Rea & associates a brighter way

Development Finance Authority of Summit County

Summit County, Ohio

Audited Financial Statements

For the Years Ended
December 31, 2018 and 2017

OHIO AUDITOR OF STATE
KEITH FABER

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Board of Directors
Development Finance Authority of Summit County
47 N Main Street, Suite 407
Akron, OH 44308

We have reviewed the *Independent Auditor's Report* of the Development Finance Authority of Summit County, prepared by Rea & Associates, Inc., for the audit period January 1, 2018 through December 31, 2018. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Development Finance Authority of Summit County is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

August 8, 2018

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Development Finance Authority of Summit County
Summit County, Ohio
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June 25, 2019

Development Finance Authority of Summit County
Summit County, Ohio
47 N. Main Street, Suite 407
Akron, Ohio 44308

Independent Auditor's Report

Report on the Financial Statements

We have audited the accompanying financial statements of the Development Finance Authority of Summit County, Summit County, Ohio, (the Authority) as of and for the years ended December 31, 2018 and 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Development Finance Authority of Summit County, Summit County, Ohio, as of December 31, 2018 and 2017, and the respective changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of a Matter
As described in Note 2, the Authority restated net position balance to account for the implementation of GASB Statement No. 75, *Accounting for Financial Reporting for Postemployment Benefits other than Pension*. Our opinion is not modified with respect to this matter.

Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2019 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority's internal control over financial reporting and compliance.

Rea & Associates, Inc.

New Philadelphia, Ohio

General

The Management of the Development Finance Authority of Summit County (the "Authority") provides the readers of the Authority's financial statements this brief narrative overview of the financial activities of the Authority for the fiscal years ended December 31, 2018 and 2017.

The Authority is an independent political subdivision of the State of Ohio. The Authority was established in 1999 for the purpose of providing community and economic development financing activities in Summit County, Ohio. Since then, the Authority has expanded its service capacity through Cooperative Agreements with several neighboring counties as well as other Ohio counties. The Authority engages in this activity by managing activities through issuance of various revenue bonds. In addition, the Authority is co-manager of an industrial park on property owned by the Akron-Canton Airport, whereby ground rental income is derived as tenants locate at the park.

In 2011, the Authority created a new Community Development Entity ("CDE"); the Development Fund of the Western Reserve ("DFWR") a private, not-for profit 501(c)(3) to apply for certification through the U.S. Treasury Community Development Financial Institutions Fund ("CDFI") to become eligible for allocations of New Markets Tax Credits ("NMTC"). DRWR, a certified Community Development Entity ("CDE") of the U.S. Treasury, serves an 18-county area of northeast Ohio and is the only CDE exclusively focused on NMTC financing activity in northeast Ohio. The Authority assists with the management of DFWR through a service agreement.

In 2011, the CDFI notified DFWR that it had been certified and in 2012, CDFI awarded a $20 million NMTC allocation. During 2012 and 2013, DFWR used all $20 million of the credits to fund three projects in the cities of Kent, Ohio, Lorain, Ohio, and Akron, Ohio.

In 2014, DFWR submitted a new application to CDFI, seeking $45 million NMTC allocation to assist with financing several projects throughout the DFWR service area. In June 2015, the CDFI notified the Authority that the DFWR had been awarded a $45 million NMTC allocation. During 2015, the DFWR used $10.5 million of the credits to fund two projects in Youngstown, Ohio and in Akron, Ohio.

In 2016, DFWR deployed $27.75 million of the credits to fund five projects in Youngstown, Ohio, Euclid, Ohio, Oberlin, Ohio, Akron, Ohio and Conneaut, Ohio.

In 2017 DFWR used the final $6.75 million NMTC allocation to help capitalize the Akron Community Revitalization Fund (ACRF), which leveraged $2 million in philanthropic grants raised by DFWR along with $2 million in private loans and investments. In 2018, ACRF closed six loans ranging from $580,000 to $1.67 million. DFWR manages the fund, without recourse or fiduciary obligation to the Authority. Also, in 2017, the Authority, with the assistance of Summit County and Northeast Ohio Public Energy Council (NOPEC), created and expanded the Akron-Summit County Energy Special Improvement District (ESID), to enable property owners to finance energy efficiency projects within Summit County. In 2018 several more Summit County communities joined the ESID.

Overview

This discussion and analysis serves as an introduction to the Authority's basic financial statements. The Authority engages in economic development finance activities that are conduit stand-alone and/or Jobs and Investment Fund ("Bond Fund") projects. In 2018 the Bond Fund was upgraded to an A- Rating by Standard and Poor's. The Authority issued $24.375 million to fund six projects in 2018. Conduit projects have included the Akron Civic Theater, Bridgestone Americas Tech Center, the Goodyear Tire and Rubber Headquarters and numerous other projects.

In 2018, conduit financing was provided to assist with financing public improvements for the Hall of Fame Stadium project in Canton, Ohio, a fire station within the City of Akron, and capital projects for the Franciscan University in Steubenville, Ohio.

It is noteworthy to consider the following regarding all of the Authority's finance projects:

1. All conduit transactions are non-recourse to the Authority and require a lender to look only to the borrower's lease or debt service payments and any certain specific revenue sources and cash reserves to provide sufficient funds to meet lease payments and/or debt service payments.

2. Bond Fund transactions require the Authority to look only to the borrower lease or loan payments for debt service unless a default arises, in which case the reserve mechanisms in the Bond Fund will make the debt service payments to the extent sufficient funds are available. As of December 31, 2018, the Authority had issued $112.995 million to fund 34 projects with an outstanding principal balance of $66.015 million.

3. As of December 31, 2018, the Bond Fund contained $23,302,221 in reserves with an additional reserve of $3,607,167 for PACE projects.

Condensed Statement of Net Position Information

The table below provides a summary of the Authority's financial position and operations for 2018 and 2017. Increases in restricted assets and other liabilities is primarily caused by projects issued in the current year offset by scheduled payment activity on outstanding issues.

Comparision of 2018 vs. 2017 Results:

			Change	
	2018	2017	Amount	%
Assets:				
Current assets	$ 5,881,008	$ 4,638,121	$ 1,242,887	26.8%
Capital assets - net	1,200,000	1,225,000	(25,000)	-2.0%
Restricted assets	95,084,112	72,988,367	22,095,745	30.3%
Total assets	102,165,120	78,851,488	23,313,632	29.6%
Deferred Outflows of Resources	120,614	252,880	(132,266)	-52.3%
Total assets and deferred outflows of resources	102,285,734	79,104,368	23,181,366	29.3%
Liabilities and net position:				
Liabilities:				
Current liabilities	4,445,628	3,670,884	774,744	21.1%
Other liabilities	87,377,519	65,250,447	22,127,072	33.9%
Total liabilities	91,823,147	68,921,331	22,901,816	33.2%
Deferred Inflows of Resources	145,632	8,509	137,123	1611.5%
Total liabilities and deferred inflows of resources	91,968,779	68,929,840	23,038,939	33.4%
Net position:				
Investment in capital assets	1,200,000	1,225,000	(25,000)	-2.0%
Restricted	6,991,483	6,821,088	170,395	2.5%
Unrestricted	2,125,472	2,128,440	(2,968)	-0.1%
Total net position	$ 10,316,955	$ 10,174,528	$ 142,427	1.4%

The table below provides a summary of the Authority's financial position and operations for 2017 and 2016.

Comparision of 2017 vs. 2016 Results:

	2017	2016	Change Amount	Change %
Assets:				
Current assets	$ 4,638,121	$ 4,607,525	$ 30,596	0.7%
Capital assets - net	1,225,000	1,250,000	(25,000)	-2.0%
Restricted assets	72,988,367	72,075,659	912,708	1.3%
Total assets	78,851,488	77,933,184	918,304	1.2%
Deferred Outflows of Resources	252,880	183,036	69,844	38.2%
Total assets and deferred outflows of resources	79,104,368	78,116,220	988,148	1.3%
Liabilities and net position:				
Liabilities:				
Current liabilities	3,670,884	3,653,402	17,482	0.5%
Other liabilities	65,250,447	64,286,759	963,688	1.5%
Total liabilities	68,921,331	67,940,161	981,170	1.4%
Deferred Inflows of Resources	8,509	17,938	(9,429)	-52.6%
Total liabilities and deferred inflows of resources	68,929,840	67,958,099	971,741	1.4%
Net position:				
Investment in capital assets	1,225,000	1,250,000	(25,000)	-2.0%
Restricted	6,821,088	6,683,093	137,995	2.1%
Unrestricted	2,128,440	2,225,028	(96,588)	-4.3%
Total net position	$ 10,174,528	$ 10,158,121	$ 16,407	0.2%

The increase to restricted assets and other liabilities from 2017 to 2018 is primarily due to bond fund activity. The Authority funded 6 new projects in 2018.

The net pension liability (NPL) is one of the largest single liabilities reported by the Authority at December 31, 2018 and is reported pursuant to GASB Statement 68, "Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27." For 2018, the Authority adopted GASB Statement 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," which significantly revises accounting for costs and liabilities related to other postemployment benefits (OPEB). For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the District's actual financial condition by adding deferred inflows related to pension and OPEB, the net pension liability and the net OPEB liability to the reported net position and subtracting deferred outflows related to pension and OPEB.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. Prior accounting for pensions (GASB 27) and postemployment benefits (GASB 45) focused on a funding approach. This approach limited pension and OPEB costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's net pension liability or net OPEB liability. GASB 68 and GASB 75 take an earnings approach to pension and OPEB accounting; however, the nature of Ohio's statewide pension/OPEB plans and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 and GASB 75 require the net pension liability and the net OPEB liability to equal the Authority's proportionate share of each plan's collective:

1. Present value of estimated future pension/OPEB benefits attributable to active and inactive employees' past service.

2. Minus plan assets available to pay these benefits.

GASB notes that pension and OPEB obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension and other postemployment benefits. GASB noted that the unfunded portion of this promise is a present obligation of the government, part of a bargained-for benefit to the employee and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Authority is not responsible for certain key factors affecting the balance of these liabilities. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The Ohio Revised Code permits, but does not require, the retirement systems to provide healthcare to eligible benefit recipients. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law. The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the retirement system. In Ohio, there is no legal means to enforce the unfunded liability of the pension/OPEB plan as against the public employer. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The retirement system is responsible for the administration of the pension and OPEB plans.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability or the net OPEB liability. As explained above, changes in benefits, contribution rates, and return on investments affect the balance of these liabilities but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability and the net OPEB liability are satisfied, these liabilities are separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68 and GASB 75, the Authority's statements prepared on an accrual basis of accounting include an annual pension expense and an annual OPEB expense for their proportionate share of each plan's change in net pension liability and net OPEB liability, respectively, not accounted for as deferred inflows/outflows.

As a result of implementing GASB 75, the Authority is reporting a net OPEB liability and deferred inflows/outflows of resources related to OPEB on the accrual basis of accounting. This implementation also had the effect of restating net position at January 1, 2018, from $10,174,528 to $9,908,509.

Long Term Debt

Additional information on the outstanding debt can be found in Notes 5, 10, 11 and 14. The following table summarizes outstanding debt.

	Balance at January 1, 2018	Additions	Reductions	Balance at December 31, 2018
Notes Payable	$ 2,405,829	$ 3,607,167	$ (75,000)	$ 5,937,996
Revenue Bonds	19,455,000	-	(820,000)	18,635,000
Bond Fund Transactions	45,800,000	24,375,000	(4,160,000)	66,015,000
	$ 67,660,829	$ 27,982,167	$ (5,055,000)	$ 90,587,996

	Balance at January 1, 2017	Additions	Reductions	Balance at December 31, 2017
Notes Payable	$ 480,829	$ 2,000,000	$ (75,000)	$ 2,405,829
Revenue Bonds	20,230,000	-	(775,000)	19,455,000
Bond Fund Transactions	46,215,000	6,460,000	(6,875,000)	45,800,000
	$ 66,925,829	$ 8,460,000	$ (7,725,000)	$ 67,660,829

Capital Assets

Additional information on the Authority's capital assets can be found in Note 7 to the Authority's financial statements. A summary of the activity in the Authority's capital assets during the years ended December 31, 2018 and December 31, 2017 is as follows:

	Balance at January 1, 2018	Additions	Deletions	Balance at December 31, 2018
Capital assets not being depreciated:				
Land	$ 500,000	$ -	$ -	$ 500,000
Capital assets being depreciated:				
Buildings	1,000,000	-	-	1,000,000
Less accumulated depreciation:				
Buildings	(275,000)	(25,000)	-	(300,000)
Total capital assets being depreciated, net	725,000	(25,000)	-	700,000
Capital assets, net	$ 1,225,000	$ (25,000)	$ -	$ 1,200,000

	Balance at January 1, 2017	Additions	Deletions	Balance at December 31, 2017
Capital assets not being depreciated:				
Land	$ 500,000	$ -	$ -	$ 500,000
Capital assets being depreciated:				
Buildings	1,000,000	-	-	1,000,000
Less accumulated depreciation:				
Buildings	(250,000)	(25,000)	-	(275,000)
Total capital assets being depreciated, net	750,000	(25,000)	-	725,000
Capital assets, net	$ 1,250,000	$ (25,000)	$ -	$ 1,225,000

Statement of Revenues, Expenses, and Changes in Net Position Information

The Authority's net position increased by $408,446 in 2018 and increased by $16,407 in 2017. Key elements of these changes are summarized below. Operating revenues increased in 2018 primarily due to increases in project and administrative fees, loan processing fees and New Market Tax Credit financing activities. The change in non-operating activity is primarily due to a note receivable forgiveness in 2018 that did not occur in 2017.

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
December 31, 2018 and 2017

Statement of Revenues, Expenses, and Changes in Net Position Information for the years ended 2018 and 2017:

	2018	2017	Change Amount	Change %
Operating revenues:				
Project management and administrative fees	$ 906,599	$ 448,934	$ 457,665	101.9%
CAK Business Park - lease administrative revenue	84,530	80,030	4,500	5.6%
Loan processing fees	722,775	173,250	549,525	317.2%
Summit County economic development grant	75,000	75,000	-	0.0%
Property lease and rentals	7,522	6,916	606	8.8%
New Market Tax Credit financing revenue	292,296	178,346	113,950	63.9%
Total operating revenues	2,088,722	962,476	1,126,246	117.0%
Operating expenses:				
Salaries and benefits	553,675	609,965	56,290	9.2%
Professional services	128,082	156,419	28,337	18.1%
Office and occupancy	67,987	74,325	6,338	8.5%
Depreciation expense	25,000	25,000	-	0.0%
Bank fees	78,822	78,556	(266)	-0.3%
Other operating expenses	665,987	123,227	(542,760)	-440.5%
Total operating expenses	1,519,553	1,067,492	(452,061)	-42.3%
Operating (loss) income	569,169	(105,016)	674,185	-642.0%
Non-operating revenues (expenses):				
Interest Income	146,996	44,355	102,641	231.4%
Non-operating grant revenue	72,500	72,500	-	0.0%
Change in equity interests	(11,890)	(27,106)	15,216	-56.1%
Forgiveness of note receivable	(358,329)	-	(358,329)	100.0%
Other (expense) revenue, net	(10,000)	31,674	(41,674)	-131.6%
Total non-operating revenue (expenses)	(160,723)	121,423	(282,146)	-232.4%
Pass-through revenue (expenses)				
Project deposits - ABIA	102,000	102,000	-	0.0%
Pass-through expenses - ABIA	(102,000)	(102,000)	-	0.0%
Project deposits - Bowery	2,000,000	-	2,000,000	100.0%
Pass-through expenses - Bowery	(2,000,000)	-	(2,000,000)	100.0%
Total pass-through revenues (expenses)	-	-	-	0.0%
Change in net position	408,446	16,407	392,039	2389.5%
Net position - beginning of year	10,174,528	10,158,121	16,407	0.2%
Cumulative effect of GASB 75 implementation	(266,019)	-	(266,019)	100.0%
Net position - beginning of year, as restated	9,908,509	10,158,121	(249,612)	100.2%
Net position - end of year	$ 10,316,955	$ 10,174,528	$ 142,427	1.4%

The Authority's net position increased by $16,407 in 2017 and increased by $32,273 in 2016. Key elements of these changes are summarized below. Operating revenues decreased in 2017 primarily due to decrease in New Market Tax Credit financing revenue through a decrease in projects in 2017. The change in non-operating activity is mainly through a note receivable write down in 2016 that did not occur in 2017.

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Statement of Revenues, Expenses, and Changes in Net Position Information for the years ended 2017 and 2016:

			Change	
	2017	2016	Amount	%
Operating revenues:				
Project management and administrative fees	$ 448,934	$ 426,995	$ 21,939	5.1%
CAK Business Park - lease administrative revenue	80,030	71,251	8,779	12.3%
Loan processing fees	173,250	188,450	(15,200)	-8.1%
Summit County economic development grant	75,000	75,000	-	0.0%
Property lease and rentals	6,916	103,755	(96,839)	100.0%
New Market Tax Credit financing revenue	178,346	570,156	(391,810)	-68.7%
Total operating revenues	962,476	1,435,607	(473,131)	-33.0%
Operating expenses:				
Salaries and benefits	609,965	546,503	(63,462)	-11.6%
Professional services	156,419	121,444	(34,975)	-28.8%
Depreciation expense	25,000	25,000	-	0.0%
Bank fees	78,556	59,437	(19,119)	-32.2%
Other operating expenses	197,552	367,366	169,814	46.2%
Total operating expenses	1,067,492	1,119,750	52,258	4.7%
Operating income	(105,016)	315,857	(420,873)	-133.2%
Non-operating revenues (expenses):				
Interest Income	44,355	19,324	25,031	129.5%
Non-operating grant revenue	72,500	72,500	-	0.0%
Change in equity interest	(27,106)	(76,609)	49,503	-64.6%
Forgiveness of note receivable	-	(300,000)	300,000	100.0%
Other	31,674	1,201	30,473	0.0%
Total non-operating (expenses) revenue	121,423	(283,584)	405,007	-142.8%
Pass-through revenue (expenses)				
Project deposits - ABIA	102,000	-	102,000	100.0%
Pass-through expenses - ABIA	(102,000)	-	(102,000)	100.0%
Total pass-through revenues (expenses)	-	-	-	0.0%
Change in net position	16,407	32,273	(15,866)	-49.2%
Net position - beginning of year	10,158,121	10,125,848	32,273	0.3%
Net position - end of year	$ 10,174,528	$ 10,158,121	$ 16,407	0.2%

The information necessary to restate the 2017 beginning balances and the 2017 OPEB expense amounts for the effects of the initial implementation of GASB 75 is not available. Therefore, 2017 functional expenses still include OPEB expense of $3,704 computed under GASB 45. GASB 45 required recognizing OPEB expense equal to the contractually required contributions to the plan. Under GASB 75, OPEB expense represents additional amounts earned, adjusted by deferred inflows/outflows. The contractually required contribution is no longer a component of OPEB expense. Under GASB 75, the 2018 statements report OPEB expense of $20,700. Consequently, in order to compare 2018 total operating expenses to 2017, the following adjustments are needed:

	Business-Type Activities
Total 2018 operating expenses under GASB 75	$ 1,519,553
OPEB expense under GASB 75	(20,700)
Adjusted 2018 operating expenses	1,498,853
Total 2017 operating expenses under GASB 45	1,067,492
Increase in operating expenses not related to OPEB	$ 2,566,345

Factors Expected to Impact the Authority's Future Financial Position or Results of Operations

In 2018, revenue from operations and deal flow was healthy and indicators point to a continued active project pipeline in 2019, including a project with Crystal Clinic Orthopaedic Center in collaboration with the Columbus-Franklin County Finance Authority. In May 2019 the Authority entered into a term sheet to assist with financing of the Law Building Redevelopment project in downtown Akron, Ohio. During 2019, the Authority anticipates continued expansion of the Akron-Summit County ESID and will focus on the creation of a new private non-profit, the Western Reserve Community Fund (WRCF), which will apply for certification as a CDFI lender. WRCF will be managed by the Authority's staff through a service agreement.

Contacting the Authority's Finance Department

The financial statements are designed to provide the public, investors and creditors with a general overview of the Authority's finances and to show the Authority's accountability for funds it receives and generates. If you have any questions about these financial statements or need additional financial information, please contact Christopher Burnham, President, and/or Laurie Ann Stoddard, Fiscal Officer.

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF NET POSITION
December 31, 2018 and 2017

	2018	2017
ASSETS		
CURRENT ASSETS		
Unrestricted assets		
Cash	$ 1,660,671	$ 1,258,285
Accounts receivable	82,354	107,118
Administrative fee receivable	72,947	26,646
Prepaid expenses	11,092	12,128
Total unrestricted assets, current	1,827,064	1,404,177
Restricted assets		
Current portion of lease receivable	978,944	933,944
Current portion of bond fund receivable	3,075,000	2,300,000
Total restricted assets, current	4,053,944	3,233,944
TOTAL CURRENT ASSETS	5,881,008	4,638,121
NON-CURRENT ASSETS		
Restricted assets		
Cash - board restricted	1,123,031	898,435
Investment - board restricted	295,161	294,764
Restricted cash - Bond fund program reserve	6,965,253	6,819,548
Restricted cash - State 166 loan program reserve	2,026,230	2,001,540
Restricted cash - Energy loan program reserve	3,607,167	-
Equity in Akron BioInvestment Fund II, LLC	49,148	49,156
Equity in Headsense Medical, Ltd.	21,658	9,469
Equity in Startvest 2006, LP	-	59,788
Equity in P-Cure, Ltd.	32,102	-
Equity in Dentaray, Ltd.	3,615	-
Note receivable - Akron Civic Theater	-	358,329
Note receivable - Akron Summit County ESID	30,000	30,000
Convertible note receivable - Headsense	2,128	-
Interest receivable on convertible note - Headsense	225	-
Lease receivable - Akron Civic Theater	12,460,000	12,930,000
Lease receivable - A&K Summit	218,394	332,338
Lease receivable - Bridgestone	5,310,000	5,705,000
Bond fund transactions (see Note 5)	62,940,000	43,500,000
Total restricted assets, non-current	95,084,112	72,988,367

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF NET POSITION
December 31, 2018 and 2017

	2018	2017
Capital assets		
Land	500,000	500,000
Buildings	1,000,000	1,000,000
Total	1,500,000	1,500,000
Less: Accumulated depreciation	(300,000)	(275,000)
Net book value of capital assets	1,200,000	1,225,000
TOTAL NON-CURRENT ASSETS	96,284,112	74,213,367
TOTAL ASSETS	102,165,120	78,851,488
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows - Pension	100,021	252,880
Deferred outflows - OPEB	20,593	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	120,614	252,880
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	$ 102,285,734	$ 79,104,368

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF NET POSITION
December 31, 2018 and 2017

	2018	2017
LIABILITIES		
CURRENT LIABILITIES		
Payable from unrestricted assets		
Deposits held	$ 208,995	$ 209,587
Accounts payable	130,898	77,532
Accrued expenses	16,248	10,461
Total payable from unrestricted assets, current	356,141	297,580
Payable from restricted assets		
Note payable - Summit County, current portion	75,000	75,000
Revenue bonds - Akron Civic Theater, current portion	470,000	435,000
Revenue bonds - Bridgestone, current portion	395,000	385,000
Revenue bonds - Bond Fund projects, current portion	3,075,000	2,300,000
47 North Main Street tenant liability	74,487	178,304
Total payable from restricted assets, current	4,089,487	3,373,304
TOTAL CURRENT LIABILITIES	4,445,628	3,670,884
NON-CURRENT LIABILITIES		
Unearned lease revenue	122,438	141,036
Payable from restricted assets		
Note payable - Summit County	255,829	330,829
Note payable - State of Ohio	2,000,000	2,000,000
Energy loan loss reserve escrow	3,607,167	-
Net pension liability	402,242	643,582
Net OPEB liability	279,843	-
Revenue bonds - Akron Civic Theater	12,460,000	12,930,000
Revenue bonds - Bridgestone	5,310,000	5,705,000
Bond Fund transactions (see Note 5)	62,940,000	43,500,000
TOTAL NON-CURRENT LIABILITIES	87,377,519	65,250,447
TOTAL LIABILITIES	91,823,147	68,921,331
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows - Pension	118,163	8,509
Deferred inflows - OPEB	27,469	-
TOTAL DEFERRED INFLOWS OF RESOURCES	145,632	8,509

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF NET POSITION
December 31, 2018 and 2017

	2018	2017
NET POSITION		
Investments in capital assets	1,200,000	1,225,000
Restricted	6,991,483	6,821,088
Unrestricted	2,125,472	2,128,440
TOTAL NET POSITION	10,316,955	10,174,528
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	$ 102,285,734	$ 79,104,368

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the Years Ended December 31, 2018 and 2017

	2018	2017
OPERATING REVENUES		
Project management and administrative fees	$ 906,599	$ 448,934
CAK Business Park - lease administrative revenue	84,530	80,030
Loan processing fees	722,775	173,250
Summit County economic development grant	75,000	75,000
Property lease and rentals	7,522	6,916
New market tax credit financing revenue	292,296	178,346
TOTAL OPERATING REVENUES	2,088,722	962,476
OPERATING EXPENSES		
Salaries and benefits	553,675	609,965
Professional services	128,082	156,419
Office and occupancy	67,987	74,325
Depreciation expense	25,000	25,000
Bank fees	78,822	78,556
Project related expenses	665,987	123,227
TOTAL OPERATING EXPENSES	1,519,553	1,067,492
OPERATING INCOME (LOSS)	569,169	(105,016)
NON-OPERATING REVENUES (EXPENSES)		
Interest income	146,996	44,355
Non-operating grant revenue	72,500	72,500
Change in equity interests	(11,890)	(27,106)
Forgiveness of note receivable	(358,329)	-
Other (expense) revenue , net	(10,000)	31,674
Total non-operating (expenses) revenues, net	(160,723)	121,423
Pass-through revenue (expenses)		
Project deposits - ABIA	102,000	102,000
Pass-through expenses - ABIA	(102,000)	(102,000)
Project deposits - Bowery	2,000,000	-
Pass-through expenses - Bowery	(2,000,000)	-
Total non-operating pass-through revenues (expenses)	-	-
TOTAL NON-OPERATING (EXPENSES) REVENUE	(160,723)	121,423

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
For the Years Ended December 31, 2018 and 2017

	2018	2017
CHANGE IN NET POSITION	408,446	16,407
NET POSITION - BEGINNING OF YEAR	10,174,528	10,158,121
CUMULATIVE EFFECT OF GASB 75 IMPLEMENTATION	(266,019)	-
NET POSITION - BEGINNING OF YEAR, AS RESTATED	9,908,509	10,158,121
NET POSITION - END OF YEAR	$ 10,316,955	$ 10,174,528

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF CASH FLOWS
December 31, 2018 and 2017

	2018	2017
OPERATING ACTIVITIES		
Cash received from development projects	$ 1,972,995	$ 837,902
Cash received from operating grants	75,000	75,000
Cash payments to and on behalf of employees	(506,015)	(527,283)
Cash payments for other operating expenses	(990,293)	(394,422)
Net cash provided by (used in) operating activities	551,687	(8,803)
NON-CAPITAL FINANCING ACTIVITIES		
Borrowings on notes payable - State of Ohio	-	2,000,000
Borrowings on energy loan loss reserve escrow	3,607,167	-
Cash received from asset held for sale	-	30,000
Payments on line of credit/note payable	(75,000)	(75,000)
Borrowings on Akron Summity County ESID	-	(30,000)
Repayments on lease receivable	113,944	113,944
Cash received from revenue bonds - Akron Civic	435,000	400,000
Cash received from revenue bonds - Bridgestone	385,000	375,000
Cash payments from revenue bonds - Akron Civic	(435,000)	(400,000)
Cash payments from revenue bonds - Bridgestone	(385,000)	(375,000)
Bond Fund:		
Cash recevied from borrowings on revenue bonds	24,375,000	6,460,000
Cash received from repayments on revenue bonds	4,160,000	6,875,000
Cash payments from borrowings on revenue bonds	(24,375,000)	(6,460,000)
Cash payments from repayments on revenue bonds	(4,160,000)	(6,875,000)
Net cash provided by non-capital financing activities	3,646,111	2,038,944
INVESTING ACTIVITIES		
Cash payments for purchase of investments	(3,596,153)	(2,000,000)
Cash received from interest on investments	27,689	40,121
Cash payments for convertible debt for equity interests	(2,352)	-
Net cash used in investing activities	(3,570,816)	(1,959,879)
NET INCREASE IN CASH AND CASH EQUIVALENTS	626,982	70,262
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	2,156,720	2,086,458
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 2,783,702	$ 2,156,720

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

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
STATEMENTS OF CASH FLOWS
December 31, 2018 and 2017

	2018	2017
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO THE STATEMENT OF NET POSITION		
Cash - unrestricted	$ 1,660,671	$ 1,258,285
Cash - board restricted	1,123,031	898,435
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 2,783,702	$ 2,156,720
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES		
OPERATING INCOME (LOSS)	$ 569,169	$ (105,016)
Adjustments to reconcile operating income to net cash provided by (used in) operating activities		
Depreciation	25,000	25,000
Changes in assets and liabilities		
Accounts receivable	24,764	(87,489)
Administrative fees receivables	(46,301)	(13,861)
Prepaid expenses	1,036	5,666
Deferred outflows of resources	135,970	(69,844)
Deposits held	(592)	70,374
Accounts payable	53,366	4,657
47 North Main Street tenant liability	(103,817)	27,782
Accrued payroll and payroll taxes	5,787	(2,831)
Net pension liability	(231,220)	164,786
Deferred revenue	(18,598)	(18,598)
Deferred inflows of resources	137,123	(9,429)
Net cash provided by (used in) operating activities	$ 551,687	$ (8,803)

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

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Development Finance Authority of Summit County (the "Authority") was formed, pursuant to Ohio Revised Code 4582.21 to 4582.59, by the Summit County Council in 1993 to preserve key railroad lines from abandonment in an era of rail mergers and consolidations. County Council recognized the expanding role of port authorities within the state and passed legislation enabling the Authority to use the economic development powers allowed under the Ohio Revised Code.

The Authority engages in community and economic development finance, creating employment opportunities, and providing financing and tax incentives to local businesses in order to provide a foundation to compete in the international marketplace. The Authority is directed by a seven-member Board appointed by the Summit County Executive, in accordance with the procedures provided by the Summit County Charter.

The Authority's activities are financed and operated as an enterprise fund such that the costs and expenses of providing services are recovered primarily through user charges. The Authority's management believes these financial statements present all activities for which the Authority is financially accountable.

Fund Accounting

The Authority maintains its accounting records in accordance with the principles of fund accounting. Fund accounting is a concept developed to meet the needs of government entities in which legal or other restraints require the recording of specific receipts and disbursements. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The Authority uses an enterprise fund to account for operations (a) that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for public policy, management control, accountability or other purposes.

Basis of Presentation

The Authority’s basic financial statements consist of a statement of net position, a statement of revenue, expenses and changes in net position, and a statement of cash flows. The Authority uses a single enterprise fund to maintain its financial records during the year.

Basis of Accounting/Measurement Focus

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied. For financial statement presentation purposes, the Authority utilizes the accrual basis of accounting. Under this method of accounting, revenues are recognized when they are earned, and expenses are recognized when the liability is incurred.

The Authority's activities are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the Authority's operations are included on the statement of net position. The statement of revenues, expenses, and changes in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how the Authority finances and meets the cash flows of its enterprise activity. The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues generally result from operating grants and servicing fees. Operating expenses for the Authority include the cost of providing these services, including administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Non-operating revenues include pledged revenue to support repayment of bonds issued through the Jobs and Investment Bond Fund Program, assigned tax increment financing payments revenues related to other financing projects, energy grants, contribution revenues, loan financing revenues and interest earnings. Non-operating expenses include pass through tax increment financing payments related to other financing projects, interest payments on bonds, bond issuance costs, fiscal charges and developer expenses related to projects financed through the Jobs and Investment Bond Fund Program. Non-operating expenses also include changes in the fair value of the Authority's investments.

Conduit Debt

As part of its efforts to promote economic development within northeastern Ohio, over the past several years, the Authority has issued debt obligations and loaned the proceeds to industrial, commercial, governmental and nonprofit organizations, primarily located within Summit County and other northeast Ohio counties. The obligations are secured by the property financed and are payable solely from the payments received by the trustee from the borrowers or other sources designated in the related agreements.

Budgetary Process

The budgetary process is prescribed by provisions of the Ohio Revised Code and requires an annual budget. This budget includes estimated receipts and appropriations. In addition, the Rules and Regulations of the Authority require the Board to adopt an appropriation resolution. The Authority maintains budgetary control by not permitting expenditures to exceed their respective appropriations without amendment of appropriations from the Board of Directors.

Cash and Investments

Summit County is the fiscal agent for the Authority's operations. Accordingly, the Summit County Fiscal Officer maintains a portion of the Authority's cash in an Agency fund on the County's financial records. The Authority's Secretary of the Board is the fiscal agent for the Authority's development projects. The Authority maintains some of its cash with one local bank. This account is insured by the Federal Deposit Insurance Corporation up to the maximum allowed.

For the purposes of the statement of cash flows, all bank deposits, including investments in short-term certificates of deposit, the State Treasury Asset Reserve of Ohio ("STAR Ohio") and overnight investments of excess deposits in repurchase agreements are considered to be cash equivalents.

Restricted Cash - Board Restricted
The Authority's cash is designated by the Board of Directors and invested in short-term certificates of deposit. These investments are considered cash equivalents and could be deemed unrestricted per action of the Board of Directors through issuance of specific resolutions. These accounts include the Supplemental Bond Fund Account, 47 Operating Expense Account, Home Avenue Project Fund Account, Huntington Restricted Account (money market), 47 Capital Reserve Account and the County Grant Reserve Account.

Also included as restricted cash – board restricted are funds relating to the Project Activity Fund Account and the Land Bank Account, which are pass-through monies to the Authority used to service ongoing projects currently under contract.

Restricted Cash - Bond Fund Program Reserve
The Authority's investments are governed by the trust indenture and State of Ohio statutes, which allow the Authority to invest in certain obligations including State of Ohio obligations. The balance is invested in government obligations, commercial paper sweep and a certificate of deposit and is considered cash equivalents.

Restricted Cash – State 166 Loan Program Reserve
The Authority's investments are governed by the trust indenture and State of Ohio statutes, which allow the Authority to invest in certain obligations including State of Ohio obligations. The balance is invested in government obligations and a certificate of deposit and is considered cash equivalents.

Restricted Cash – Energy Loan Program Reserve
The Authority's investments are governed by the trust indenture and State of Ohio statutes, which allow the Authority to invest in certain obligations including State of Ohio obligations. The balance is invested in government obligations and a certificate of deposit and is considered cash equivalents.

Fair Value of Financial Assets and Liabilities
Fair value estimates are made at a specific point in time based on relevant market information about the financial instrument. These estimates are subjective in nature and involve uncertainties and matters of significant judgment and, therefore, cannot be determined with precision. Changes in assumptions could affect the estimates.

Capital Assets

All capital assets are capitalized at historical cost. The Authority maintains a capitalization threshold of $5,000. Consistent with its capital asset policy, the Authority's capital assets are depreciated using the straight-line method over a range of 3 to 39 years depending on the specific asset class.

Asset Held for Resale

Assets held for resale represents various pieces of equipment received by the Authority and leased to Lockheed Martin Corporation. Under the terms of the amended lease agreement, Lockheed Martin Corporation agreed to pay $60,000 for this equipment at the end of the lease term which expired in October 2014. During 2014, Lockheed Martin Corporation made the final required lease payment of $15,000. In November 2015, the Lockheed Martin Corporation exercised the option to renew the lease for one year. Under the terms of the agreement, Lockheed Martin Corporation agreed to pay $15,000 for this equipment, which expired in October 2016. In August 2016, Lockheed Martin notified the Authority of its intent to exercise the option to purchase the equipment for $30,000. The sale was finalized in January 2017.

Compensated Absences

It is the Authority's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Vacation pay is accrued and reported as a liability when earned by the Authority's employees. A change to the accrual of vacation was adopted in 2018 with the new employee policy handbook. Beginning in January 2019, vacation earned during the calendar year must be used in the same year and will not be accrued in the next calendar year. Earned vacation hours as of December 31, 2018 will continue to be reported as a liability until used by the employee.

Pensions and Other Postemployment Benefits (OPEB)

For purposes of measuring the net pension/OPEB liability, deferred outflows of resources and deferred inflows of resources related to pensions/OPEB, and pension/OPEB expense, information about the fiduciary net position of the pension/OPEB plans and additions to/deductions from their fiduciary net position have been determined on the same basis as they are reported by the pension/OPEB plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension/OPEB plans report investments at fair value.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. For the Authority, deferred outflows of resources are reported on the statements of net position for pension/OPEB. The deferred outflows of resources related to pension/OPEB are explained in Notes 8 and 9.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources include pension/OPEB, which are explained in Notes 8 and 9.

Non-Operating Grant Revenue and Expenses

Non-operating grant revenue and expenses are those that are not generated by the Authority's primary mission and relate to the transfer of resources from one governmental entity to another. The Authority recognized non-operating grant revenue and expenses related to the Summit County grant in the amount of $72,500 for the years ended December 31, 2018 and 2017. The Authority recognized non-operating grant revenue and expenses related to the Austen BioInnovation Institute in Akron ("ABIA") grant in the amount of $102,000 for the years ended December 31, 2018 and 2017. The Authority recognized non-operating grant revenue and expenses related to the Bowery project in the amount of $2,000,000 for the year ended December 31, 2018.

Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles 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.

Reclassifications

Certain amounts have been reclassified for the 2017 financial statements to conform to the current year's presentation. Total net position and change in net position are unchanged due to these reclassifications.

Subsequent Events

In preparing these financial statements, the Authority has evaluated events and transactions for potential recognition or disclosure through June 25, 2019, the date the financial statements were available to be issued.

NOTE 2 – IMPLEMENTATION OF NEW ACCOUNTING PRINCIPLES, PRIOR PERIOD ADJUSTMENTS AND RESTATEMENT OF NET POSITION

For the year ended December 31, 2018, the Authority has implemented Governmental Accounting Standards Board (GASB) Statement No. 80, *Blending Requirements for Certain Component Units - an amendment of GASB Statement No. 14,* GASB Statement No. 81, *Irrevocable Split-Interest Agreements* and GASB Statement No. 82, *Pension Issues - an amendment of GASB Statements No. 67, No. 68, and No. 73.*

Change in Accounting Principles/Restatement of Net Position

For the year ended December 31, 2018, the Authority has implemented GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, GASB Statement No. 85, *Omnibus 2017* and GASB Statement No. 86, *Certain Debt Extinguishments*.

GASB Statement No. 75 improves the accounting and financial reporting by state and local governments for postemployment benefits other than pensions (OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. The implementation of GASB Statement No. 75 effected the Authority's postemployment benefit plan disclosures, as presented in Note 9 to the basic financial statements and added required supplementary information which is presented after the notes to the basic financial statements.

GASB Statement No. 85 addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and OPEB. The implementation of GASB Statement No. 85 did not have an effect on the financial statements of the Authority.

GASB Statement No. 86 improves consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources - resources other than the proceeds of refunding debt - are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement also improves accounting and financial reporting for prepaid insurance on debt that is extinguished and notes to financial statements for debt that is defeased in substance. The implementation of GASB Statement No. 86 did not have an effect on the financial statements of the Authority.

A net position restatement is required in order to implement GASB Statement No 75. The governmental activities and business-type activities at January 1, 2018 have been restated as follows:

	Business-Type Activities
Net position as previously reported	$ 10,174,528
Deferred outflows of resources	3,704
Net OPEB liability	(269,723)
Restated net position at January 1, 2018	$ 9,908,509

Other than employer contributions subsequent to the measurement date, the Authority made no restatement for deferred inflows/outflows of resources as the information needed to generate these restatements was not available. The comparative information presented in the 2017 columns are as previously reported. The information necessary to restate prior year amounts is not available.

For the year ended December 31, 2017, the Authority has implemented Governmental Accounting Standards Board (GASB) Statement No. 80, *Blending Requirements for Certain Component Units - an amendment of GASB Statement No. 14,* GASB Statement No. 81, *Irrevocable Split-Interest Agreements* and GASB Statement No. 82, *Pension Issues - an amendment of GASB Statements No. 67, No. 68, and No. 73.*

GASB Statement No. 80 amends the blending requirements for the financial statement presentation of component units of all state and local governments. The additional criterion requires blending of a component unit incorporated as a not-for-profit corporation in which the primary government is the sole corporate member. The implementation of GASB Statement No. 80 did not have an effect on the financial statements of the Authority.

GASB Statement No. 81 requires that a government that receives resources pursuant to an irrevocable split-interest agreement recognize assets, liabilities, and deferred inflows of resources at the inception of the agreement. Furthermore, it requires that a government recognize assets representing its beneficial interests in irrevocable split-interest agreements that are administered by a third party if the government controls the present service capacity of the beneficial interests. This Statement also requires that a government recognize revenue when the resources become applicable to the reporting period. The implementation of GASB Statement No. 81 did not have an effect on the financial statements of the Authority.

GASB Statement No. 82 improves consistency in the application of pension accounting. These changes were incorporated in the Authority’s 2017 financial statements; however, there was no effect on beginning net position.

NOTE 3 – FAIR VALUE MEASUREMENTS

Fair value is a market-based measurement that is determined based on assumptions that market participants would use in pricing as asset or liability. As a basis for considering such assumptions, the Authority uses a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value as follows:

- Level 1 — Observable inputs such as quoted prices in active markets;
- Level 2 — Inputs, other than the quoted prices in active markets, that are observable either directly or indirectly; and
- Level 3 — Unobservable inputs in which there is little or no market data, which require the reporting entity to develop its own assumptions.

Assets and liabilities measured at fair value on a recurring basis as of are as follows:

	December 31, 2018	December 31, 2017
Investment - Huntington	$ 295,161	$ 294,764
Investment - Bond Fund Reserve	6,965,253	6,819,548
Investment - State 166 Loan Reserve	2,026,230	2,001,540
Investment - Energy Loan Loss Reserve	3,607,167	-
Equity in Akron BioInvestment Fund II, LLC	49,148	49,156
Equity in Headsense Medical, LTD	21,658	9,469
Equity in Startvest 2006, LP	-	59,788
Equity in P-Cure, Ltd.	32,102	-
Equity in Dentaray, Ltd.	3,615	-

The classification of fair value measurements within the hierarchy is based upon the lowest level of input that is significant to the measurement. Valuation methodologies used for assets and liabilities measured at fair value are as follows:

- Investment and reserves are comprised of money markets, certificate of deposits, and U.S. treasuries: Valued based at the closing price reported on the active market on which the individual securities are traded.

- Equity investments: Value based using the net asset value of the underlying partnerships as a practical expedient of fair value. The assets of each underlying entity are valued at fair value using a market approach. In reaching its determination of fair value, many factors are considered, including, but not limited to, the financial statements and tax returns of the entities prepared by independent accountants and the expected proceeds the Authority would receive through an ordinary sale of the investment using market participant data and assumptions.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The Authority's depository requirements are governed by state statutes and require that deposits be placed in eligible banks or savings and loans located in Ohio. Any public depository in which the Authority places deposits must pledge as collateral eligible securities of aggregate market value at least equal to the amount of deposits not insured by the Federal Deposit Insurance Corporation ("FDIC"). Collateral that may be pledged is limited to obligations of the following entities: the U.S. government and its agencies, the State of Ohio, and any legally constituted taxing subdivision within the State of Ohio.

Custodial Credit Risk

The Authority's carrying amount of cash on deposit with the County, which is included in the carrying amount balances disclosed above, was $2,783,701 and $2,186,721 as of December 31, 2018 and 2017, respectively. The Summit County Fiscal Officer is responsible for maintaining adequate depository collateral for all funds in the Summit County's pooled and deposit accounts and ensuring that all monies are invested in accordance with the Ohio Revised Code.

Investments

The Authority's investment policies are governed by state statutes which authorize the Authority to invest in obligations of the U.S. government, its agencies and instrumentalities; bonds and other State of Ohio obligations; certificates of deposit; money market mutual funds; and repurchase transactions and commercial paper. Repurchase transactions must be purchased from financial institutions as discussed in "Deposits" above or any eligible dealer who is a member of the National Association of Securities Dealers. Repurchase transactions are not to exceed a period of 30 days and must be secured by the specific government securities upon which the repurchase agreements are based.

These securities must be obligations of, or guaranteed by, the United States and must mature or be redeemable within five years of the date of the related repurchase agreement. The market value of the securities subject to a repurchase agreement must exceed the value of the principal by 2% and be marked to market daily. State law does not require security for public deposits and investments to be maintained in the Authority's name.

The Authority is prohibited from investing in any financial instrument, contract or obligation whose value or return is based upon, or linked to, another asset or index, or both, separate from the financial instrument, contract or obligation itself (commonly known as a "derivative"). The Authority is also prohibited from investing in reverse repurchase agreements.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's investment policies limit its investment portfolio to maturities of five years or less, which is in accordance with Ohio law.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of investments in a single issuer. The Authority places no limit on the amount it may invest in any one issuer.

Credit Risk

The Authority's investment policy addresses credit risk by limiting investments to the safest types of securities, pre-qualifying financial institutions, brokers, intermediaries and financial advisors and by diversifying the investment portfolio so that potential losses on individual securities do not exceed income generated from the remaining portfolio.

Equity Investments

In January 2008, the Authority purchased 0.75 of one membership unit in the Greater Akron Investment Partners, LLC ("GAIP") for $75,000. The net profits and losses of GAIP are allocated among the Members in proportion to the number of units owned by each member in accordance with the operating agreement. The Authority contributed an additional $75,000 into the equity interest annually through 2010 as part of a three-year commitment. This equity interest was dissolved December 31, 2015 and ownership interests were transferred on a pro-rata basis to Startvest (2006) LP (“Startvest 06”). The Authority received 45 membership units in Startvest 06 which results in an 11.25% share. The net profits and losses of Startvest 06 are allocated among the Members in proportion to the number of units owned by each member in accordance with the operating agreement. The Authority recognized unrealized losses of $24,071 and $949 at December 31, 2018 and 2017, respectively on this equity interest. The Authority's equity interest in Startvest 06 was $59,788 as of December 31, 2017. This equity interest was dissolved as of December 31, 2018 and the ownership interests were transferred on a pro-rata basis to P-Cure, Ltd. And Dentaray, Ltd. The Authority received 10,560 ordinary membership units in P-Cure, Ltd., 338 ordinary membership units in Dentaray, Ltd. and 1,365 Preferred A shares in Dentary, Ltd. The Authority's equity interest in P-Cure, Ltd. and Dentaray, Ltd. was $32,102 was $3,615 at December 31, 2018, respectively.

In 2015, 2012 and 2011, Summit County directed the Authority to make an equity contribution of $25,333, $75,000 and $25,000 respectively, into Startvest 09, LP ("Startvest 09"), which results in a 2.65% share as of December 31, 2018 and 2017. The unrealized loss values being utilized for 2018 are based on the Starvest 09 prior year information as the current year financial statements and K-1 are not yet available due to unavailable foreign income reporting. The Authority recognized no unrealized losses at December 31, 2018 and 2017 on this equity interest. The Authority's equity interest in Startvest 09 was $0 as of December 31, 2018 and 2017.

In 2013 and 2014, Summit County directed the Authority to make an equity contribution of $50,000 into Headsense Medical, LTD ("Headsense"), which results in a 0.6% and 0.295390% share as of December 31, 2018 and 2017, respectively. The most recently available estimates are based on the 2017 K-1 and are being utilized for 2018 unrealized loss values as the financial statements and finalized K-1 information are not yet available due to unavailable foreign income reporting. The Authority recognized unrealized gains of $12,189 and losses of $26,287 during 2018 and 2017, respectively on this equity interest. The Authority's equity interest in Headsense was $21,658 and $9,469 at December 31, 2018 and 2017, respectively.

In 2015, Summit County directed the Authority to make an equity contribution of $50,000 into Akron Bioinvestments Fund II, LLC. This equity interest was credited by the investor as of January 1, 2016 and results in a 1.74% share as of December 31, 2018 and 2017, respectively. The Authority recognized unrealized losses of $8 and unrealized gains of $130 during 2018 and 2017, respectively on this equity interest. The Authority's equity interest in Akron Bio-Innovation was $49,148 and $49,156 at December 31, 2018 and 2017, respectively.

Fair Value

The amortized cost, gross unrealized holding gains, gross unrealized holding losses, and fair value of available-for-sale investment securities by major security type and class of security as of December 31, 2018 and 2017 are as follows:

	December 31, 2018			
	Total	Level 1	Level 2	Level 3
Financial assets:				
Investment - Huntington	$ 295,161	$ -	$ 295,161	$ -
Investment - Bond Fund Reserve	6,965,253	-	6,965,253	-
Investment - State 166 Loan Reserve	2,026,230	-	2,026,230	-
Investment - Energy Loan Loss Reserve	3,607,167	-	3,607,167	-
Equity in Akron BioInvestment Fund II, LLC	49,148	-	-	49,148
Equity in Headsense Medical, LTD	21,658	-	-	21,658
Equity in P-Cure, Ltd.	32,102	-	-	32,102
Equity in Dentaray, Ltd.	3,615	-	-	3,615

	December 31, 2017			
	Total	Level 1	Level 2	Level 3
Financial assets:				
Investment - Huntington	$ 294,764	$ -	$ 294,764	$ -
Investment - Bond Fund Reserve	6,819,548	-	6,819,548	-
Investment - State 166 Loan Reserve	2,001,540	-	2,001,540	-
Equity in Akron BioInvestment Fund II, LLC	49,156	-	-	49,156
Equity in Headsense Medical, LTD	9,469	-	-	9,469
Equity in Startvest 2006, LP	59,788	-	-	59,788

Certain secured financing arrangements require the Company to post cash collateral or maintain minimum cash balances in reserves. These amounts are reported in the balance sheets within money market - board restricted and restricted cash. At December 31, 2018, such restricted amounts were $295,161, $6,965,253 $2,026,230 and $3,607,167. At December 31, 2017, such restricted amounts were $294,764, $6,819,548 and $2,001,540.

	Maturity Date	December 31, 2018	December 31, 2017
Bond Reserve Investment			
First American Government Obligated Funds	N/A	233,303	88,236
US Bank National Association Commercial Paper Sweep	N/A	248,618	247,980
Natixis Funding Corp	7/15/2027	6,483,332	6,483,333
		6,965,253	6,819,548
State 166 Reserve			
First American Government Obligated Funds	N/A	26,230	2,001,540
US Bank National Association Certificate of Deposit	N/A	2,000,000	-
		2,026,230	2,001,540
Energy Loan Loss Reserve			
First American Government Obligated Funds	N/A	1,364,214	-
US Bank National Association Certificate of Deposit	4/12/2019	2,242,953	-
		3,607,167	-

NOTE 5 – JOBS AND INVESTMENT BOND FUND PROGRAM

The Authority has established a Bond Fund Program to provide long-term, fixed interest rate financing for qualified industrial, commercial, and public projects. The primary objective of the Bond Fund Program is to further economic development efforts and investments in Summit County through the retention and creation of quality, private-sector jobs.

The State of Ohio Department of Development ("ODOD") awarded the Authority a grant of $2 million, received in April 2001, which was deposited into the Bond Fund Program Reserve account. The conditional grant from ODOD is for a 20-year term, with 100% of the interest earned on the fund remitted back to ODOD through December 2011. Beginning in 2012 and continuing through December 2021, 50% of the interest earned is required to be remitted back to ODOD. In February 2001, the Authority obtained a $3 million grant from Summit County for the Bond Fund Program, which was also deposited into the Bond Fund Program Reserve account.

Under the Program, debt service requirements on each bond issue are to be secured by a pledge of amounts to be received under lease or loan agreements with borrowers who utilize the financed facilities. In addition, all borrowers are required to provide cash or a letter of credit as additional security for the related bonds. Amounts in the Bond Fund Program Reserve may be used for debt service in the event the borrower is unable to make the required payments under the lease. Amounts held in the Authority's Bond Fund Program Reserve were $6,965,253 and $6,819,548 at December 31, 2018 and 2017, respectively, and are included in restricted assets in the accompanying statement of net position.

In January 2010, the Authority obtained a commitment from the Ohio Manufacturers' Association ("OMA"), the Ohio Edison Company, the Cleveland Electric Illuminating Company, and the Toledo Edison Company (collectively the "Companies") for $2.4 million to be paid in three equal installments from January 2010 through July 2011. The Authority was required to deposit these funds into the Bond Fund Program Reserve account, and to the fullest extent reasonable under the Bond Fund Program, these funds should be used by OMA members which are also the Authority's customers.

In April 2017, the Authority obtained an investment of $2 million from Summit County for the Bond Fund Program, which was deposited to the Bond Fund Program Reserve account, with 100% of the interest earnings remitted to the County’s General Fund. In August 2017, the Ohio Development Services Agency (ODSA) provided a 166 Direct Loan of $2 million to the Authority to further increase the Bond Fund Reserves and the Authority’s lending capacity. Interest earnings on the additional $2 million of reserves are 100% remitted to ODSA and the loan has a single repayment at the end of the 40-year term.

The following Revenue Bonds were issued during 2018 and 2017 through the Bond Fund Program:

In January 2018, the Authority issued $5,675,000 in Taxable PACE (Property Assessed Clean Energy) Revenue Bonds to assist in financing energy efficiency improvements for One Cascade Plaza located in Akron, Ohio.

In February 2018, the Authority issued $5,500,000 in Taxable Revenue Bonds, for plant and equipment acquisition costs as part of the Spray Products Corporation project in Medina, Ohio.

In May 2018, the Authority issued $4,100,000 in Taxable PACE Revenue Bonds to finance energy efficiency improvements for the Crystal Clinic, LLC medical office project in Bath Township, Ohio.

In July 2018, the Authority issued $3,640,000 in Tax Exempt Revenue Bonds, secured by Tax Increment Financing (TIF), to assist in the financing of public infrastructure improvements for the Maplecrest development project in Brimfield Township, Ohio.

In September 2018, the Authority issued $2,520,000 in Taxable PACE Revenue Bonds to finance energy efficiency improvements for Akron Rubber Development Laboratories located in Barberton, Ohio.

In October 2018, the Authority issued $2,940,000 in Taxable Revenue Bonds, secured by Tax Increment Financing, to assist in the refunding of a portion of the City of Green's 2015 bonds used to construct public infrastructure to support the Spring Hill Senior Living, LLC in Green, Ohio.

In December 2017, the Authority issued $4,000,000 in Tax Exempt Bonds to assist in financing various public improvements as part of the Yankee Trace Randall Residence located in Centerville, Ohio.

In December 2017, the Authority issued $2,460,000 in Taxable Revenue Bonds, secured by Tax Increment Financing (TIF), for land acquisition costs as part of the Hercules Motors Company redevelopment project in Canton, Ohio.

Changes in the Authority's Bond Fund program for the year ended December 31, 2018 were as follows:

	Balance January 1, 2018	Increase	Decrease	Balance December 31, 2018	Due Within One Year
Superior Roll Forming project	$ 1,955,000	$ -	$ (1,955,000)	$ -	$ -
Cavalier project	3,665,000	-	(335,000)	3,330,000	355,000
Plaza Schroer project	755,000	-	(15,000)	740,000	20,000
Shearer's Food project	2,740,000	-	(275,000)	2,465,000	300,000
City of Cleveland - Flats East project	4,470,000	-	(80,000)	4,390,000	85,000
University Edge project	5,915,000	-	(495,000)	5,420,000	515,000
IRG Rubber City project	6,125,000	-	(235,000)	5,890,000	245,000
Garfield Heights project	1,100,000	-	(190,000)	910,000	190,000
Village of Seville project	1,145,000	-	(125,000)	1,020,000	125,000
Summit County Workforce-1 project	2,680,000	-	(260,000)	2,420,000	275,000
Summit County Workforce-2 project	1,295,000	-	(40,000)	1,255,000	50,000
Summit County Workforce-3 project	65,000	-	-	65,000	-
Dublin Bridge Park project	4,790,000	-	-	4,790,000	130,000
Family & Community Services project	2,640,000	-	(90,000)	2,550,000	100,000
Hercules Motor Company project	2,460,000	-	-	2,460,000	45,000
Yankee Trace project	4,000,000	-	-	4,000,000	-
Cascades (PACE) project	-	5,675,000	-	5,675,000	180,000
Spray Products project	-	5,500,000	(65,000)	5,435,000	270,000
Crystal Clinic (PACE) project	-	4,100,000	-	4,100,000	190,000
Maplecrest project	-	3,640,000	-	3,640,000	-
ARDL (PACE) project	-	2,520,000	-	2,520,000	-
Spring Hill TIF project	-	2,940,000	-	2,940,000	-
Total	$ 45,800,000	$ 24,375,000	$ (4,160,000)	$ 66,015,000	$ 3,075,000

Changes in the Authority's Bond Fund program for the year ended December 31, 2017 were as follows:

	Balance January 1, 2017	Increase	Decrease	Balance December 31, 2017	Due Within One Year
Portage County Brimfield project	$ 295,000	$ -	$ (295,000)	$ -	$ -
Superior Roll Forming project	2,110,000	-	(155,000)	1,955,000	165,000
Cavalier project	3,970,000	-	(305,000)	3,665,000	335,000
Plaza Schroer project	770,000	-	(15,000)	755,000	15,000
Digest Disease project	4,575,000	-	(4,575,000)	-	-
Shearer's Food project	2,995,000	-	(255,000)	2,740,000	275,000
City of Cleveland - Flats East project	4,540,000	-	(70,000)	4,470,000	80,000
University Edge project	6,380,000	-	(465,000)	5,915,000	495,000
IRG Rubber City project	6,240,000	-	(115,000)	6,125,000	235,000
Garfield Heights project	1,290,000	-	(190,000)	1,100,000	185,000
Village of Seville project	1,265,000	-	(120,000)	1,145,000	125,000
Summit County Workforce-1 project	2,925,000	-	(245,000)	2,680,000	260,000
Summit County Workforce-2 project	1,335,000	-	(40,000)	1,295,000	40,000
Summit County Workforce-3 project	65,000	-	-	65,000	-
Dublin Bridge Park project	4,790,000	-	-	4,790,000	-
Family & Community Services project	2,670,000	-	(30,000)	2,640,000	90,000
Hercules Motor Company project	-	2,460,000	-	2,460,000	-
Yankee Trace project	-	4,000,000	-	4,000,000	-
Total	$ 46,215,000	$ 6,460,000	$ (6,875,000)	$ 45,800,000	$ 2,300,000

Approximate annual principal and interest payments, required to be made by the Authority, for the next five years and thereafter are:

Year	Principal	Interest	Total
2019	$ 3,075,000	$ 3,123,155	$ 6,198,154
2020	3,565,000	2,974,704	6,539,704
2021	3,905,000	2,801,988	6,706,988
2022	4,100,000	2,616,741	6,716,741
2023	4,210,000	2,423,957	6,633,957
2024 - 2028	17,990,000	9,171,520	27,161,520
2029 - 2033	14,030,000	5,590,656	19,620,656
2034 - 2038	9,380,000	2,574,490	11,954,490
2039 - 2043	4,480,000	706,639	5,186,639
2044 - 2048	1,280,000	172,333	1,452,333
Total	$ 66,015,000	$ 32,156,182	$ 98,171,182

NOTE 6 – CONDUIT DEBT

In accordance with Government Accounting Standards, the following revenue bonds issued by the Authority are considered conduit debt and do not create a liability and therefore are not presented on the Authority's financial statements. The Authority has no responsibility for the payment of the following debt and the loan payments are paid directly to the respective trustee by borrower. Total amount of conduit debt outstanding was $305,725,350 and $307,289,598 as of December 31, 2018 and 2017, respectively.

Tom Benson Hall of Fame Stadium and Youth Sports Fields Project

In June 2018, the Authority issued $10.03 million in non-rated, Tax-Exempt Development Revenue TIF bonds to assist in the financing of public infrastructure for the Tom Benson Hall of Fame Stadium and Youth Sports Fields project in Canton, Ohio.

Akron Fire Station #4 and Administrative Building Project

In July 2018, the Authority issued $9.585 million in Tax-Exempt Development Revenue Bonds to assist in the financing the acquisition, construction, and renovation of the Akron Fire Station #4 and Administrative Building project in Akron, Ohio.

Franciscan University of Steubenville Project

In December 2018, the Authority issued $19.75 million in Taxable Higher Education Facilities Revenue Refunding Bonds, Series 2018 A and Series 2018B, to assist in the refinancing of capital projects for the Franciscan University of Steubenville project in Steubenville, Ohio.

Fairlawn GIG Project

In May 2016, the Authority issued $10.175 million of Lease Revenue Bonds to finance the costs of acquisition, construction, installation, and equipping of a municipal broadband utility to provide wireless and fiber optic high speed internet services to Fairlawn, Ohio as well as to the Akron, Fairlawn, Bath Joint Economic Development District (JEDD).

Arhaus Project

In January 2015, the Authority issued $37.4 million of Taxable Development Revenue Bonds. The bonds were used to finance the costs of the project which included construction of a new facility consisting of 743,000 square foot Arhaus Corporate Headquarters and Distribution Center in the Village of Boston Heights. The bond issuance amount was enhanced on August 17, 2015 by Board Resolution 2015-24 to total $37.4 million. In 2017, the bonds were refinanced, and the Authority has no further involvement with the financing of this project.

Village of Reminderville Project

In June 2015, the Authority issued $8.2 million of Development Lease Revenue Bonds. The bonds were used to finance the costs of the project which included construction of a new facility consisting of a 42,000 square foot Recreation Center in Reminderville, Ohio.

The Ramco Project
In April 2015, the Authority issued $13.6 million of Taxable Development Revenue Bonds. The bonds were used to finance the costs of the project which includes construction of a new facility consisting of 165,000 square foot RAMCO facility in Hudson, Summit County, Ohio.

Star of the West Milling Company of Ohio Project
In July 2014, the Authority issued up to $10 million of Taxable Development Revenue Bonds. The bonds were used to finance the costs of the project which included construction of a new facility consisting of a 30,000 square foot mill, a 15,000 square foot combination warehouse and office building and related storage silos, in Willard, Ohio. The Authority has leased the project facilities to Star of the West Milling Company of Ohio (the "Lessee") pursuant to the lease dated as of August 1, 2014 and ending on August 1, 2024. During the lease term, the Lessee is required to make rental payments sufficient to pay the principal and interest accruing, and any premium due on the bonds through the maturity date.

Summa Health System Obligated Group Project
In October 2014, the Authority issued up to $13.675 million of Refunding Revenue Bonds for the purpose of refunding the Series 2006 Bonds. The bond proceeds were used to finance the construction and equipping of a wellness facility to be leased by Summa Health Systems ("Summa"). Summa and the Authority entered into a financing lease agreement pertaining to this facility. The lease is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The operation and maintenance of the buildings is the responsibility of Summa.

Concord Testa Hotel Associates, LLC Project
In November 2014, the Authority issued up to $14.4 million of Taxable Development Revenue Bonds. The bonds were used to finance the costs of the project which included constructing, improving, and equipping a 146 room multi-story hotel located at 41 Furnace Street in Akron, Ohio. The Authority has leased the project facilities to Concord Testa Hotel Associates, LLC (the "Lessee") pursuant to the lease dated as of November 13, 2014 and ending on December 1, 2019. During the lease term, the Lessee is required to make rental payments sufficient to pay the principal and interest accruing, and any premium due on the bonds through the maturity date.

Summit County Combined General Health District Project
In August 2013, the Authority issued $5 million of Facilities Revenue Bonds. The bonds were used to finance the costs of the project. The Authority has entered into a loan agreement with the Summit County Combined General Health District (the "Health District"), and under the loan agreement, the Health District has agreed to pay loan payments sufficient in time and amount to pay the principal and interest accruing, and any premium due on the bonds through August 1, 2033, the maturity date.

Canal Park Project
In November 2012, the Authority issued $3.6 million of Development Revenue Bonds. The bonds were used to finance the costs of the project. The principal and interest payments relating to the Bonds are

secured by and payable from (i) Appropriation Payments to be made by the City of Akron under the Cooperative Agreement, (ii) certain Revenues received by the Authority and (iii) moneys on deposit under the Indenture. The City is not party to the Indenture but is a third-party beneficiary under the Indenture. Akron Baseball, LLC, the Construction Agent, constructed the Project on behalf of the Authority in accordance with the Cooperative Agreement dated as of November 2012.

Goodyear County Bond Project
In March 2012, the Authority issued $15.815 million of Development Revenue Bonds. The bonds were used to finance the costs of the project. The principal and interest payments relating to the Bonds will be secured by and be payable solely from County Revenue Payments received by the Trustee. The County Revenue Payments consist of payments made from the Nontax Revenues of Summit County Ohio paid directly to the Trustee.

KB Compost Project
In February 2012, the Authority issued $28 million of Exempt Facilities Revenue Bonds. The bonds were used to finance the costs of the project. These bonds are special obligations of the Authority payable solely from the revenue received by the trustee under its agreement with the KB Compost Services, Inc. KB Compost Services, Inc. and the Authority entered into a financing loan agreement pertaining to this project. The loan is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project. In 2018, the Series 2012A and 2012B Bonds were reissued to benefit the borrower for a total value of $12,636,541.

Goodyear Parking Deck Project
In October 2011, the Authority issued up to $44.3 million of Taxable Construction Development Revenue Bonds. On June 25, 2014, the final bond was issued in the amount of $44,165,851. The bonds were used to finance the costs of the project. The principal and interest payments relating to the Bonds are secured by and payable from (i) revenues and (ii) the payment of bond service charges on the bond are secured by the Issuer's assignment of its rights under the lease and the sublessor's assignment of its rights under the sublease. Each payment of lease balance made pursuant to the lease shall be deemed to be a payment of the outstanding principal amount of the bond. The bonds were fully paid as part of the borrower’s refinancing in March 2019.

The University of Akron Student Housing Project
In May 2011, the Authority issued $33.8 million of Lease Revenue Bonds. The bonds were used to finance (i) the acquisition, construction, equipping and installation of a student housing facility containing approximately 531 beds for the benefit of students of The University of Akron (the "University"), together with site preparation, sidewalks, landscaping, miscellaneous capital expenditures, and related facilities and improvements; (ii) capitalized interest on the Series 2011 Bonds for a specified period; and (iii) payment of other costs and expenses incident to the issuance of the Series 2011 Bonds. The real property on which the Project is located is leased to the Authority pursuant to a Ground Lease Agreement between the

Authority and the University. The Authority will sublease the land and lease the project to the University pursuant to the Facilities Lease Agreement between the University and the Authority. Pursuant to the terms of the University Lease Agreement, the University will make lease payments to the Authority in such amounts as will be sufficient to pay when due the principal of, premium, if any, and interest on the Series 2011 Bonds. The bonds were refunded June 2016 with an outstanding principal of the reissued bond of $18.555 million as of December 31, 2016. A January 1, 2021 redemption of $17.275 million at a price equal to 100 percent of stated principal is anticipated.

Western Reserve Academy Projects

In May 2011, the Authority issued $19.6 million of Multi-Mode Variable Rate Refunding Revenue Bonds. The principal amount was issued for the purpose of making a loan to assist the Western Reserve Academy in refunding of the Multi-Mode Variable Rate Revenue Bonds, Series 2002 originally issued by the County of Summit, Ohio for the purpose of the acquisition, construction, renovation, installation, furnishing or equipping of real and/or personal property comprising facilities owned by the Borrower in conjunction with the Borrower's private secondary education facility located in the City of Hudson, Summit County, Ohio. The bond is secured by assets of the project. The bonds were refunded in July 2017 with a reissuance of $19.822 million in Series 2017A Revenue Bonds.

In July 2017, the Authority issued $19.82 million in refunding Revenue Bonds, Series 2017A and $7.93 million in new Tax-Exempt Revenue Bonds, Series 2017B to assist in the renovation and modernization of historic Seymour Hall. The financing will be used as needed to support donor pledge payments. First National Bank of Pennsylvania served as the private placement bond purchaser.

The Goodyear Tire and Rubber Company Headquarters Project

In April 2011, the Authority issued up to $120 million of Taxable Development Revenue Bonds. On June 25, 2014, the final bond was issued in the amount of $105,564,405. The bonds were used to finance the costs of the construction of a new, approximately 639,000 square foot headquarters facility that will house both the Global and North America Headquarters of Goodyear. The principal and interest payments relating to the Bonds will be secured by and be payable from rent payments due under the sublease payable by Goodyear as well as first mortgage on the project and all other assets funded from bond proceeds. The financing is structured as a capital lease between the Authority and Purchaser to provide sales tax savings on the construction materials associated with the construction of the Project.

Austen BioInnovation Institute in Akron ("ABIA") Project

In March 2011, the Authority issued $7.4 million of Tax-Exempt Private Activity Bonds. The bonds were used to provide financing for the renovation, construction and improvement of a building located at 47 North Main Street in the City of Akron, Ohio. These bonds are special obligations of the Authority payable solely from pledged revenues, being generally (a) Loan Payments made by or on behalf of ABIA under the Loan Agreement, (b) all of the moneys received or to be received by the Port Authority or the Trustee in respect of the loan under the Loan Agreement, (c) Contribution Payments that the county is required to make under the Cooperative Agreement if loan payments made by ABIA are insufficient to cover Bond

Service Charges or there is a deficiency in the funds required to be on deposit in the Bond Reserve Fund, (d) amounts in the Special Funds, including the Bond Reserve Fund, and (e) income from investments in the foregoing. The bond is secured by assets of the project with a mortgage agreement in place.

Kent State University Project
In September 2010, the Authority issued $13.745 million of Taxable Development Revenue Bonds. The bonds were used to provide financing for the acquisition, construction, equipping, furnishing, and improvement of real and personal property comprising port authority facilities to be used as an auxiliary and educational facility for the benefit of Kent State University, including without limitation, construction of an approximately 44,000 square foot building and improvements thereto on an approximately 12 acre site that is a portion of the real property located in the City of Twinsburg, Summit County, Ohio. These bonds are special obligations of the Authority payable solely from revenue received by the trustee under its agreement with Kent State University. The loan is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project.

Akron YMCA Project
In November 2009, the Authority issued $12.1 million of Variable Rate Civic Facility Improvement and Revenue Bonds. The bonds were used to pay back existing bonds outstanding in the amount of $6.1 million and the remaining bonds will be used to finance costs of acquiring, constructing, furnishing, improving, and equipping facilities for the YMCA. These bonds are special obligations of the Authority payable solely from revenue received by the trustee under its agreement with the YMCA. The loan is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project. The bonds were redeemed in April 2019.

Snap-on Business Solutions Project
In October 2008, the Authority issued $16 million of Taxable Development Revenue Bonds. The bond proceeds were used to finance the costs of the Snap-on Business Solutions, Inc. project. These bonds are special obligations of the Authority payable solely from revenue received by the trustee under its agreement with Snap-on, Inc. The loan is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project.

Barberton YMCA Project
In June 2007, the Authority issued $4.1 million of Summit County Port Authority Facility Revenue Bonds. The bond proceeds were used to facilitate the financing of "port authority facilities" and enhancing economic development of such facilities. These bonds are special obligations of the Authority payable solely from the revenue received by the trustee under its agreement with The Young Men's Christian Association. The Young Men's Christian Association and the Authority entered into a loan agreement pertaining to this facility. The loan is non-cancelable until the underlying revenue bonds are paid in full. All

expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by an irrevocable letter of credit.

Callis Towers, LLC Project
In October 2007, the Authority issued $12 million of Summit County Port Authority Multifamily Housing Revenue Bonds. The bond proceeds were used to make a mortgage loan insured by the Federal Housing Administration ("FHA") to Callis Towers, LLC, to finance a portion of the acquisition, renovation, rehabilitation, and equipping of a 277-unit, 15 story residential building located on 2.5 acres in Akron, Ohio. These bonds are special obligations of the Authority payable solely from the revenue received by the trustee under its agreement with Callis Towers, LLC. Callis Towers, LLC and the Authority entered into a financing loan agreement pertaining to this project. The loan is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project.

Collinson Apartments Project
In December 2006, the Authority issued $4 million of Summit County Port Authority Multifamily Housing Revenue Bonds. The bond proceeds were used to finance the costs of acquiring, renovating, and equipping a rental facility in the City of Akron. These bonds are special obligations of the Authority payable solely from the revenue received by the trustee under its agreement with New Hillwood I Associate, LLC. New Hillwood I Associate, LLC and the Authority entered into a financing loan agreement pertaining to this project. The loan is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project.

Lawrence School Project
In August 2005, the Authority issued $10.475 million of Summit County Port Authority Adjustable Rate Demand Revenue Bonds (Series 2005). The bond proceeds were used to finance the cost of acquisition of a 47-acre parcel located in Sagamore Hills, Ohio, and the construction, equipping, and improvement of a private school building on that site, to be owned by Lawrence School. These bonds are special obligations of the Authority payable solely from the revenue received by the trustee under its agreement with Lawrence School. Lawrence School and the Authority entered into a financing lease agreement pertaining to this project. The lease is non-cancelable until the underlying revenue bonds are paid in full. All expenses related to the revenue bonds are being paid out of the bond proceeds. The bond is secured by assets of the project. The revenue bonds were refunded in 2015 with the reissuance of $7.7 million of Refunding Revenue Bonds.

NOTE 7 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2018, was as follows:

	Balance at January 1, 2018	Additions	Deletions	Balance at December 31, 2018
Capital assets not being depreciated:				
Land	$ 500,000	$ -	$ -	$ 500,000
Capital assets being depreciated:				
Buildings	1,000,000	-	-	1,000,000
Less accumulated depreciation:				
Buildings	(275,000)	(25,000)	-	(300,000)
Total capital assets being depreciated, net	725,000	(25,000)	-	700,000
Capital assets, net	$ 1,225,000	$ (25,000)	$ -	$ 1,200,000

Capital asset activity for the year ended December 31, 2017, was as follows:

	Balance at January 1, 2017	Additions	Deletions	Balance at December 31, 2017
Capital assets not being depreciated:				
Land	$ 500,000	$ -	$ -	$ 500,000
Capital assets being depreciated:				
Buildings	1,000,000	-	-	1,000,000
Less accumulated depreciation:				
Buildings	(250,000)	(25,000)	-	(275,000)
Total capital assets being depreciated, net	750,000	(25,000)	-	725,000
Capital assets, net	$ 1,250,000	$ (25,000)	$ -	$ 1,225,000

NOTE 8 – DEFINED BENEFIT PENSION PLAN

Net Pension Liability

The net pension liability reported on the statements of net position represents a liability to employees for pensions. Pensions are a component of exchange transactions between an employer and its employees of salaries and benefits for employee services. Pensions are provided to an employee on a deferred payment basis as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net pension liability represents the Authority's proportionate share of each pension plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension plan's fiduciary net position. The net pension liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

Ohio Revised Code (ORC) limits the Authority's obligation for this liability to annually required payments. The Authority cannot control benefit terms or the manner in which pensions are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including pension.

GASB Statement No. 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plans' board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of each plan's unfunded benefits is presented as a long-term net pension liability. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in accrued expense.

Plan Description – Ohio Public Employees Retirement System (OPERS)

Plan Description – Authority employees participate in the Ohio Public Employees Retirement System (OPERS) system. OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (e.g. Authority employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

OPERS provides retirement, disability, survivor and death benefits, and annual cost-of-living adjustments to members of the traditional plan. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS' fiduciary net position that may be obtained by visiting https://www.opers.org/financial/reports.shtml, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (see OPERS CAFR referenced above for additional information):

Group A	**Group B**	**Group C**
Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Members not in other Groups and members hired on or after January 7, 2013
State and Local	**State and Local**	**State and Local**
Age and Service Requirements:	**Age and Service Requirements:**	**Age and Service Requirements:**
Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
Formula:	**Formula:**	**Formula:**
2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

Final average salary (FAS) represents the average of the three highest years of earnings over a member's career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member's career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount.

When a benefit recipient has received benefits for 12 months, an annual cost-of-living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those who retired prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index (CPI), capped at 2.25 percent.

Funding Policy - Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	State and Local	
	2018	2017
Statutory Maximum Contribution Rates		
Employer	14.0%	14.0%
Employee	10.0%	10.0%
Actual Contribution Rates		
Employer:		
Pension	14.0%	13.0%
Post-employment Health Care Benefits	0.0%	1.0%
Total Employer	14.0%	14.0%
Employee	10.0%	10.0%

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll.

The Authority's contractually required contribution for the traditional pension plan was $48,449 and $48,146 for the years ended December 31, 2018 and 2017, respectively. Of these amounts, $1,214 and $827 is reported as an accrued expense.

Net Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions

The net pension liability for OPERS traditional pension plan was measured as of December 31, 2017 and 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities.

Following is information related to the proportionate share and pension expense:

	OPERS 2018	OPERS 2017
Proportion of the Net Pension Liability:		
Current Measurement Period	0.00256400%	0.00253412%
Prior Measurement Period	0.00283412%	0.00276421%
Change in Proportion	-0.00027012%	-0.00023009%
Proportionate Share of the Net Pension Liability	$ 402,242	$ 643,582
Pension Expense	$ 69,622	$ 133,659

At December 31, 2018 and 2017, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	OPERS 2018	OPERS 2017
Deferred Outflows of Resources		
Net Difference between Projected and Actual Earnings on Pension Plan Investments	$ -	$ 95,844
Differences between Expected and Actual Experience	412	873
Changes of Assumptions	48,070	102,080
Changes in Proportionate Percentage / Difference Between Employer Contributions and Proportionate Share of Contributions	3,090	5,937
Authority Contributions Subsequent to the Measurement Date	48,449	48,146
Total Deferred Outflows of Resources	$ 100,021	$ 252,880
Deferred Inflows of Resources		
Net Difference between Projected and Actual Earnings on Pension Plan Investments	$ 86,355	$ -
Differences between Expected and Actual Experience	7,928	3,830
Changes in Proportionate Percentage / Difference Between Employer Contributions and Proportionate Share of Contributions	23,880	4,679
Total Deferred Inflows of Resources	$ 118,163	$ 8,509

$48,449 reported as deferred outflows of resources related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2019.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

		OPERS
Year Ending December 31:		
	2019	$ 26,331
	2020	(19,412)
	2021	(38,025)
	2022	(35,485)
Total		$ (66,591)

Actuarial Assumptions – OPERS
Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability was determined by an actuarial valuation as of December 31, 2017 and 2016, using the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 67.

Actuarial Information	**2017 and 2016 Measurement Period**
Wage inflation	3.25%
Future salary increases, including inflation	3.25% to 10.75% including wage inflation
COLA or ad hoc COLA	Pre 1/7/2013 retirees 3.00%, simple Post 1/7/2013 retirees: 3.00%, simple through 2018, then 2.15% simple
Investment rate of return	7.50%
Actuarial cost method	Individual entry age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year for both healthy and disabled retiree mortality tables are determined by applying the MP-2015 mortality improvement scale to the above described tables.

The most recent experience study was completed for the five-year period ended December 31, 2015.

The long-term rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

During 2017, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets for the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was 16.82% for 2017.

The allocation of investment assets with the Defined Benefit portfolio is approved by the OPERS Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans.

The table below displays the Board-approved asset allocation policy for 2017 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed income	23.00 %	2.20 %
Domestic equities	19.00	6.37
Real estate	10.00	5.26
Private equity	10.00	8.97
International equities	20.00	7.88
Other investments	18.00	5.26
Total	100.00 %	5.66 %

Discount Rate

The discount rate used to measure the total pension liability/asset was 7.50 percent, post-experience study results for the traditional pension plan, the combined plan and member-directed plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following table presents the Authority's proportionate share of the net pension liability/asset calculated using the current period discount rate assumption of 7.50%, as well as what the Authority's proportionate share of the net pension liability/asset would be if it were calculated using a discount rate that is one-percentage-point lower (6.50%) or one-percentage-point higher (8.50%) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (6.50%)
Authority's Proportionate Share of the Net Pension Liability for 2018	$ 714,279	$ 402,242	$ 142,097

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (6.50%)
Authority's Proportionate Share of the Net Pension Liability for 2017	$ 983,215	$ 643,582	$ 360,557

NOTE 9 – POST-RETIREMENT BENEFITS

Post-Retirement Benefits – 2018 Disclosures:

Net Other Post-Employment Benefits (OPEB) Liability

The net OPEB liability reported on the statement of net position represents a liability to employees for OPEB. OPEB is a component of exchange transactions-–between an employer and its employees—of salaries and benefits for employee services. OPEB are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net OPEB liability represents the Authority's proportionate share of each OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each OPEB plan's fiduciary net position. The net OPEB liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting these estimates annually.

Ohio Revised Code limits the Authority's obligation for this liability to annually required payments. The Authority cannot control benefit terms or the manner in which OPEB are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including OPEB.

GASB 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio revised Code permits but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB liability would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan's unfunded benefits is presented as a long-term net OPEB liability on the accrual basis of accounting. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in intergovernmental payable on the accrual basis of accounting.

Plan Description – Ohio Public Employees Retirement System

Plan Description – Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the traditional 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 health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the Traditional Pension and the Combined plans. This trust is also used to fund health care for Member-Directed Plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, Member-Directed Plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

In order to qualify for postemployment health care coverage, age-and-service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 75. See OPERS CAFR referenced below for additional information.

The Ohio Revised Code permits, but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting https://www.opers.org/financial/reports.shtml, by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy – The Ohio Revised Code provides the statutory authority requiring public employers to fund post-employment health care through their contributions to OPERS. When funding is approved by OPERS' Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Beginning in 2018, health care is not being funded.
Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2018, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 1 percent during calendar year 2018. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2018 decreased to 0 percent for both plans. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2018 was 4 percent.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's did not have any contractually required contributions to fund health care in 2018.

Net OPEB Liabilities, OPEB Expense, and Deferred Outflows or Resources and Deferred Inflows of Resources Related to OPEB

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2016, rolled forward to the measurement date of December 31, 2017, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities.

Following is information related to the proportionate share and OPEB expense:

		OPERS
Proportion of the net OPEB liability prior measurement date		0.00267000%
Proportion of the net OPEB liability current measurement date		0.00257700%
Change in proportionate share		-0.00009300%
Proportionate share of the net OPEB liability	$	279,843
OPEB expense	$	20,700

At December 31, 2018, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

		OPERS
Deferred outflows of resources		
Differences between expected and actual experience	$	218
Changes of assumptions		20,375
Total deferred outflows of resources	$	20,593

		OPERS
Deferred inflows of resources		
Net difference between projected and actual earnings on pension plan investments	$	20,846
Changes in employer's proportionate percentage/ difference between employer contributions and proportionate share of contributions		6,623
Total deferred inflows of resources	$	27,469

The Authority did not make any contributions subsequent to the measurement date for OPEB.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

		OPERS
Year Ending December 31:		
2019	$	1,467
2020		1,467
2021		(4,600)
2022		(5,210)
Total	$	(6,876)

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan and include the types of coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2016, rolled forward to the measurement date of December 31, 2017. The actuarial valuation used the following actuarial assumptions applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Actuarial Information	**2017 and 2016 Measurement Period**
Wage inflation	3.25%
Projected salary increases, including inflation	3.25% to 10.75% including wage inflation
Single discount rate:	
Current measurement date	3.85%
Prior measurement date	4.23%
Investment rate of return	6.50%
Municipal bond rate	3.31%
Health care cost trend rate	7.5%, initial
	3.25%, ultimate in 2028
Actuarial cost method	Individual entry age

Pre-retirement mortality rates are based on the RP-2014 Employees mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates are based on the RP-2014 Healthy Annuitant mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Post-retirement mortality rates for disabled retirees are based on the RP-2014 Disabled mortality table for males and females, adjusted for mortality improvement back to the observation period base year of 2006. The base year for males and females was then established to be 2015 and 2010, respectively. Mortality rates for a particular calendar year are determined by applying the MP-2015 mortality improvement scale to all of the above described tables.

The most recent experience study was completed for the five-year period ended December 31, 2015.

The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

During 2017, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio is 15.2 percent for 2017.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit.

The table below displays the Board-approved asset allocation policy for 2017 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	34.00 %	1.88 %
Domestic Equities	21.00	6.37
Real Estate Investment Trust	6.00	5.91
International Equities	22.00	7.88
Other investments	17.00	5.39
Total	100.00 %	4.98 %

Discount Rate

A single discount rate of 3.85 percent was used to measure the OPEB liability on the measurement date of December 31, 2017. A single discount rate of 4.23 percent was used to measure the OPEB liability on the measurement date of December 31, 2016. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.50 percent and a municipal bond rate of 3.31 percent. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2034. As a result, the long-term expected rate of return on health care investments was applied to projected costs through the year 2034, and the municipal bond rate was applied to all health care costs after that date.

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following table presents the Authority's proportionate share of the net OPEB liability calculated using the single discount rate of 3.85 percent, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (2.85 percent) or one-percentage-point higher (4.85 percent) than the current rate:

	1% Decrease (2.85%)	Current Discount Rate (3.85%)	1% Increase (4.85%)
Authority's proportionate share of the net OPEB liability	$ 371,784	$ 279,843	$ 205,464

Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Health Care Cost Trend Rate

Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table presents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2018 is 7.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.25 percent in the most recent valuation.

	1% Decrease	Current Health Care Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability	$ 267,750	$ 279,843	$ 292,335

Post-Retirement Benefits – 2017 Disclosures:

Ohio Public Employees Retirement System

Plan Description – Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the traditional 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 health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the Traditional Pension and the Combined plans. This trust is also used to fund health care for Member-Directed Plan participants, in the form of a Retiree Medical Account (RMA). At retirement or refund, Member-Directed Plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

In order to qualify for health care coverage, age-and-service retirees under the traditional and combined plans must have 20 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45. See OPERS CAFR referenced below for additional information.

The Ohio Revised Code permits, but does not require, OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board 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/financial/reports.shtml#CAFR, by writing to OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling 614-222-5601 or 800-222-7377.

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

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2017, state and local employers contributed at a rate of 14.0 percent of earnable salary and public safety and law enforcement employers contributed at 18.1 percent. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 1 percent during calendar year 2017. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2018 decreased to 0 percent for both plans. The OPERS Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited into the RMA for participants in the Member-Directed Plan for 2017 was 4 percent.

Substantially all of the Authority's contributions allocated to fund post-employment health care benefits relates to the cost-sharing, multiple employer trusts. The corresponding contributions for the years ended December 31, 2017, 2016, and 2015 were \$3,704, \$7,050, and \$7,007 respectively. The full amount has been contributed for 2017, 2016 and 2015.

NOTE 10 – AKRON CIVIC THEATER PROJECT

In September 2001, the Authority issued \$14.6 million of Summit County Port Authority Revenue Bonds, comprised of \$13.6 million of Current Interest Bonds and \$1 million of Capital Appreciation Bonds. The proceeds from the revenues bonds were primarily used to fund the renovation of the Akron Civic Theater facility. These bonds are payable solely from the proceeds received by the Authority under its lease with the Akron Civic Theater.

In 2012, the Authority issued \$15,295,000 of Port Facilities Revenue Refunding Bonds, for the purpose of (1) refunding the Development Finance Authority's outstanding Revenue Bonds issued in 2001 to provide the funds to pay the costs of a project to be leased to The Community Hall Foundation, Inc., dba Akron Civic Theatre, and (2) paying issuance costs of the Series 2012 Bonds. The bonds refunded in the 2001 issue mature on December 1, 2033. The balance outstanding on the revenue bonds were \$12,930,000 and \$13,365,000 at December 31, 2018 and 2017, respectively.

The Akron Civic Theater and the Authority entered into a financing lease agreement pertaining to the civic theater facility. The lease is non-cancelable until the underlying revenue bonds are paid in full. Lease payments will be derived from the County Bed Tax revenues, through agreement among Summit County, National Inventors Hall of Fame and the Authority. In addition, the City of Akron guarantees the bonds.

All expenses related to the revenue bonds were paid out of the bond proceeds. The operation and maintenance of the theater is the responsibility of the Akron Civic Theater. In 2002, there was a shortfall in fundraising revenue committed to the project by the Civic Theater which led to the notes payable and receivable explained in Note 11.

Approximate future annual receipts and payments for the refunding bonds are:

Year	Principal	Interest	Total
2019	$ 470,000	$ 480,006	$ 950,006
2020	505,000	470,019	975,019
2021	540,000	458,025	998,025
2022	585,000	443,850	1,028,850
2023	625,000	427,763	1,052,763
2024 - 2028	4,130,000	1,723,962	5,853,962
2029 - 2033	6,075,000	734,869	6,809,869
Total	$ 12,930,000	$ 4,738,494	$ 17,668,494

NOTE 11 – NOTES PAYABLE AND NOTES RECEIVABLE

Note Payable with Summit County

The Authority has an unsecured note payable with Summit County. The purpose of the note was for renovation costs for the Akron Civic Theater. The balance outstanding on the unsecured note payable was $330,829 and $405,829 at December 31, 2018 and 2017, respectively.

Approximate annual principal payments, required to be made by the Authority, under this debt for the next five years and thereafter are:

Year	Amount
2019	$ 75,000
2020	75,000
2021	75,000
2022	75,000
2023	30,829
Total	$ 330,829

Note Receivable with Akron Civic Theater

In connection with entering the note payable with Summit County, the Authority entered into a note receivable agreement with the Akron Civic Theater. The note receivable is unsecured and non-interest bearing. The note receivable is structured such that the Akron Civic Theater pays the Authority for all amounts due under the note payable/line of credit based on the schedule noted below, and the Authority then repays Summit County. The agreement states that if certain terms of the agreement are met and there is no default on the loan, that the outstanding balance of $358,829 at the end of the term will be discharged by the Authority.

During 2016, the Board of Directors of the Authority approved the forgiveness of $300,000 of principal, interest and other fees owed by the Akron Civic Theater and amended the loan agreement effective January 1, 2017.

During 2018, the Board of Directors of the Authority approved the forgiveness of $358,329 representing the remaining principal, interest and other fees owed by the Akron Civic Theater and closing the loan agreement as of December 20, 2018.

Note Payable with State of Ohio

During 2017, the Authority entered into an agreement with the Ohio Development Services Agency (ODSA) as part of the State 166 Loan Program. This agreement provided a $2,000,000 loan to the Authority to increase loan loss reserves of the Jobs and Investment Bond Fund Program. The loan does not accrue interest. The only payments on this program are investment earnings from the principal amount held in the bond fund reserve. The loan is due in a balloon payment to ODSA in the year 2057. The outstanding balance is $2,000,000 for the years ended December 31, 2018 and 2017.

Energy Loan Loss Reserve Escrow

During 2018, the Authority entered into an additional loan loss reserve agreement with ODSA. The agreement provides additional loan loss reserves on eligible loans for energy projects. Total amounts awarded, approved and remitted by ODSA totaled $3,607,167 during 2018. There is currently no repayment schedule for this loan. Upon termination, any amounts in the additional reserve that no longer are pledged to supplement eligible loans for energy projects shall be returned to the ODSA.

NOTE 12 – AIRDOCK REMEDIATION

In January 2007, the Authority entered into an agreement with the Director of Development of the State of Ohio for a Brownfield Revolving Fund Loan for the Airdock Project. The Authority also entered into an agreement with the Clean Ohio Council for Clean Ohio Revitalization Fund ("CORF") grant for the Airdock Project. The purpose of the loan and grant was to conduct interior remediation activities including cleaning dust and debris from the building interior structure, at the Airdock site located in Akron, Ohio which is owned by the Authority and leased to Lockheed Martin Corporation. The amount of the loan and grant was $2 million and $3 million, respectively. This loan is a debt obligation and is payable solely from the revenues received by the Authority under its agreement with Lockheed Martin Corporation.

NOTE 13 – LEASES

In March of 2011, the Authority agreed to lease approximately 36,000 square feet of the 47 North Main Street building (excluding non-rentable common area) to ABIA, beginning in December 2011 until November 2033 as part of the conduit debt issued for the ABIA Project. At any time during the lease, the tenant has the option to purchase the building. The annual base rent during the term of the lease is $1 per year. The tenant has also agreed to pay its proportional share of the common area maintenance, utilities, and related expenses. The Authority received $268,991 and $370,666 from ABIA under this Agreement for the years ended December 31, 2018 and 2017, respectively.

In March of 2011, the Authority agreed to lease approximately 25,000 square feet of the 47 North Main Street building (excluding non-rentable common area) to Summit County – DJFS, beginning in March 2011 for a period of five years. This lease was not renewed. The annual base rent during the term of the lease was $86,793 per year. The tenant had also agreed to pay its proportional share of the common area maintenance, utilities, and related expenses.

Effective November 1, 2012, the Authority and Lockheed Martin Corporation entered into an amended equipment lease agreement which states that Lockheed Martin Corporation has agreed to purchase existing project equipment and the Authority has agreed to acquire and lease to Lockheed Martin Corporation additional project equipment. In consideration of Lockheed Martin Corporation entering into this amendment, the Authority agrees that Lockheed Martin Corporation may draw on, and the Authority shall approve disbursement from, any funds held in the Project Fund and available to purchase project equipment under the equipment lease agreement to pay: (1) the existing project equipment purchase price which was appraised at $87,000, and (2) upon exercise by Lockheed Martin Corporation of the option to purchase the additional project equipment, the additional project equipment purchase price of $30,000. A $30,000 lease receivable and the related unearned lease revenue were originally recorded in the Statement of Net Position. During 2014, the Authority recognized $15,000 of rental income from equipment leased under this agreement. A new lease agreement was signed in November 2015 with Lockheed Martin Corporation. Under the terms of this new agreement, Lockheed Martin Corporation agreed to pay $15,000 to lease this equipment through October 2016. This lease was not renewed as Lockheed Martin notified The Authority of their intent to exercise the option to purchase the equipment for $30,000. The sale was finalized in January 2017.

In December of 2012, the Authority agreed to lease the 1034 Home Avenue building to A&K Summit Holdings, LLC, beginning in December 2012 for a period of one year. The annual base rent during the initial lease term is $12,000 per year. Rental payments during the post-option exercise lease term shall be in monthly installments as follows: (a) $2,656 for month's one through nine and (b) $9,495 for months ten through ninety-six. The Authority recognized $113,944 of rental income from property leased under this agreement in both 2018 and 2017. As of December 31, 2018 and 2017, the balance on the lease receivable was $332,338 and $446,282, respectively. The future fixed rental payments the Authority is scheduled to receive under the Lease Agreement total $113,944 in 2018.

In December 2017, the Authority entered into a lease agreement with the Bowery Development Group, LLC (lessee), which is undertaking to redevelop a part of Downtown Akron. The project is a mixed-use purpose project located on .7 acres neighboring the historic Akron Civic Theatre on South Main Street. The new development, which is now under construction with an expected December 2019 completion date, is anticipated to include office, retail, entertainment, apartments and a public arcade. The Authority holds fee simple title to the project site. The Authority and the lessee have entered into a lease under which the Authority is leasing the project to the lessee for $1.00 per year, with all of the lease receivable collected in 2018. In 2018, the Authority and the lessee entered into an amended and restated lease agreement to provide for the construction of the project and payment of project costs. The lease is a triple net lease. The amended and restated lease agreement provides that the lessee is required to construct the project as leasehold improvements and pay all of the project costs. The lessee is responsible for securing all sources of financing required for project costs, controls the design and operation of the project, and oversees the administration of all contracts. The delivery date and any cost overruns associated with the project are solely the responsibility of the lessee. The sources and terms of the project financing are the sole responsibility of the lessee. The Authority assisted the lessee, on a non-recourse basis, with financing sources for the project.

NOTE 14 – BRIDGESTONE PROJECT

On December 1, 2010, the Authority issued $7,450,000 of Federally Taxable Recovery Zone Economic Development Revenue Bonds and $100,000 of Federally Taxable Revenue Bonds as part of the Bridgestone Project. The proceeds of the bonds will be used to provide funds to pay a portion of the costs of constructing the new technical center which is being constructed as the international technical center and research and development headquarters for Bridgestone Americas Tire Operations, LLC ("BATO"). BATO will operate the technical center project, which will provide research and development and technical support for BATO's operations. The technical center project comprises the technical center buildings, a multi-level parking facility for approximately 475 vehicles, and an elevated pedestrian walkway connecting the tech center and the parking facility. The parking facility and a portion of the pedestrian walkway are the projects being financed with the 2010 bond proceeds.

Pursuant to the terms of the Cooperative Agreements, Summit County will make its County Revenue Payments to the Trustee from the County Nontax Revenues in amounts sufficient to pay Bond Service Charges on the Nontax Revenue Bonds when due.

The balance outstanding on the revenue bonds was $5,705,000 and $6,090,000 at December 31, 2018 and 2017, respectively. Approximate future annual principal and interest payments for this obligation are:

Year	Principal	Interest	Total
2019	$ 395,000	$ 361,883	$ 756,883
2020	410,000	341,422	751,422
2021	420,000	319,774	739,774
2022	435,000	295,078	730,078
2023	450,000	269,500	
2024 - 2028	2,470,000	917,168	3,387,168
2029 - 2030	1,125,000	120,190	1,245,190
Total	$ 5,705,000	$ 2,625,015	$ 7,610,515

NOTE 15 – RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; injuries to employees; or natural disasters. Commercial insurance has been obtained to cover damage or destruction to the Authority's property and for public liability, personal injury, and third-party property damage claims. Settled claims have not exceeded the Authority's commercial insurance coverage for any the past three years. No substantial changes in insurance coverage have occurred in any major risk category in 2017; settlements have not exceeded coverage in the past three years.

Employee health care benefits are provided under a group insurance arrangement and the Authority is insured through the State of Ohio for workers' compensation benefits.

NOTE 16 – RELATED PARTY TRANSACTIONS

At times, the Authority uses certain Summit County employees without reimbursement. However, in November 2017, the Authority entered into a six-month Project Management Agreement with the County to retain general project management services for approximately 24 hours per week. During 2018 the contract was extended through December 2019.

In addition, the Authority received a $177,000 grant from Summit County. $75,000 of the grant funds were used for economic development and job creation purposes in both 2018 and 2017. Of this amount, the County specified that the grant funds be used for specific initiatives. $102,000 of the grant funds were applied to debt service payments on certain State of Ohio R&D Loan payments due during both 2018 and

2017 in relation to 47 N Main St. Akron, Ohio and ABIA. See Note 1, Non-Operating Grant Revenue and Expenses.

NOTE 17 – LETTER OF CREDIT

The Authority has a $5 million, unsecured letter of credit with a bank in order to support issuance of development bonds via the Authority's Bond Fund Program. The $5 million, unsecured letter of credit was renewed through October 31, 2020 with no significant changes in the terms. No amounts were outstanding on this letter of credit as of December 31, 2018 and 2017.

NOTE 18 – COMMITMENTS

Kelso - Brimfield TIF Project

In May 2010, the Authority authorized up to $1 million in subordinate tax-exempt revenue bonds to reimburse Kelso Development LLC for costs incurred related to the acquisition of land and construction of improvements in connections with the Brimfield Plaza Development. Costs will be reimbursed after the original TIF bonds are paid off and only to the extent there are excess proceeds. New development at the site includes a medical office building and retail.

Summit County - 47 North Main Street Project

The County sold the project site to the Authority at a price equivalent to the appraised value of the property, plus approximately $190,000, which is the amount of improvement indebtedness owed by the county on the property. The purchase was based on the Fiscal Officer's appraisal of $2,490,000. In March 2011, the Authority issued $8.5 million of Tax-Exempt Development Revenue Bonds. The bonds were used to provide financing for the renovation, construction, and improvement of a building located at 47 North Main Street in the City of Akron, Ohio. These bonds are special obligations of the Authority payable solely from pledged revenues, being generally (a) loan payments made by or on behalf of ABIA under the Loan Agreement, (b) all of the moneys received or to be received by the Authority or the Trustee in respect of the loan under the Loan Agreement, (c) contribution payments that the county is required to make under the Cooperative Agreement if loan payments made by ABIA are insufficient to cover bond service charges or there is a deficiency in the funds required to be on deposit in the Bond Reserve Fund, (d) amounts in the Special Funds, including the Bond Reserve Fund, and (e) income from investments in the foregoing. The bond is secured by assets of the project and a guarantee of payments from the County's non-tax revenues.

The Authority issued a 22 year note in the amount of $2,490,000 upon purchase of the project site which is secured by a mortgage in the project site. The estimated annual principal payment for years 1 through 20 is $86,793. The estimated annual principal payment for years 21 and 22 is $377,070.

In April 2016, the County Executive proposed and the Authority, by Board resolution, approved a deferment of payments on the note for the period of March 15, 2017 to March 15, 2021, with the deferred payments being added to the final payment due in 2033 under the terms of the Loan and note.

The Authority leases floors one, two, three, and a portion of the basement of the project site to Austen BioInnovation Institute in Akron ("ABIA"). ABIA has entered into subleases with other non-profit health care providers. The Authority leased floors four, five, six, and the balance of the basement to the County for its Department of Job and Family Services ("DJFS") through March 2016. The Authority uses approximately 2,040 square feet of floor four of the project site as its offices. As of December 31, 2018, the Authority has recorded a liability in the amount of $27,782 and $17,424 for the years ended December 31, 2018 and 2017, respectively for estimated payments received which were greater than the total operating expenses allocated for the years then ended.

Macedonia TIF Project

In August 2007, the Authority authorized $2.5 million in subordinate tax-exempt revenue bonds to reimburse the developer for costs incurred related to the construction of public improvements in connection with an Independent Living/Assisted Living Facility and an Active Adult Community in Macedonia Ohio. Costs will be reimbursed after the original TIF bonds are paid off and only to the extent there are excess proceeds. New development at the site includes installing a road, sidewalks and handicap ramps, street lighting, water lines, storm and sanitary sewer lines, fire hydrants, and landscaping. Construction was completed during 2010 and the City accepted the improvements in May 2010. Outstanding balance on the bonds at December 31, 2018 is $2,275,000.

8 and 80 Holdings TIF Project

The Project is located in the Village of Boston Heights and consists of certain public improvements constructed by 8 & 80 Holdings, LLC (the Developer) and dedicated to the Village in support of the acquisition, construction, and installation of an approximately 150,000 sq. ft. Costco general merchandise store; including 700 parking spaces and a fuel station, and the development of seven additional retail outlet parcels. The costs of the project are being advanced by the Developer under a separate construction loan. The Village of Boston Heights has agreed to pay a portion of the Service Payments to the Developer for the costs of the project. The Village and the Developer requested that the Authority issue a series of revenue bonds to secure the Village's obligation to pay the Service Payments to the Developer when due.

NOTE 19 – CONTINGENCIES

The Authority, in the normal course of its activities, could be exposed to various claims and pending litigation. In the opinion of Authority management, the disposition of these other matters is not expected to have a material adverse effect on the financial position of the Authority.

NOTE 20 – RELATED ORGANIZATION

Development Fund of the Western Reserve, Inc.

The Development Fund of the Western Reserve, Inc., an Ohio non-profit corporation (the "Corporation"), was formed on May 26, 2011 to serve or provide investment capital for Low-Income Communities ("LICs"), as defined in Section 45D(e) of the Internal Revenue Code and the Treasury Regulations thereunder, or low-income persons ("Low-Income Persons"). The Corporation's original members were the Authority (Development Finance Authority of Summit County) and ConxusNEO (formerly known as Summit Workforce Solutions). In October 2017, ConxusNEO (formerly known as Summit Workforce Solutions) withdrew from the Corporation leaving the Authority as the sole member. The Corporation is certified as a qualified community development entity (CDE) under the New Markets Tax Credit ("NMTC") Program. One hundred percent (100%) of the Corporation's activities are targeted to Low- Income Persons of LICs. The Corporation's service area is comprised of an eighteen-county area in Northeast Ohio.

Pursuant to the Management Services Agreement ("Management Agreement") between the Corporation and the Authority, the Authority agreed to provide management, financial, operational compliance and administrative services as necessary to assist the Corporation in fulfilling its on-going, day-to-day responsibilities. In exchange for these services, the Corporation pays the Authority a fee in an amount equal to: (a) fifty percent (50%) of (i) closing fees and (ii) any ongoing administrative fees received by the Corporation from time to time under the NMTC Program for investments, loans and/or transactions consummated thereunder; and (b) all out-of-pocket expenses incurred by the Authority and its service personnel consisting of travel, outside consultants, conference calls, postage, courier costs and other miscellaneous expenses. For the years ended December 31, 2018 and 2017, the Corporation paid support services expenses of $292,296 and $178,346, respectively, to the Authority. In addition to the fees described above, in 2017 the Corporation paid a one-time fee of $25,000 for services associated with the preparation and submittal of the Corporation's NMTC 2017 application.

In December 2017, the Management Agreement was amended and commencing in 2018, pursuant to the Amended Management Agreement, the Corporation will pay the Authority a fee in an amount equal to (a) $200,000, payable in quarterly installments, to compensate the Authority for the use of its staff and resources; (b) in the event the Corporation closes on future projects, fifty percent (50%) of all (i) closing fees and (ii) any ongoing administrative fees received by the Corporation after January 1, 2018, not to exceed $200,000 per year; and (c) all out-of-pocket expenses incurred by the Authority and its service personnel consisting of travel, outside consultants, conference calls, postage, courier costs and other miscellaneous expenses. In addition to the fees described above, in 2018, the Corporation will also pay the Authority a one-time fee of $35,000 for services associated with the preparation and submittal of the Corporation's 2018 NMTC application. Financial information can be obtained from the Development Fund of the Western Reserve, Inc., Managing Director at 47 North Main Street, No. 407, Akron, Ohio 44308.

NOTE 21 – AKRON SUMMIT COUNTY ESID EXPANSION PROJECT

In August 2017, the Authority entered into a two-year, renewable Cooperative Agreement with the County of Summit and the Northeast Ohio Public Energy Council (NOPEC) for the expansion of the City of Akron's Energy Special Improvement District throughout the rest of Summit County. This joint effort will enable private and public property owners to finance energy-related improvements in a number of ways; through special assessments, the NOPEC Revolving Loan Fund, the Authority's Jobs & Investment Bond Fund, or various private lenders. The Cooperative parties are jointly assisting ESID project applicants of both private and public projects with the ESID petition process and are providing ESID legal counsel as requested. The ESID Board of Directors includes a representative from each new municipality or township that approves its addition to the ESID.

During 2017, the Authority loaned $30,000 to the ESID to facilitate the issuance of expansion project loans. The Authority is the designated ESID Program Administrator which includes disbursement of the ESID project loans and receipt of the special assessment payments, which are known as Energy Special Improvement District assessments, from the Summit County Fiscal Officer in the tax year following disbursement of each ESID project loan. During 2018, as Program Administrator, the Authority disbursed $18,271 for six ESID expansion project loans.

NOTE 22 – SUBSEQUENT EVENTS

The Authority anticipates the following projects to close in 2019, which have been authorized by the Board:

1. As part of a collaborative effort with Columbus Franklin County Finance Authority, the City of Columbus, and Founders Park, issuing approximately $5.25 million in tax exempt TIF bonds to assist with financing public infrastructure improvements relating to the Founder's Park project in Columbus, Ohio.
2. Issuing up to $4 million in taxable TIF bonds to assist in financing the Crystal Clinic Orthopaedic Center project in Fairlawn, Ohio, also in collaboration with the Columbus Franklin County Finance Authority.
3. Entering into conduit lease financing to assist with the Crystal Clinic Orthopaedic Center project in Fairlawn, Ohio.
4. Entering into a term sheet for a capital lease financing relating to the Law Building Rehabilitation project in Akron, Ohio.

   Additional Noted Event:

   Entering into a grant agreement with the new nonprofit Western Reserve Community Fund, Inc (WRCF). in a joint effort with the County to assist with the creation and certification of a Community Development Financial Institutions (CDFI) lender.

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST FIVE YEARS

	2018	2017	2016	2015	2014
Ohio Public Employees' Retirement System (OPERS) Traditional Plan:					
Authority's Proportion of the Net Pension Liability	0.002564%	0.002834%	0.002764%	0.002873%	0.002873%
Authority's Proportionate Share of the Net Pension Liability	$ 402,242	$ 643,582	$ 478,796	$ 346,561	$ 338,734
Authority's Covered-Employee Payroll	$ 370,357	$ 352,500	$ 350,625	$ 352,277	$ 331,592
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	108.61%	182.58%	136.56%	98.38%	102.15%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	84.66%	77.25%	81.08%	86.45%	86.36%

Note: Information prior to 2014 was unavailable. Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

The amounts presented for each fiscal year were determined as of the Authority's measurement date, which is the prior fiscal year.

See accompanying notes to the required supplementary information.

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PENSION CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST SIX YEARS

	2018	2017	2016	2015	2014	2013
Ohio Public Employees' Retirement System (OPERS)						
Contractually Required Contribution	$ 48,449	$ 48,146	$ 42,300	$ 42,075	$ 42,273	$ 43,107
Contributions in Relation to the Contractually Required Contribution	(48,449)	(48,146)	(42,300)	(42,075)	(42,273)	(43,107)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -
Authority's covered-employee payroll	$ 346,064	$ 370,357	$ 352,500	$ 350,625	$ 352,277	$ 331,592
Contributions as a percentage of covered-employee payroll	14.00%	13.00%	12.00%	12.00%	12.00%	13.00%

Note: Information prior to 2013 was unavailable. Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying notes to the required supplementary information.

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST TWO YEARS

	2018	2017
Ohio Public Employees' Retirement System (OPERS)		
Authority's Proportion of the Net OPEB Liability	0.0025770%	0.0026700%
Authority's Proportionate Share of the Net OPEB Liability	$ 279,843	$ 269,723
Authority's Covered-Employee Payroll	$ 370,357	$ 352,500
Authority's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered-Employee Payroll	75.56%	76.52%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	54.14%	54.05%

Note: Information prior to 2014 was unavailable. Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

The amounts presented for each fiscal year were determined as of the Authority's measurement date, which is the prior fiscal year.

See accompanying notes to the required supplementary information.

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE AUTHORITY'S OPEB CONTRIBUTIONS
OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM
LAST SIX YEARS

	2018	2017	2016	2015	2014	2013
Ohio Public Employees' Retirement System (OPERS)						
Contractually Required Contribution	$ -	$ 3,704	$ 7,050	$ 7,010	$ 7,007	$ 3,315
Contributions in Relation to the Contractually Required Contribution	-	(3,704)	(7,050)	(7,010)	(7,007)	(3,315)
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -
Authority's covered-employee payroll	$ 346,064	$ 370,357	$ 352,500	$ 350,625	$ 352,277	$ 331,592
Contributions as a percentage of covered-employee payroll	0.00%	1.00%	2.00%	2.00%	1.99%	1.00%

Note: Information prior to 2013 was unavailable. Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

See accompanying notes to the required supplementary information.

PENSION

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Changes in benefit terms:
There were no changes in benefit terms from the amounts reported for 2014-2018.

Changes in assumptions:
There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2014-2016.

For 2017, the following were the most significant changes of assumptions that affected the total pension liability since the prior measurement date: (a) reduction in the actuarially assumed rate of return from 8.00% down to 7.50%, (b) for defined benefit investments, decreasing the wage inflation from 3.75% to 3.25% and (c) changing the future salary increases from a range of 4.25%-10.05% to 3.25%-10.75%.

There were no changes in assumptions for 2018.

OTHER POSTEMPLOYMENT BENEFITS (OPEB)

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)

Changes in benefit terms:
There were no changes in benefit terms from the amounts reported for 2017-2018.

Changes in assumptions:
There were no changes in methods and assumptions used in the calculation of actuarial determined contributions for 2017.

For 2018, the following were the most significant changes of assumptions that affected the total OPEB liability since the prior measurement date: (a) reduction in the actuarially assumed rate of return from 4.23% down to 3.85%.

Rea & associates a brighter way

June 25, 2019

Development Finance Authority of Summit County
Summit County, Ohio
47 N. Main Street, Suite 407
Akron, Ohio 44308

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Development Finance Authority of Summit County, Summit County, Ohio (the Authority) as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 25, 2019, in which we noted in our report that the Authority restated the net position balance to account for the implementation of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits other than Pensions*.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Rea & Associates, Inc.

New Philadelphia, Ohio

OHIO AUDITOR OF STATE
KEITH FABER

DEVELOPMENT FINANCE AUTHORITY OF SUMMIT COUNTY

SUMMIT 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
AUGUST 20, 2019