redemption price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date. The stated interest rate on the arena lease revenue bonds is 4.875%.

Beginning in calendar year 2013, the Authority will begin receiving a percentage of casino tax collections from the City and County. These collections will be used first to fund operations and capital improvements of the arena, and second to repay the loans noted above. If casino tax collections are insufficient, Nationwide has agreed to defer payments until revenues are available. There is no obligation on the part of the Authority to cover outstanding debt for the arena if casino tax collections prove inadequate.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

5. LONG TERM OBLIGATIONS – CONTINUED

Series 2012

On September 4, 2012, the Authority issued \$42,455,000 of tax and lease revenue anticipation refunding bonds with a true cost of 1.65%, to advance refund \$42,370,000 of outstanding 2002 bonds with a true interest cost of 4.18%. The proceeds of \$42,455,000 (net of \$85,000 in issuance costs) provided for a deposit of \$42,370,000 into an irrevocable trust with an escrow agent to provide for all future debt service payments on the 2002 bonds. As a result, the 2002 bonds are considered to be defeased and the liability for those bonds was removed from the bonds payable balance.

The 2012 refunding resulted in a difference between the reacquisition price and the net carrying amount of the old debt of \$481,375. This difference, reported in the accompanying basic financial statements as a deduction to bonds payable, is being charged to operations through calendar year 2019 using the straight-line method. The Authority completed the advance refunding to reduce its total bond payments through calendar year 2019 by \$6,240,778 and to obtain an economic gain (difference between the present values of the old and new bond payments) of \$5,836,980.

Defeased Debt Outstanding

As noted above, the Authority has defeased various bond issues by creating separate irrevocable trust funds. When such debt has been issued, the proceeds have been used to purchase U.S. government securities that were placed in the trust funds. The investments and fixed earnings from the investments are sufficient to fully service the defeased debt until the debt is called or matures. For financial reporting purposes, the debt has been considered defeased and therefore removed as a liability from the Authority's financial statements. As of December 31, 2012 the amount of defeased debt outstanding was \$0.

Bond Principal and Interest Payments

Bonds mature on December 1. Interest on the term and serial bonds is payable semiannually on June 1 and December 1. Interest has been accrued on all bonds through December 31, 2012. Excise taxes and rents collected after the issuance date of the bonds, to the extent these taxes and rents are necessary to satisfy debt service requirements, are appropriated for principal and interest payments due and payable until the bonds are fully retired on December 1, 2042. Principal and interest requirements to retire the Authority's bonds are as follows:

	<u>Convention Center Fund</u>		<u>Hotel Fund</u>		<u>Arena Fund</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2013	\$ 7,260,000	\$ 6,331,697	\$ -	\$ 10,082,384	\$ -	\$ 4,180,253
2014	7,590,000	6,004,313	-	10,082,384	-	2,280,177
2015	7,755,000	5,839,480	-	10,082,384	-	2,280,177
2016	9,302,000	5,658,558	2,365,000	10,082,384	-	2,280,177
2017	8,125,000	5,594,745	2,525,000	9,976,668	1,000,000	2,280,177
2018-2022	48,655,000	24,335,471	15,320,000	47,804,933	9,000,000	11,150,886
2023-2027	62,885,000	12,237,196	20,735,000	43,060,206	-	10,775,886
2028-2032	2,771,000	2,405,898	27,940,000	35,753,136	-	10,775,886
2033-2037	3,506,000	1,772,967	37,175,000	25,513,644	-	10,775,886
2038-2042	4,436,000	890,748	53,940,000	11,771,392	44,208,764	4,310,354
	<u>\$ 162,285,000</u>	<u>\$ 71,071,073</u>	<u>\$ 160,000,000</u>	<u>\$ 214,209,515</u>	<u>\$ 54,208,764</u>	<u>\$ 61,089,859</u>

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

6. RESTRICTED INVESTMENTS

In accordance with the Convention Center Fund bond indentures, the Authority created the project construction and bond payment funds to provide for the payment of construction costs and bond principal and interest, as well as the debt service and rental reserve funds to provide for the payment of bond principal and interest in the event the amount in the bond payment fund is insufficient. The debt service reserve requirement is an amount equal to the maximum bond service charges payable with respect to the outstanding bonds during any bond year, without regard to any optional redemption. The rental reserve requirement is an amount equal to one-half of the maximum bond service charges payable with respect to the outstanding bonds during any bond year, without regard to optional redemption.

In accordance with the Hotel Fund bond indenture, the Authority created the project construction and bond payment funds to provide for the payment of construction costs and bond principal and interest, as well as the debt service and rental reserve funds to provide for the payment of bond principal and interest in the event the amount in the bond payment fund is insufficient. The debt service reserve and rental reserve requirements are both an amount equal to one-half of the maximum bond service charges payable with respect to the outstanding bonds during any bond year (excluding the final bond year), without regard to any optional redemption.

Additionally, for the Convention Center Fund, in accordance with lease and sublease agreements between the Authority and the City of Columbus and Franklin County, the City and County will provide necessary funds for the payment of bond principal and interest if the rental reserve and debt service funds are depleted. These amounts are subject to annual appropriation by the City and County. As an additional precaution, the lease with the City and County provides for the application of Convention and Visitors Bureau Taxes levied and collected by the City to deficiencies in debt service payments after the rental reserve fund has been depleted.

Additionally, for the Hotel Fund, in accordance with the Cooperative Agreement among the Authority, Franklin County, and the City of Columbus, the County will provide necessary funds for the payment of bond principal and interest if the rental reserve and debt service funds are depleted. These amounts are subject to annual appropriation by the County. As an additional precaution, the Cooperative Agreement provides for the City to establish by January 1, 2012, a Parking Meter Contribution Fund with a balance of \$1.4 million to assist with debt service payments if the rental reserve fund has been depleted.

The Hotel Cooperative Agreement also provides for the Authority to establish a Ground Lease Rents Fund with a balance equal to the value of ground lease rents received by the Authority during the previous year to assist with debt service payments if the rental reserve fund has been depleted. Both the Parking Meter Contribution Fund and the Ground Lease Fund will be used prior to use of the debt service reserve fund. Both funds are replenished annually to required balances if such funds are used for debt service.

For the Arena Fund, in accordance with the Arena Management Agreement, the Authority is required to maintain an Arena capital improvements fund. The Authority established the fund with \$7,035,000 in 2012 and is required to make annual contributions to the fund of \$1,071,225 beginning in 2013 and increasing such contributions by 3.5% annually through September 15, 2039. The fund shall be used for capital additions and/or improvements to the Arena. At year-end, the balance in this fund was \$1,889,064. The entire balance is reported as Restricted Investments in the Statement of Net Position.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

6. RESTRICTED INVESTMENTS - CONTINUED

The balances in the convention center and hotel funds at year-end, which are also reported as Restricted Investments in the Statement of Net Position, as well as the required balances, were as follows:

	Convention Center Fund		Hotel Fund	
	Required Balance	Restricted Balance	Required Balance	Restricted Balance
Construction fund	\$ 1,331,184	\$ 1,331,184	\$ 4,973,977	\$ 4,973,977
Bond payment fund	1,252,494	1,252,494	25,770	25,770
Debt service reserve fund	14,022,194	14,296,537	6,391,264	6,640,907
Rental reserve fund	7,011,097	7,122,520	8,000,000	8,035,477
Operating reserve fund	-	-	2,400,000	2,400,000
Revenue fund	72	72	-	-
Ground lease rents fund	-	-	1,062,909	1,062,953
Total	\$ 23,617,041	\$ 24,002,807	\$ 22,853,920	\$ 23,139,084

7. FACILITY OPERATOR AGREEMENTS

A. Convention Center

The management, operations and marketing of the Greater Columbus Convention Center (herein referred to as Convention Center) is facilitated through a Consulting, Marketing and Management Agreement with SMG. The main term of the current agreement commenced on January 1, 2012 and ends at midnight on December 31, 2014, unless earlier terminated pursuant to the provisions of the agreement. The Authority may extend the term of the agreement on the same terms and conditions for an additional two –year period commencing January 1, 2015 and ending December 31, 2016 by giving not less than one hundred eight days prior written notice of such extension to SMG. At the end of the renewal term, the Authority has the option to extend the agreement for an additional three-year term with a two-year renewal term on the same terms and conditions as this agreement.

As part of this agreement SMG is responsible for the financial activity of the Convention Center. SMG financially manages all revenues collected by the convention center from rental income; income from food and beverage sales; retail mall and food court lease income and revenue received from the operation of parking lots. In turn, SMG utilizes these revenues to pay for expenses associated with operating the facility (i.e., salaries of permanent and temporary staff who orchestrate events and handle administrative functions; utility expenses; the promotion and advertising of the Convention Center; and general facility maintenance and repair expenses). Financial activity of the Convention Center is audited annually and reviewed by management.

Bottom line performance of the Convention Center is incorporated annually into the Authority’s basic financial statements as a reported change to gain/loss from center operations. The \$1,021,915 receivable due to the Authority at year-end is comprised primarily of the excess of revenues over expenses from Convention Center operations for the year ended December 31, 2012. During the fiscal year, SMG paid the Authority \$500,000 for amounts owed at December 31, 2011.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

7. FACILITY OPERATOR AGREEMENTS – CONTINUED

As base compensation to SMG for providing services, the Authority shall pay SMG during each fiscal year of the main term and the renewal term, if any, an annual fixed fee as follows:

Year	Fixed Fee
2012	2010 Base Fee under the 2006 Management Agreement as adjusted by change in CPI-U from January 1, 2011 through December 31, 2011.
2013-2016	Based upon prior year, as adjusted below by change in CPI-U

For each of the calendar years during the main term (commencing with the 2013 calendar year), the fixed fee shall be equal to the fixed fee for the immediately preceding calendar year, increased or decreased by the lesser of (i) the percentage change in the CPI-U, during the one year period ending in November 30 immediately preceding such calendar year, or (ii) three percent (3%). The foregoing annual fixed compensation shall be payable in equal monthly installments due on or before the last day of each month during such calendar year.

SMG is also entitled to annual quantitative and qualitative incentive fees, as defined, with respect to each calendar year. The quantitative incentive fee is based on the greater of 15% of the expense reduction, as defined, or 30% of any revenue increase, as defined. However, the quantitative incentive fee may not exceed 70% of the fixed fee payable as discussed above. The qualitative incentive fee cannot exceed 30% of the fixed fee payable as discussed above and is based on various defined criteria including but not limited to client satisfaction exit surveys, community involvement of operator personnel, quality maintenance and operation of the facilities and compliance with the terms of the management agreement. SMG’s incentive fees during the calendar year were \$436,341.

In accordance with the terms of the Management Agreement, the Authority is required to provide the operator certain operating funds sufficient to meet operating expenses. During the calendar year, the Authority provided SMG with \$0 to meet operating expenses.

SMG is required to provide \$90,000 annually to the facility for FF&E purchases and minor capital improvements. The ownership and title to the purchases and improvements will be transferred to the Authority upon termination of this Agreement. At termination of the Agreement the Authority is required to pay SMG for any unamortized balance on these improvements.

In 1998, Hyatt, a lessor, acquired a 50% ownership of SMG.

B. Hotel

On July 16, 2010, the Authority executed a hotel operating agreement with Hilton Management, LLC (Manager) to manage and operate the hotel, consisting of approximately 532 hotel guest rooms, approximately 22,750 square feet of net usable meeting space, a ballroom of at least 12,000 square feet, a pedestrian skybridge connecting directly to the Convention Center and other supporting facilities associated therewith. The term of the hotel operating agreement commenced on the opening date and continues for a period of 15 years from the date from and after the opening date.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
 FOR THE YEAR ENDED DECEMBER 31, 2012

7. FACILITY OPERATOR AGREEMENTS – CONTINUED

Executive Bonus Fee – Commencing with the first full calendar year following the year in which the opening date occurs and continuing for each operating year thereafter during the operating term, the Manager shall be paid the amount of \$322,000, as the then applicable fixed executive bonus fee, provided that such amount for each operating year after the first calendar year shall be increased by a percentage equal to the percentage change in the index from the prior operating year and as established at the annual budget meeting. Bonuses to executive staff shall be payable from the fixed executive bonus fee. However, to the extent the amount of bonuses earned by executive staff members is greater than the fixed executive bonus fee, the Manager shall be paid an additional variable executive bonus fee equal to the amount that actual bonuses to executive staff members is greater than the available fixed executive bonus fee, up to an amount that does not exceed five percent of the total amount of the management fees plus the fixed executive bonus fee paid to Manager for the respective operating year.

Base Management Fee – The base management fee shall mean that portion of the management fee set forth opposite the applicable period of time as set forth in the table below:

Opening Date through the immediately succeeding December 31	\$502,000 multiplied by the numer of days occurring from the opening date through the immediately succeeding December 31, divided by 365.
First Full Operating Year	\$502,000
Second Full Operating Year	\$691,000
Third Full Operating Year	\$898,000
Fourth Full Operating Year and thereafter	\$937,000, provided that the base management fee payable for each succeeding operating year shall be increased or decreased by the percentage increase or decrease in the REVPAR of the competitive set from the prior operating year.

One twelfth of the annual base management fee for the applicable operating year shall be paid on the first business day of each month in each operating year in arrears.

Subordinate Management Fee – The subordinate management fee shall mean that portion of the management fee set forth opposite the applicable period of time as set forth in the table below:

Fourth Full Operating Year	\$234,000
Fifth Full Operating Year	\$270,000
Sixth Full Operating Year and thereafter	\$324,000, provided that the subordinate management fee payable for each succeeding operating year shall be increased or decreased by the REVPAR change.

The Subordinate Management Fee will be subordinated to certain other payments as provided for in the hotel operating agreement.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
 FOR THE YEAR ENDED DECEMBER 31, 2012

7. FACILITY OPERATOR AGREEMENTS

C. Arena

On March 28, 2012, the Authority entered into an Arena Management Agreement with Columbus Arena Management LLC (CAM) to manage and operate Nationwide Arena. The agreement provided that CAM be responsible for the financial results of the Arena operations effective January 1, 2012.

The Arena Management Agreement requires the Authority to provide a pre-determined annual funding amount to be used for Arena operational expenses. For calendar year 2012, the Authority contributed \$3,808,764, and such funding will increase by 3.5% per year for the term of the agreement, which expires September 15, 2039.

8. VACATION, SICK AND PERSONAL LEAVE

Authority employees are granted vacation, sick, and personal leave at amounts which vary by length of service. In the event of termination, employees are reimbursed for accumulated vacation and personal leave, along with a percentage of their sick leave balance based on years of service at the employee's current wage.

Vacation, sick, and personal leave earned by the Authority's employees has been recorded in the Convention Center Fund. The Authority calculates sick leave based on the termination method. Payment of vacation, sick, and personal leave is dependent upon many factors; therefore, timing of future payments is not readily determinable. However, management believes the payment of vacation and sick leave will not have a material adverse impact on the availability of the Authority's cash balances.

Changes in compensated absences balances for the fiscal year are as follows:

	Beginning Balance	Earned	Used	Ending Balance
Fiscal Year 2012	\$ 224,888	\$ 98,226	\$ (82,801)	\$ 240,313

9. RISK MANAGEMENT

The Authority is subjected to certain types of risks in the performance of its normal functions. They include risks the Authority might be subjected to by its employees in the performance of their normal duties. The Authority manages these types of risks through commercial insurance. The amount of settlements has not exceeded insurance coverage for any of the past three calendar years. There has not been a significant reduction of coverage since the prior year in any of the major categories of risk.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
 FOR THE YEAR ENDED DECEMBER 31, 2012

10. OPERATING LEASES

On November 27, 1996 the Authority entered into a Master Lease Agreement with the City of Columbus (the “City”) which created leasehold estate interests for certain property, plant, and equipment (the “South Facility”), the site of the Convention Center, and the Columbus Hotel Community Urban Redevelopment Corporation lease.

In addition to the lease agreements noted below, the Authority owns all rights, title and interest in, to and under any and all leases, tenancy or occupancy agreements affecting the South Facility premises, as well as all security deposits and guaranties. These leases are retail leases with various retail terms. The retail lease revenue is recognized by the operators of the facility in accordance with the operating method.

Columbus Hotel Community Urban Redevelopment Corporation

The Authority leases land to the Columbus Hotel Community Urban Redevelopment Corporation (the Hyatt) for a term that commenced on December 23, 1978 and ends on July 19, 2051, unless sooner terminated in accordance with the lease agreement. The Hyatt pays the Authority lease rent at the annual rate of \$125,000. The Authority receives additional compensation from the Hyatt if the Hyatt meets certain targets for cash flow. Additional compensation for the calendar year was \$980,017. SMG, the Authority’s facility operator, also recorded revenues of \$989,728 during the calendar year from Ohio Center Hotel Company, LTD. (an affiliate of Hyatt) for providing services consisting primarily of utilities, parking and meeting space rentals.

Drury Inns, Inc.

On February 20, 2001, the Authority entered into a ground lease agreement with Drury Inns, Inc. (Tenant) under which Tenant would lease land from the Authority and develop the land with a hotel and related improvements. The term of the lease commenced on February 20, 2001 and expires on the last day of the 25th lease year, unless the term is extended or the lease is validly canceled before then.

Tenant shall have the option to extend the term for a period of ten lease years by giving notice of the exercise of the option any time prior to the 365th day before the last day of the 25th lease year. If Tenant exercises the option to extend the term for a period of ten lease years, Tenant shall have an additional option to extend the term for another period of ten lease years by giving notice of the exercise of the option any time prior to the 365th day before the extended expiration date. If Tenant exercises the second option granted, Tenant shall have the additional option to extend the term through July 19, 2051 by giving notice of the exercise of the option any time prior to the 365th day before the extended expiration date.

Tenant shall pay the Authority basic rent, as well as percentage rent, which is the amount by which a certain percentage of revenue exceeds basic rent. Applicable amounts are as follows:

Lease Years	Basic Rent	Percentage Rent
Years 1 through 5, per annum	\$125,000	4%
Years 6 through 10, per annum	\$150,000	4.75%
Years 11 and after, per annum	\$175,000	4.75% of the first \$6,000,000 and 5.5% of any excess of \$6,000,000

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

11. PENSION PLAN

Plan Description – All employees of the Authority are eligible to participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans as described below:

1. The Traditional Pension Plan - a cost-sharing, multiple-employer defined benefit pension plan.
2. The Member-Directed Plan - a defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20% per year). Under the Member-Directed Plan, members accumulate retirement assets equal to the value of member and (vested) employer contributions plus any investment earnings.
3. The Combined Plan - a cost sharing, multi-employer defined benefit pension plan. Under the Combined Plan, OPERS invests employer contributions to provide a formula retirement benefit similar in nature to, but less than, the Traditional Pension Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

OPERS provides retirement, disability, survivor and death benefits and annual cost-of-living adjustments to members of the Traditional Pension and Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/investments/cafr.shtml>, writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-5601 or (800) 222-PERS (7377).

Funding Policy – The Ohio Revised Code provides statutory authority for member and employer contributions. For 2011, member and employer contribution rates were consistent across all three plans. Members in the state and local divisions may participate in all three plans.

The Authority's 2012 member and employer contribution rates were 10% and 14%, respectively, of covered payroll. The Authority's required contributions to OPERS for the years ended December 31, 2012, 2011, and 2010 were \$66,415, \$60,714, and \$56,938, respectively. Required contributions are equal to 100% of the dollar amount billed. In addition, through August 26, 2011, the Authority had elected to pay the employee share of OPERS. Required contributions to OPERS for Authority employees for the years ended December 31, 2012, 2011, and 2010 were \$0, \$25,264, and \$40,670, respectively.

12. OTHER POST-EMPLOYMENT BENEFITS

Plan Description - OPERS administers three separate pension plans: The Traditional Pension Plan – a cost-sharing, multiple-employer defined benefit pension plan; the Member-Directed Plan – a defined contribution plan; and the Combined Plan – a cost sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains a cost-sharing multiple-employer defined benefit post-employment healthcare plan, which includes a medical plan, prescription drug program and Medicare Part B premium reimbursement, to qualifying members of both the Traditional Pension and the Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits, including post-employment health care coverage.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

12. OTHER POST-EMPLOYMENT BENEFITS - CONTINUED

In order to qualify for post-employment health care coverage, age-and-service retirees under the Traditional Pension and Combined Plans must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available.

The Ohio Revised Code permits, but does not mandate, OPERS to provide healthcare benefits to its eligible members and beneficiaries. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/investments/cafr.shtml>, writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-5601 or (800) 222-PERS (7377).

Funding Policy – The Ohio Revised Code provides the statutory authority requiring public employers to fund post retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post retirement health care coverage.

Employer contribution rates are expressed as a percentage of covered payroll of active members. In 2012, local employers contributed at a rate of 14% of covered payroll. This is the maximum employer contribution rate permitted by the Ohio Revised Code. Active members do not make contributions to the OPEB Plan.

OPERS' Post Employment Health Care Plan was established under, and is administrated in accordance with, Internal Revenue Code 401(h). Each year, the OPERS Board of Trustees determines the portion of the employer contribution rate that will be set aside for funding of post employment health care benefits. The portion of employer contributions allocated to health care for members in the Traditional Plan was 4.0% during calendar year 2012. The portion of employer contributions allocated to healthcare for members in the Combined Plan was 6.05% during calendar year 2012. Effective January 1, 2013, the portion of employer contributions allocated to healthcare was lowered to 1 percent for both plans, as recommended by the OPERS Actuary. The OPERS Board of Trustees is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care benefits provided. Payment amounts vary depending on the number of covered dependents and the coverage selected.

The rates stated above are the contractually required contribution rates for OPERS. The portion of the Authority's 2012, 2011, and 2010 required contributions that were used to fund post-employment benefits were \$18,975, \$17,346, and \$20,624, respectively. 100 percent has been contributed for all three years.

Changes to the health care plan were adopted by the OPERS Board of Trustees on September 19, 2012, with a transition plan commencing January 1, 2014. With the recent passage of pension legislation under SB 343 and the approved health care changes, OPERS expects to be able to consistently allocate 4 percent of the employer contributions toward the health care fund after the end of the transition period.

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

13. DISAGGREGATED PAYABLE BALANCES

The details of accrued liabilities and other, as reported in the Statement of Net Position, are as follows:

Accrued Salaries Payable	\$	18,440
Accrued Pension and Taxes Payable		10,602
Accrued Property Taxes Payable		10,033
Deferred Revenue - Land Lease		<u>110,000</u>
Accrued liabilities and other	\$	<u><u>149,075</u></u>

14. INTERFUND ACTIVITY

Due to/from other funds - The outstanding balance between the Convention Center Fund and Hotel Fund, totaling \$1,764,417, is the result of a delay in receiving the Authority's federal interest subsidy and the outstanding balance between the Convention Center Fund and the Arena Fund, totaling \$102,282, represents the time lag between the date reimbursable expenses occur and payments between funds are made. Both of these amounts will be repaid in 2013.

Transfers - The Authority committed \$15 million of unrestricted net assets in the Convention Center Fund to various aspects of the Hotel Project. Interfund transfers during the calendar year are the result of this commitment.

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FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS - CONTINUED
FOR THE YEAR ENDED DECEMBER 31, 2012

15. CONTRACTUAL COMMITMENTS

At calendar year-end, the Authority had the following outstanding contractual commitments:

<u>Vendor</u>	<u>Contract</u>	<u>Contract Amount</u>	<u>Amount Outstanding</u>
Strategic Advisory Group	Hotel Development/Consulting	\$ 3,898,350	\$ 46,625
HOK	Design Services	5,732,391	109,656
Turner Construction	Construction Management Services	9,353,883	640,522
Teemock Construction	General Trades	5,655,575	25,945
Schindler Elevator	Elevators	1,885,467	208,439
McDaniel's Construction Corp.	Sitework/Foundations/Earth Retention	6,178,407	22,579
Accurate Electric	Electric and Communications	13,163,424	15,726
Baker Concrete	Structural Concrete	13,428,568	6,723
S.A. Comunale	Fire Protection	947,112	70,108
Julian Speer	Plumbing and HVAC	17,080,261	38,421
Concord Fabricators	Structural Steel	1,657,240	532
Wanner Metal Worx	Stairs/Railings/Misc. Metals	2,793,420	85,657
Anderson Aluminum	Curtainwall/windows/glazing	4,233,871	138,647
Stafford Smith	Food service equipment	1,405,324	22,269
Roschmann Steel and Glass	High Street bridge	3,732,982	43,367
United Skys	Skylight	940,072	21,266
Kalkreuth Roofing	Roofing/Metal Panels	2,745,611	11,344
Lang Masonry Contractors	Masonry	3,603,222	74,838
Norwood Hardware	Doors/frames/hardware	2,832,881	18,739
Brookside Construction	Landscaping	77,220	4,701
Acoustice Ceiling	Framing/drywall/ceiling	8,406,507	131,316
Architectural Graphics	Signage	456,626	68,558
Ebenisterie Beaubois	Casework/millwork/countertops	3,243,628	487,367
The Painting Company	Painting and wallcovering	1,401,866	36,476
RFC Contracting	Stone/Tile	3,963,442	7,317
Mid Americal Gunite Pools	Swimming Pool	426,117	24,389
Continental Office	Carpet Installation	934,059	55,130
		<u>\$ 120,177,526</u>	<u>\$ 2,416,657</u>

The outstanding balance noted above represents the difference between the contract amount and total services completed and stored to-date through the end of the year.

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Dave Yost • Auditor of State

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

Franklin County Convention Facilities Authority
Franklin County
400 North High Street, 4th Floor
Columbus, OH 43215

To the Board of Directors:

We have audited the financial statements of the business-type activities and each major fund of the Franklin County Convention Facilities Authority, Franklin County, (the Authority) as of and for the year ended December 31, 2012, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated April 12, 2012. 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 the Comptroller General of the United States' *Government Auditing Standards*.

Internal Control Over Financial Reporting

As part of our financial statement audit, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinion on the financial statements, but not to the extent necessary to opine on the effectiveness of the Authority's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Authority's financial statements. 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 internal control deficiencies that might be material weaknesses or significant deficiencies. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.

Compliance and Other Matters

As part of reasonably assuring whether the Authority's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

Purpose of this Report

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Dave Yost". The signature is written in a cursive style with a large, looping "D" and "Y".

Dave Yost
Auditor of State

April 12, 2012



Dave Yost • Auditor of State

FRANKLIN COUNTY CONVENTION FACILITIES AUTHORITY

FRANKLIN COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

CERTIFIED
MAY 9, 2013