JEFFREY PLACE NEW COMMUNITY AUTHORITY
FRANKLIN COUNTY

REGULAR AUDIT

FOR THE YEARS ENDED DECEMBER 31, 2021 & 2020

Charles E. Harris
& Associates, Inc.
CPAs and Government Consultants

OHIO AUDITOR OF STATE
KEITH FABER

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Columbus, Ohio 43215
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(800) 282-0370

Board of Trustees
Jeffrey Place New Community Authority
842 North 4th Street, Suite 200
Columbus, OH 43215

We have reviewed the *Independent Auditor's Report* of the Jeffrey Place New Community Authority, Franklin County, prepared by Charles E. Harris & Associates, Inc., for the audit period January 1, 2020 through December 31, 2021. 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 Jeffrey Place New Community Authority is responsible for compliance with these laws and regulations.

Keith Faber
Auditor of State
Columbus, Ohio

December 01, 2022

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JEFFREY PLACE NEW COMMUNITY AUTHORITY
FRANKLIN COUNTY

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INDEPENDENT AUDITOR'S REPORT

Jeffrey Place New Community Authority
Franklin County
842 North Fourth Street, Suite 200
Columbus, Ohio 43215

To the Board of Trustees:

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Jeffrey Place New Community Authority, Franklin County, Ohio (the Authority), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of the Jeffrey Place New Community Authority, Franklin County, Ohio, as of December 31, 2021, and the changes in financial position and its cash flows, thereof for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- exercise professional judgment and maintain professional skepticism throughout the audit.

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matter

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 October 31, 2022, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the 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 the Authority's internal control over financial reporting and compliance.

Charles E. Harris Associates

Charles E. Harris & Associates, Inc.
October 31, 2022

The management's discussion and analysis of the Jeffrey Place New Community Authority's (Authority) financial performance provides an overall review of the Authority's financial activities for the year ended December 31, 2021. While the intent of this discussion and analysis is to look at the Authority's financial performance, readers should also review the basic financial statements and notes to the basic financial statements to enhance their understanding of the Authority's fiscal performance.

Financial Highlights

Key highlights for 2021:

- The Authority oversees the development of public infrastructure on the Jeffrey site. The site consists of approximately 38 acres on the east side of Italian Village (directly north of Downtown Columbus, north of interstate 670).

- The Authority's total net position increased $5,974,340 in 2021.

Overview of the Financial Statements

This annual report consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the Authority's financial activities and financial position. The Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position provide information about the activities of the Authority, including all short-term and long-term financial resources and obligations.

Enterprise accounting uses a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities are included in the Statement of Net Position. The Statement of Net Position represents the financial position of the Authority. The Statement of Revenues, Expenses and Changes in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs. Finally, the notes to the basic financial statements provide additional information that is essential to a full understanding of the information provided on the basic financial statements.

These financial statements look at all financial transactions and ask the question, "How did we do financially?" These statements provide answers to that question. The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position include all assets, liabilities, revenues and expenses of the Authority using the accrual basis of accounting similar to the accounting used by private sector companies. This basis of accounting considers all of the current year's revenues and expenses regardless of when the cash is received or paid.

These two statements report the Authority's net position and the changes in net position. The change in net position is important because it tells the reader whether the financial position of the Authority has improved or diminished. However, in evaluating this position, non-financial information such as occupancy will also need to be evaluated. The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided.

Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of financial position. In the case of the Authority assets exceeded liabilities and deferred inflows by $9,454,767 and $3,480,427 as of December 31, 2021 and 2020.

The following table provides a summary of the Authority's net position for the years ended December 31, 2021 and 2020:

Table 1
Net Position

	2021	2020
Assets		
Current and other assets	$ 11,276,000	$ 4,709,057
Capital assets	24,288,935	24,842,565
Total Assets	35,564,935	29,551,622
Liabilities		
Current liabilities	1,158,246	1,028,463
Noncurrent liabilities	22,990,000	23,995,000
Total Liabilities	24,148,246	25,023,463
Deferred Inflows of Resources	1,961,922	1,047,732
Net Position		
Net investment in capital assets	293,935	(22,435)
Restricted	6,424,900	1,422,204
Unrestricted	2,735,932	2,080,658
Total Net Postion	$ 9,454,767	$ 3,480,427

As discussed in Note 8 to the financial statements, the Authority is party to a Cooperative Agreement with the Columbus Franklin County Finance Authority (Finance Authority) and the City of Columbus. The Finance Authority has issued revenue bonds to pay for construction of certain improvements. The sources for repayment of bonds and related interest are tax increment financing (TIF) receipts which have been assigned by the City of Columbus to the Authority and the Authority's own community development charge revenues collected. The Authority received $5,002,696 from the Finance Authority to finance the project which accounts for the primary increase in current and other assets. Otherwise, assets and liabilities have remained relatively consistent with the prior year.

The Authority's net position increased in both 2021 and 2020. The reasons for these increases are discussed in the following section.

The following table provides a summary of the changes in the Authority's net position for the years ended December 31, 2021 and 2020:

Table 2
Changes in Net Position

	2021	2020
Operating revenues:		
Community development charges	$ 1,961,922	$ 1,149,292
Tax incremental financing	1,964,656	1,663,997
Other	604,031	834,761
Total operating revenues	4,530,609	3,648,050
Operating expenses:		
Professional services	74,812	41,319
Depreciation	553,630	553,630
Other operating expenses	830,850	723,739
Total operating expenses	1,459,292	1,318,688
Operating income	3,071,317	2,329,362
Nonoperating revenues (expenses):		
Interest revenue	348	8,207
Intergovernmental project financing	5,002,696	-
Interest expense	(1,965,762)	(1,925,544)
Pledged revenue to trustee	(134,259)	-
Total nonoperating revenues (expenses)	2,903,023	(1,917,337)
Change in net position	5,974,340	412,025
Net position, beginning of year	3,480,427	3,068,402
Net position, end of year	$ 9,454,767	$ 3,480,427

The Authority's collection of community development charges continued to increase as the development continues grow and build out. As noted above, the Authority entered an agreement for project financing in 2021 which was the primary increase in net position.

Capital Assets

As of December 31, 2021, the Authority has $24.2 million in capital assets (net of accumulated depreciation which consists of a parking garage, community center and infrastructure. Note 7 provides capital asset activity during 2021.

Debt

The Authority issued Redevelopment Bonds totaling $29,010,000 to construct and acquire community facilities, which include a community center, community recreation improvements, landscaping and signage, water and sewer facilities, storm water management features, roadways and traffic control improvements. The debt service will be paid annually by the revenue received from the community development charges and tax increment financing.

Economic Factors and Future Trends

The Authority is overseeing the development of public infrastructure on a site that consists of 38 acres of a prior industrial manufacturing site. The master planned community will include a mix of apartments, fee simple homes, condominiums, offices, parks and community facilities. The Columbus City Council has approved zoning for up to 1,500 dwelling units on this site.

Requests for Information

This financial report is designed to provide our citizens, customers, taxpayers, creditors, investors and elected officials with an overview of the Authority's finances and to show accountability for the money it receives. If you have any questions about this report or need additional information, contact the Authority's Treasurer, 842 N. 4th Street, Suite 200, Columbus, Ohio 43215.

JEFFREY PLACE NEW COMMUNITY AUTHORITY
STATEMENT OF NET POSITION
DECEMBER 31, 2021

ASSETS		
Current assets:		
Cash	$	31,443
Community development charges receivable		1,961,922
Total current assets		1,993,365
Restricted assets:		
Cash with fiscal agent		9,282,635
Capital assets:		
Land		6,717,180
Community center, parking garage and infrastructure		17,696,776
Construction in progress		3,825,273
Accumulated depreciation		(3,950,294)
Total capital assets		24,288,935
Total assets		35,564,935
LIABILITIES		
Current liabilities:		
Accrued interest payable		153,246
Bonds payable-current		1,005,000
Total current liabilities		1,158,246
Bonds payable, net of current portion		22,990,000
Total liabilities		24,148,246
DEFERRED INFLOWS OF RESOURCES		
Revenue levied for next year		1,961,922
NET POSITION		
Net investment in capital assets		293,935
Restricted for debt service		1,422,204
Restricted for capital projects		5,002,696
Unrestricted		2,735,932
Total net position	$	9,454,767

JEFFREY PLACE NEW COMMUNITY AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2021

Operating revenues:		
Community development charges	$	1,961,922
Tax incremental financing		1,964,656
Memberships and charges for services		604,031
Total operating revenues		4,530,609
Operating expenses:		
Professional services		74,812
Contractual services - fitness center		655,794
Bank charges		32,806
Depreciation		553,630
Payment to City of Columbus		142,250
Total operating expenses		1,459,292
Operating income		3,071,317
Non-operating revenues (expenses):		
Intergovernmental project financing		5,002,696
Interest expense		(1,965,762)
Interest revenue		348
Pledged revenue to trustee		(134,259)
Total non-operating revenues (expenses)		2,903,023
Change in net position		5,974,340
Net position - beginning of year		3,480,427
Net position - end of year	$	9,454,767

See notes to the basic financial statements.

JEFFREY PLACE NEW COMMUNITY AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2021

Cash flows from operating activities:		
Cash received from property owners	$	3,926,578
Other operating revenues		604,031
Cash paid for goods and services		(905,662)
Net cash provided by operating activities		3,624,947
Cash flows from noncapital financing activities:		
Payments to trustee		(134,259)
Intergovernmental project financing		5,002,696
Net cash used for noncapital financing activities		4,868,437
Cash flows from capital and related financing activities:		
Bond principal payments		(870,000)
Debt interest payments		(1,970,979)
Net cash used by capital and related financing activities		(2,840,979)
Cash flows from investing activities:		
Interest income		348
Net change in cash		5,652,753
Cash at beginning of year		3,661,325
Cash at end of year	$	9,314,078
Reconciliation of operating income to net cash provided by operating activities:		
Operating income	$	3,071,317
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation		553,630
Net cash provided by operating activities	$	3,624,947

See notes to the basic financial statements.

1. REPORTING ENTITY

The Jeffrey Place New Community Authority is a joint public-private partnership Authority established to revitalize the eastern edge of Italian Village, City of Columbus, Ohio. The Authority was established pursuant to Chapter 349 of the Ohio Revised Code. In late 2002, Jeffrey Place Development LLC petitioned the Columbus City Council to create the New Community Authority which City Council then passed via resolution 1607-02 officially creating the New Community Authority. The petition allows the Authority to finance publicly owned and operated infrastructure and facilities by collecting tax increment finance (TIF) revenues and a community development charge.

In 2006, the City passed legislation (1236-2006) appointing three citizen members and one local government representative to serve as New Community Authority trustees. Additionally, this legislation also authorized the City's Development Director to execute a TIF agreement in support of the redevelopment and revitalization of the Jeffrey Manufacturing site. By its Resolution, the City Council determined the new community district would be conducive to the public health, safety, convenience and welfare, and it was intended to result in the development of a new community as described in the Act. The Authority thereby organized as a body corporate and politic in the State.

Later, in 2007, a group of developers including Green Arbors Housing Limited Partnership; Waterford Limited Partnership; 750 North Fourth Street LLC; and Courtyard Townhomes LLC recorded the Authority's covenants and restrictions. This document, along with an amendment filed in September 2014 (instrument 201409230125772), details the controls in place over the entire acreage including the Community Development Charge which is applicable to a majority of the parcels within overall site. Funds collected via the charge can be used to cover all or part of the cost of the acquisition, development, construction, operation and maintenance of land, "Community Land Development", and "Community Facilities", and all other costs incurred by the Authority in the exercise of its powers pursuant to the Act, including without limitation the reimbursement of loans, advances or expenditures made to or by the Developer for such purposes.

The New Community Authority oversees the development of public infrastructure on the Jeffrey site. The site consists of approximately 38 acres on the east side of Italian Village (directly north of Downtown Columbus, north of interstate 670). It was previously used for the manufacturing of industrial mining equipment. Due to this use, the land needed environmental remediation before redevelopment. The Jeffrey Manufacturing site was the first major project, to respond to Mayor Michael Coleman's ambitious goal (announced in 2000), to incorporate a portion of the development of 10,000 new residential units in Downtown Columbus over the next 10 years.

Now known as Jeffrey Park, the site is currently being developed as a master planned community with a mix of apartments, fee simple homes, condominiums, office, parks, and community facilities. The project is designed to leverage and enhance the revitalization success seen by Italian Village. In July 2013, Columbus City Council granted numerous variances to the existing zoning classification of M, Manufacturing which included the increase in total number of dwelling units to 1,500 on the site.

1. REPORTING ENTITY (continued)

To raise money for public infrastructure in support of development, the Authority has issued several bond offerings. The bonds, depending on the issuance, are secured by one or many sources. Sources include the .40 Italian Village Offsite TIF, the .41 Jeffrey Park Onsite TIF, and the Community Development Charge. The first series of bonds were issued in 2006 for $6,955,000. Proceeds for these 2006 Series A Bonds were used to pay for project costs (e.g.: utility improvements, road, sidewalks, site preparation, etc.), costs of issuance of & capitalized interest on these bonds, and fund the bond service reserve account. In 2013, the Authority issued an additional $8,755,000 in A-Bonds to acquire roads and parkland; to build roads, sidewalks, street lights, etc., and to pay the costs of bond issuance and capitalized interest, and fund the bond reserve account for the 2013 Series A Bonds. In addition to the 2013 Series A-Bonds, the Authority also issued $3,700,000 in subordinate 2013 B-Bonds to pay for the cost of land acquisition and development.

This 2013 Series B Bond issuance also paid for the construction of community facilities and the cost of the bond issuance along with any capitalized interest. During 2016 the Authority issued additional Series B bonds for $9,600,000 for the construction of a parking garage.

Overall, the Authority is governed by a 7-member Board of Trustees. As previously mentioned, 3 of those are citizen members appointed by Columbus City Council to represent present and future residents of the New Community Authority area. The Council also appoints 1 additional member to represent local government. The remaining 3 members are appointed by the developer. All Trustees are empowered to vote on all matters within the authority of the Board of Trustees, and no vote by a member appointed by the Developer shall be construed to give rise to civil or criminal liability for conflict of interest on the part of public officials. A schedule established by the Columbus City Council provides for the appointed members to be replaced by elected members as the district population grows.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement Focus, Basis of Accounting and Basis of Presentation – The financial statements are prepared in accordance with accounting principles generally accepted in the United States of America as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of cash flows.

Operating revenues are those revenues that are generated from the primary activity of the Authority and consist primarily of community development charges. Operating expenses consist primary of administrative expenses. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Cash and Cash Equivalents – The Authority considers all highly liquid investments with an original maturity of three months or less at the time they are purchased to be cash.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Capital Assets and Depreciation – Capital assets, including the community center, parking garage and infrastructure, are recorded at historical cost for assets acquired or constructed and acquisition value for contributed infrastructure. Expenses that increase values or extend the useful life of the respective assets are capitalized while the costs of maintenance and repairs are charged to operating expenses. Interest costs related to the construction are capitalized. Depreciation is calculated on a straight-line basis over the estimated useful life of the various classes of assets. The useful life for computing depreciation is 25 years for infrastructure and 39 years for the community center and parking garage.

Deferred Inflows of Resources – In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For the Authority, deferred inflows of resources include community development charges intended for use in 2022. Receivables represent amounts that are measurable as of year-end, but are intended to finance the subsequent year activities.

Net Position – Net position represents the difference between assets, liabilities and deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The Authority applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Use of Estimates – The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

3. CASH AND CASH EQUIVALENTS

Deposits – Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a custodial risk policy beyond the requirements of State statute. Any public depository in which the Authority places deposits must pledge as collateral eligible securities of aggregate market value equal to the excess of deposits not insured by the Federal Deposit Insurance Corporation (FDIC).

Cash with Fiscal Agent - As of December 31, 2021, the Authority had cash on deposit with US Bank (Trustee) in accordance with the Authority's Master Trust Agreement with the Trustee. The amount on deposit with the Trustee at December 31, 2021 was $9,282,635 and consists of a US Treasury money market fund.

4. COMMUNITY DEVELOPMENT CHARGES

The Authority has the power to require property owners within the District to pay a community development charge for the benefit and use of the Authority to cover all or a part of the cost of the acquisition, construction, operation and maintenance of land, land development and community facilities, and any other costs incurred by the Authority in exercise of its powers. A community development charge may be calculated on the basis of (i) assessed valuation of the real property in the District, (ii) the income of the residents of the District, (iii) a uniform fee on each parcel of real property in the District, or (iv) any combination of the foregoing bases. Pursuant to this statutory authority, the owners of the real property in the District have filed a Declaration of Covenants with the Franklin County Recorder on the real property within the District establishing the obligation of current and future landowners to pay the community development charge levied on parcels within the District on the basis of those parcels' assessed valuation (the "Charge"). The Charge is a covenant running with the land and is fully binding on behalf of and enforceable by the Authority against each person or entity owning property within the District and all successors and assigns of such person or entity. Once collected and received by the Authority, the Charge shall be deposited in the Community Development Charge Account and pledged for payment of the Bond Service Charge.

The Charge is calculated on the basis of the assessed valuation of each parcel of real property in the District. The Charge for each parcel within the District is generally equal to 50% of the assessed value for the parcel multiplied by the effective tax rate applicable to that parcel. The Charge for developed parcels is capped at 50% of the amount of the tax abatement granted for new development pursuant to Ordinance No. 1531-02 passed by Columbus City Council on October 21, 2002, as amended by Ordinance No. 2953-2013 passed by Columbus City Council on December 16, 2013 (together, the "CRA Ordinance").

The Charge was $1,961,922 for calendar year 2021.

5. RELATED PARTY TRANSACTIONS

Under an agreement with the Authority, the Developer was responsible for overseeing the construction and development of the public infrastructure projects. In addition, the Developer will fulfill certain administrative and operational functions for the Authority on an ongoing basis.

Three trustees were appointed to the Board by the Developer. The trustees appointed by the Developer are employees of a related party to the Developer.

6. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts and liability, damage to and theft of or destruction of assets; errors and omissions; and natural disasters. The Authority maintains insurance coverage with private carriers for property and general liability insurance. Settled claims did not exceed coverage for the year ended December 31, 2021 and there was no significant change in coverage from the prior year.

7. TAX INCREMENT FINANCING AGREEMENT

The Assigned Service Payments are to be received from the City of Columbus pursuant to the Cooperative Agreement among the City, the Authority and the Developer and used, together with the Charge, to pay Bond Services. Charges on the 2006 Series A Bonds. The payments received by the Authority from the City are Pledged Receipts. The City will make payments required by the Cooperative Agreement only from moneys available and appropriated by the City annually for that purpose. The City has covenanted in the Cooperative Agreement to appropriate annually from each TIF Fund the Assigned Service payments payable from that TIF Fund to the Trustee to the extent of the moneys available in each TIF Fund. The Authority received $1,964,656 in 2021.

8. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2021 was as follows:

		Balance 1/1/21	Additions	Deletions	Balance 12/31/21
Nondepreciable Capital Assets:					
Land	$	6,717,180	-	-	6,717,180
Construction in Progress		3,825,273	-	-	3,825,273
Total Nondepreciable Capital Assets		10,542,453	-	-	10,542,453
Depreciable Capital Assets:					
Parking garages		5,765,060	-	-	5,765,060
Community center		4,976,716	-	-	4,976,716
Infrastructure		6,955,000	-	-	6,955,000
Total Depreciable Capital Assets		17,696,776	-	-	17,696,776
Accumulated Depreciation:					
Parking garages		(295,644)	(147,822)	-	(443,466)
Community center		(319,020)	(127,608)	-	(446,628)
Infrastructure		(2,782,000)	(278,200)	-	(3,060,200)
Total Accumulated Depreciation		(3,396,664)	(553,630)	-	(3,950,294)
Total Capital Assets, Net	$	24,842,565	(553,630)	-	24,288,935

9. BONDS PAYABLE

Bond activity for the year ended December 31, 2021 was as follows:

		Balance 1/1/21	Additions	Reductions	Balance 12/31/21	Due Within One Year
Series A 2006	$	4,245,000	-	(230,000)	4,015,000	240,000
Series A1 2013		1,115,000	-	(350,000)	765,000	370,000
Series A2 2013		6,330,000	-	-	6,330,000	-
Series B 2013		3,575,000	-	(45,000)	3,530,000	90,000
Series B 2016		9,600,000	-	(245,000)	9,355,000	305,000
	$	24,865,000	-	(870,000)	23,995,000	1,005,000

Redevelopment Bonds, Series A 2006, Series A1 2013, Series A2 2013, Series B 2013, Series B 2016

On August 14, 2006, the Authority issued $6,955,000 in Community Facilities Bonds Series 2006A, for the purpose of providing funds to construct infrastructure. These Bonds constitute two term bonds, Term 2022 Bonds and Term 2036 Bonds. The interest rates on the Term 2022 and Term 2036 Bonds are 6.00% and 6.25%, respectively. Interest on the Bonds is paid on June 1 and December 1 of each year. Principal payments on the Bonds are due each December 1 from mandatory sinking fund redemption. Interest is calculated based on a year of 360 days.

On February 1, 2014, the Authority issued $8,755,000 in Redevelopment Bonds Series 2013A1 and A2, for the purpose of providing funds to construct infrastructure. These Bonds constitute two term bonds, Term 2023 Bonds and Term 2033 Bonds. The interest rates on the Term 2022 and Term 2036 Bonds are 6.00% and 6.25%, respectively.

On February 1, 2014, the Authority issued $3,700,000 in Subordinate Redevelopment Bonds Series 2013B,for the purpose of providing funds to construct infrastructure. These Bonds Term in 2044. The interest rate is 9.00%.

On October 27, 2016, the Authority issued $9,600,000 in Subordinate Redevelopment Bonds Series 2016B, for the purpose of providing funds to construct a parking garage. These Bonds Term in 2044. The interest rate is 9.50%. Interest on the Bonds is paid on June 1 and December 1 of each year. Principal payments on the Bonds are due each December 1 from mandatory sinking fund redemption. Interest is calculated based on a year of 360 days.

All Bonds are subject to mandatory sinking fund redemption in part by lot pursuant to the terms of the mandatory sinking fund redemption requirements of the Series. That mandatory redemption is to occur on December 1 in each of the years 2009 through 2032 at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date.

9. BONDS PAYABLE (continued)

Future debt service obligations for the Bonds are as follows:

		Principal	Interest	Total
2022	$	1,005,000	1,838,947	2,843,947
2023		1,075,000	1,769,716	2,844,716
2024		1,170,000	1,694,338	2,864,338
2025		1,070,000	1,608,863	2,678,863
2026		1,140,000	1,534,219	2,674,219
2027-2031		7,140,000	6,332,056	13,472,056
2032-2036		5,885,000	3,544,094	9,429,094
2037-2041		2,960,000	2,078,150	5,038,150
2042-2045		2,550,000	493,275	3,043,275
Total	$	23,995,000	20,893,658	47,732,605

10. PLEDGED REVENUE AND COOPERATIVE AGREEMENT

The Authority entered a Cooperative Agreement (Agreement) with the Columbus-Franklin County Finance Authority (CFCFA). The CFCFA has have determined to assist the Developer in its undertaking and financing of the project. CFCFA agreed to finance a portion of the project with Series 2021A Development Revenue Bonds in the amount of $5,935,000. From this bond issuance, the Authority received $5,002,696 for project financing in 2021.

Under this agreement, the Authority shall levy and collect community development charges in accordance with the Declaration and transfer certain revenues to a trustee for debt service. Under the agreement, the Authority can use community development charges for administrative disbursements but the remaining revenues are considered pledged.

The debt is payable from revenues consisting primarily of financing payments as defined in the Agreement. The Authority will record a disbursement to the trustee for community development charges pledged and paid. For the year ended December 31, 2021, the Authority paid $134,259 of pledged revenue to the trustee for CFCFA.

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

Jeffrey Place New Community Authority
Franklin County
842 North Fourth Street, Suite 200
Columbus, Ohio 43215

To the Board of Trustees:

We have audited, 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, the financial statements of the Jeffrey Place New Community Authority, Franklin County, Ohio (the Authority) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated October 31, 2022.

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) as a basis for designing audit procedures that are appropriate in the circumstances for the purposes of expressing our opinion 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 Authority'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 or significant deficiencies may exist that were not identified.

Report on 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 financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Charles E. Harris & Associates

Charles E. Harris & Associates, Inc.
October 31, 2022

Charles E. Harris & Associates, Inc.
Certified Public Accountants

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INDEPENDENT AUDITOR'S REPORT

Jeffrey Place New Community Authority
Franklin County
842 North Fourth Street, Suite 200
Columbus, Ohio 43215

To the Board of Trustees:

Report on the Financial Statements

We have audited the accompanying financial statements of the Jeffrey Place New Community Authority Franklin County, Ohio (The Authority), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

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

We believe the audit evidence we obtained is sufficient and appropriate to support our audit opinion.

Opinion

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

Emphasis of Matters

As discussed in Note 12 to the financial statements, the Authority has elected to change its basis of financial presentation to accounting principles generally accepted in the United States of America. As discussed in Note 11 to the financial statements, the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Authority. Our opinion is not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis 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 October 31, 2022 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Charles E Harris & Associates

Charles E. Harris & Associates, Inc.
October 31, 2022

The Management's Discussion and Analysis of the financial performance of the Jeffrey Place New Community Authority, Franklin County, Ohio, (the "Authority") provides an overall review of the Authority's financial activities for the year ended December 31, 2020. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole. Readers should also review the basic financial statements and notes to the financial statements to enhance their understanding of the Authority's financial performance.

Financial Highlights

1. The Authority oversees the development of public infrastructure on the Jeffrey site. The site consists of approximately 38 acres on the east side of Italian Village (directly north of Downtown Columbus, north of interstate 670).
2. Net Position at December 31, 2020 totaled $3,840,427.
3. The Authority has issued $29,010,000 in redevelopment bonds. The Authority's debt will be paid through the collection of Community Development Charges and TIF receipts imposed on the chargeable properties benefiting from the capital asset.
4. In 2020, the Authority received Community Development Charges totaling $1,149,292.
5. In 2020, the Authority received Tax Incremental Financing (TIF) totaling $1,663,997.

Overview of the Financial Statements

This annual report consists of two parts – (i) Management's Discussion and Analysis and (ii) the basic financial statements consisting of a *Statement of Net Position; Statement of Revenues, Expenses, and Changes in Net Position; Statement of Cash Flows;* and related footnotes. The Statement of Net Position represents the financial position of the Authority and provides information about the activities of the Authority, following Generally Accepted Accounting Principles. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net total financial position. The Statement of Cash Flows reflects how the Authority finances and meets its cash flow needs. Finally, the notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided on the basic financial statements.

The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position include certain assets, liabilities, revenues and expenses following the accrual basis of accounting. The accrual basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash is received or paid.

These two statements report the Authority's net financial resources and changes in those resources. This change in resources is important because it tells the reader that, for the Authority as a whole, the financial position of the Authority has improved or diminished. The causes of this change may be the result of many factors, some financial, some not. These statements can be found on pages 25 and 26 of this report.

The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its operations. The Statement of Cash Flows can be found on page 27 of this report.

Summary Statement of Net Position

The table below provides a summary of the Authority's net financial position as of December 31, 2020 on the accrual basis. The 2019 amounts are excluded due to the change from the cash basis of accounting to Generally accepted accounting principles. (See Note 2 to the financial statements for more information.)

	2020
Assets:	
Current assets	$ 4,709,057
Non-current assets	24,842,565
Total assets	29,551,622
Liabilities:	
Current liabilities	1,028,463
Long-term liabilities	23,995,000
Total liabilities	25,023,463
Deferred inflows of resources	1,047,732
Net position:	
Net invested in capital assets	(22,435)
Restricted	1,422,204
Unrestricted	2,080,658
Total net position	$ 3,480,427

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

The table below reflects the changes in net position for the fiscal year ended December 31, 2020 on the accrual basis. The 2019 amounts are excluded due to the change from the cash basis of accounting to Generally accepted accounting principles.

	2020
Operating Revenue	3,648,050
Operating Expense	1,318,688
Operating Income	2,329,362
Non-operating revenue (expense)	
Interest revenue	8,207
Interest Expense	(1,925,544)
Total non-operating revenue (expense)	(1,917,337)
Change in net position	412,025

Budgeting

The Authority is not required to follow the budgetary provisions set forth in Ohio Revised Code Chapter 5705.

Capital Assets

The Authority's capital assets are still under construction and are expected to be completed in 2021.

Debt

The Authority issued Redevelopment Bonds totaling $29,010,000 to construct and acquire community facilities, which include a community center, community recreation improvements, landscaping and signage, water and sewer facilities, storm water management features, roadways and traffic control improvements. The debt service will be paid annually by the revenue received from the Community Development Charges.

Current Issues

The Authority is overseeing the development of public infrastructure on a site that consists of 38 acres of a prior industrial manufacturing site. The master planned community will include a mix of apartments, fee simple homes, condominiums, offices, parks and community facilities. The Columbus City Council has approved zoning for up to 1,500 dwelling units on this site.

Contacting Authority's Financial Management

This financial report is designed to provide citizens, taxpayers, investors, and creditors with a general overview of the Authority's finances and to reflect the Authority's accountability for the monies it receives. Questions concerning any of the information in this report or requests for additional information should be directed to the Authority's Treasurer, 842 N. 4th Street, Suite 200, Columbus, Ohio 43215.

Jeffrey Place New Community Authority
Franklin County
Statement of Net Position
December 31, 2020

Assets	
Current assets	
Cash and cash equivalents	$ 19,276
Accounts receivable	1,047,732
Total current assets	1,067,008
Restricted assets:	
Cash with fiscal agent	3,642,049
Non-current assets	
Non-depreciable capital assets:	
Land	6,717,180
Construction in progress	3,825,273
Community center, parking and infrastructure	17,696,776
Accumulated Depreciation	(3,396,664)
Total non-current assets	24,842,565
Total assets	29,551,622
Liabilities	
Current liabilities	
Accrued interest	158,463
Debt due in less than one year	870,000
Total current liabilities	1,028,463
Long-term liabilities	
Debt due in more than one year	23,995,000
Total long-term liabilities	23,995,000
Total liabilities	25,023,463
Deferred inflows of resources	
Revenue levied for next year	1,047,732
Total deferred inflows of resources	1,047,732
Net position	
Net investment in capital assets	(22,435)
Restricted	1,422,204
Unrestricted	2,080,658
Total net position	3,480,427
Total liabilities, deferred inflows, and net position	$ 29,551,622

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

Jeffrey Place New Community Authority

Franklin County

Statement of Revenues, Expenses, and Changes in Net Position

For the Year Ended December 31, 2020

Operating revenue	
Community development charges	$ 1,149,292
Tax incremental financing	1,663,997
Miscellaneous revenue	834,761
Total operating revenue	3,648,050
Operating expense	
Professional fees	41,319
Depreciation	553,630
Contractual services - fitness center	690,729
Bank charges	33,010
Total operating expenses	1,318,688
Operating income (loss)	2,329,362
Non operating revenue (expense)	
Interest revenue	8,207
Interest expense	(1,925,544)
Total non-operating revenue (expense)	(1,917,337)
Change in net position	412,025
Net position, beginning of year, Restated	3,068,402
Net position, end of year	$ 3,480,427

The accompanying notes are an integral part of these financial statements

Jeffrey Place New Community Authority

Franklin County

Statement of Cash Flows

For the Year Ended December 31, 2020

Cash flows from operating activities	
Cash received from property owners	$ 2,813,289
Cash received from other	834,761
Cash payments for goods and services	(765,058)
Net cash provided by operating activities	2,882,992
Cash flows from capital and related financing activities	
Principal retirement on debt service	(575,000)
Cash payments for interest expense for bonds	(1,928,128)
Payments to others for construction items	(297,611)
Net cash provided by capital and related financing activities	(2,800,739)
Cash flows from investing activities	
Interest revenue	8,207
Net cash provided by investing activities	8,207
Net change in cash	90,460
Cash, beginning of year, restated	3,570,865
Cash, end of year	$ 3,661,325
Reconciliation of Operating Income to Net Cash Provided by Operating Activities:	2,329,362
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	553,630
Operating Income	$ 2,882,992

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

Note 1 – Reporting Entity

The Jeffrey Place New Community Authority is a joint public-private partnership Authority established to revitalize the eastern edge of Italian Village, City of Columbus, Ohio. The Authority was established pursuant to Chapter 349 of the Ohio Revised Code. In late 2002, Jeffrey Place Development LLC petitioned the Columbus City Council to create the New Community Authority which City Council then passed via resolution 1607-02 officially creating the New Community Authority. The petition allows the Authority to finance publicly owned and operated infrastructure and facilities by collecting tax increment finance (TIF) revenues and a community development charge.

In 2006, the City passed legislation (1236-2006) appointing three citizen members and one local government representative to serve as New Community Authority trustees. Additionally, this legislation also authorized the City's Development Director to execute a TIF agreement in support of the redevelopment and revitalization of the Jeffrey Manufacturing site. By its Resolution, the City Council determined the new community district would be conducive to the public health, safety, convenience and welfare, and it was intended to result in the development of a new community as described in the Act. The Authority thereby organized as a body corporate and politic in the State.

Later, in 2007, a group of developers including Green Arbors Housing Limited Partnership; Waterford Limited Partnership; 750 North Fourth Street LLC; and Courtyard Townhomes LLC recorded the Authority's covenants and restrictions. This document, along with an amendment filed in September 2014 (instrument 201409230125772), details the controls in place over the entire acreage including the Community Development Charge which is applicable to a majority of the parcels within overall site. Funds collected via the charge can be used to cover all or part of the cost of the acquisition, development, construction, operation and maintenance of land, "Community Land Development", and "Community Facilities", and all other costs incurred by the Authority in the exercise of its powers pursuant to the Act, including without limitation the reimbursement of loans, advances or expenditures made to or by the Developer for such purposes.

The New Community Authority oversees the development of public infrastructure on the Jeffrey site. The site consists of approximately 38 acres on the east side of Italian Village (directly north of Downtown Columbus, north of interstate 670). It was previously used for the manufacturing of industrial mining equipment. Due to this use, the land needed environmental remediation before redevelopment. The Jeffrey Manufacturing site was the first major project, to respond to Mayor Michael Coleman's ambitious goal (announced in 2000), to incorporate a portion of the development of 10,000 new residential units in Downtown Columbus over the next 10 years.

Now known as Jeffrey Park, the site is currently being developed as a master planned community with a mix of apartments, fee simple homes, condominiums, office, parks, and community facilities. The project is designed to leverage and enhance the revitalization success seen by Italian Village. In July 2013, Columbus City Council granted numerous variances to the existing zoning classification of M, Manufacturing which included the increase in total number of dwelling units to 1,500 on the site.

Note 1 – Reporting Entity (continued)

To raise money for public infrastructure in support of development, the Authority has issued several bond offerings. The bonds, depending on the issuance, are secured by one or many sources. Sources include the .40 Italian Village Offsite TIF, the .41 Jeffrey Park Onsite TIF, and the Community Development Charge. The first series of bonds were issued in 2006 for $6,955,000. Proceeds for these 2006 Series A Bonds were used to pay for project costs (e.g.: utility improvements, road, sidewalks, site preparation, etc.), costs of issuance of & capitalized interest on these bonds, and fund the bond service reserve account. In 2013, the Authority issued an additional $8,755,000 in A-Bonds to acquire roads and parkland; to build roads, sidewalks, street lights, etc., and to pay the costs of bond issuance and capitalized interest, and fund the bond reserve account for the 2013 Series A Bonds. In addition to the 2013 Series A-Bonds, the Authority also issued $3,700,000 in subordinate 2013 B-Bonds to pay for the cost of land acquisition and development.

This 2013 Series B Bond issuance also paid for the construction of community facilities and the cost of the bond issuance along with any capitalized interest. During 2016 the Authority issued additional Series B bonds for $9,600,000 for the construction of a parking garage.

Overall, the Authority is governed by a 7-member Board of Trustees. As previously mentioned, 3 of those are citizen members appointed by Columbus City Council to represent present and future residents of the New Community Authority area. The Council also appoints 1 additional member to represent local government. The remaining 3 members are appointed by the developer. All Trustees are empowered to vote on all matters within the authority of the Board of Trustees, and no vote by a member appointed by the Developer shall be construed to give rise to civil or criminal liability for conflict of interest on the part of public officials. A schedule established by the Columbus City Council provides for the appointed members to be replaced by elected members as the district population grows.

The Authority's management believes these financial statements present all activities for which the Authority is financially accountable.

Note 2 – Summary of Significant Accounting Policies

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

Basis of Presentation

The Authority's basic financial statements consist of a Statement of Net Position; a Statement of Revenues, Expenses, and Changes in Net Position; and a Statement of Cash Flows. The Authority uses enterprise fund accounting to maintain its financial records during the fiscal year. Enterprise fund accounting focuses on the determination of operating income, financial position, changes in net position, and cash flows.

Note 2 – Summary of Significant Accounting Policies (continued)

Measurement Focus and Basis of Accounting

The Authority's financial activity is accounted for using a flow of economic resources measurement focus. All assets and liabilities associated with the operation of the Authority are included on the statement of net position. The statement of revenues, expenses and changes in net position presents increases (e. g. revenues) and decreases (e. g. expenses) in total net position. The statement of cash flows reflects how the Authority finances and meets its cash flow needs.

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.

Cash and Investments

Cash received by the Authority is deposited with a financial institution or invested. Deposits and investments having an original maturity of three months or less at the time they are purchased are presented in the financial statements as Cash and Cash Equivalents. Investments with an initial maturity of more than three months are reported as Investments. Investments were limited to money market funds.

Capital Assets

Capital assets, including the community center, parking garage and infrastructure, are recorded at historical cost for assets acquired or constructed and acquisition value for contributed infrastructure. Expenses that increase values or extend the useful life of the respective assets are capitalized while the costs of maintenance and repairs are charged to operating expenses. Interest costs related to the construction are capitalized. Depreciation is calculated on a straight-line basis over the estimated useful life of the various classes of assets. The useful life for computing depreciation is 25 years for infrastructure and 39 years for the community center and parking garage.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For the Authority, deferred inflows of resources include community development charges intended for use in 2021. Receivables represent amounts that are measurable as of year-end, but are intended to finance the subsequent year activities.

Long Term Debt

Bonds are recognized as a liability on the financial statements.

Note 2 – Summary of Significant Accounting Policies (continued)

Net Position

Net position is reported as restricted when there are limitations imposed on the use of resources either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. The Authority first applies restricted resources when an expense is incurred for which both restricted and unrestricted net position are available.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the Authority. For the Authority, these revenues are TIF's and Community Development Charges. Operating expenses are the necessary costs incurred to provide the service that is the primary activity of the Authority. All revenues and expenses not meeting this definition are reported as non-operating.

Note 3 – Deposits and Investments

Deposits – Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority does not have a custodial risk policy beyond the requirements of State statute. Any public depository in which the Authority places deposits must pledge as collateral eligible securities of aggregate market value equal to the excess of deposits not insured by the Federal Deposit Insurance Corporation (FDIC).

Cash with Fiscal Agent - As of December 31, 2020, the Authority had cash on deposit with US Bank (Trustee) in accordance with the Authority's Master Trust Agreement with the Trustee. The amount on deposit with the Trustee at December 31, 2020 was $3,642,049 and consists of a US Treasury money market fund.

Note 4 – Community Development Charges

Under the Act, the Authority has the power to require property owners within the District to pay a community development charge for the benefit and use of the Authority to cover all or a part of the cost of the acquisition, construction, operation and maintenance of land, land development and community facilities, and any other costs incurred by the Authority in exercise of its powers. A community development charge may be calculated on the basis of (i) assessed valuation of the real property in the District, (ii) the income of the residents of the District, (iii) a uniform fee on each parcel of real property in the District, or (iv) any combination of the foregoing bases. Pursuant to this statutory authority, the owners of the real property in the District have filed a Declaration of Covenants with the Franklin County Recorder on the real property within the District establishing the obligation of current and future landowners to pay the community development charge levied on parcels within the District on the basis of those parcels' assed valuation (the "Charge"). As provided in the Act, the Charge is a covenant running with the land and is fully binding on behalf of and enforceable by the Authority against each person or entity owning property within the District and all successors and assigns of such person or entity. Once collected and received by the Authority, the Charge shall be deposited in the Community Development Charge Account and pledged for payment of the Bond Service Charge.

Note 4 – Community Development Charges – (continued)

The Charge is calculated on the basis of the assessed valuation of each parcel of real property in the District. The Charge for each parcel within the District is generally equal to 50% of the assessed value for the parcel multiplied by the effective tax rate applicable to that parcel. The Charge for developed parcels is capped at 50% of the amount of the tax abatement granted for new development pursuant to Ordinance No. 1531-02 passed by Columbus City Council on October 21, 2002, as amended by Ordinance No. 2953-2013 passed by Columbus City Council on December 16, 2013 (together, the "CRA Ordinance").

The Charge was $1,149,292 for calendar year 2020.

Note 5 – Tax Incremental Financing (TIF)

The Assigned Service Payments are to be received from the City of Columbus pursuant to the Cooperative Agreement among the City, the Authority and the Developer and used, together with the Charge, to pay Bond Services. Charges on the 2006 Series A Bonds. The payments received by the Authority from the City are Pledged Receipts. The City will make payments required by the Cooperative Agreement only from moneys available and appropriated by the City annually for that purpose. The City has covenanted in the Cooperative Agreement to appropriate annually from each TIF Fund the Assigned Service Payments payable from that TIF Fund to the Trustee to the extent of the moneys available in each TIF Fund. The Authority received $1,663,997 in 2020.

NOTE 6—CAPITAL ASSETS

	Balance 1/1/2020	Additions	Deletions	Balance 12/31/2020
Nondepreciable Capital Assets:				
Land	$ 6,717,180	$ -	$ -	$ 6,717,180
Construction in Progress	3,528,062	297,211	-	3,825,273
Total Nondepreciable Capital Assets	10,245,242	297,211	-	10,542,453
Depreciable Capital Assets:				
Parking Garages	5,765,060	-	-	5,765,060
Community Center	4,976,716	-	-	4,976,716
Infrastructure	6,955,000	-	-	6,955,000
Total Depreciable Capital Assets	17,696,776	-	-	17,696,776
Accumulated Depreciation:				
Parking Garages	(147,822)	(147,822)	-	(295,644)
Community Center	(191,412)	(127,608)	-	(319,020)
Infrastructure	(2,503,800)	(278,200)	-	(2,782,000)
Total Accumulated Depreciation	(2,843,034)	(553,630)	-	(3,396,664)
Tota Capital Assets, Net	$ 25,098,984	$ (256,419)	$ -	$ 24,842,565

Note 7 – Long Term Obligations

The Authority's long-term obligation activity for the year ended December 31, 2020 was as follows:

Bond Issue	Outstanding 1/1/2020	Additions	Reductions	Outstanding 12/31/2020	Due Within 1 Year
Series A 2006	$ 4,460,000	$ -	$ 215,000	$ 4,245,000	$ 230,000
Series A1 2013	1,450,000	-	335,000	1,115,000	350,000
Series A2 2013	6,330,000	-	-	6,330,000	-
Series B 2013	3,600,000	-	25,000	3,575,000	45,000
Series B 2016	9,600,000	-	-	9,600,000	245,000
Total	$ 25,440,000	$ -	$ 575,000	$ 24,865,000	$ 870,000

Note 7 – Long Term Obligations (continued)

Redevelopment Bonds, Series A 2006, Series A1 2013, Series A2 2013, Series B 2013, Series B 2016

On August 14, 2006, the Authority issued $6,955,000 in Community Facilities Bonds Series 2006A, for the purpose of providing funds to construct infrastructure. These Bonds constitute two term bonds, Term 2022 Bonds and Term 2036 Bonds. The interest rates on the Term 2022 and Term 2036 Bonds are 6.00% and 6.25%, respectively.

Interest on the Bonds is paid on June 1 and December 1 of each year. Principal payments on the Bonds are due each December 1 from mandatory sinking fund redemption. Interest is calculated based on a year of 360 days.

On February 1, 2014, the Authority issued $8,755,000 in Redevelopment Bonds Series 2013A1 and A2, for the purpose of providing funds to construct infrastructure. These Bonds constitute two term bonds, Term 2023 Bonds and Term 2033 Bonds. The interest rates on the Term 2022 and Term 2036 Bonds are 6.00% and 6.25%, respectively.

On February 1, 2014, the Authority issued $3,700,000 in Subordinate Redevelopment Bonds Series 2013B, for the purpose of providing funds to construct infrastructure. These Bonds Term in 2044. The interest rate is 9.00%.

On October 27, 2016, the Authority issued $9,600,000 in Subordinate Redevelopment Bonds Series 2016B, for the purpose of providing funds to construct a parking garage. These Bonds Term in 2044. The interest rate is 9.50%.

Interest on the Bonds is paid on June 1 and December 1 of each year. Principal payments on the Bonds are due each December 1 from mandatory sinking fund redemption. Interest is calculated based on a year of 360 days.

Note 7 – Long Term Obligations (continued)

Mandatory Sinking Fund Redemption

All Bonds are subject to mandatory sinking fund redemption in part by lot pursuant to the terms of the mandatory sinking fund redemption requirements of the Series. That mandatory redemption is to occur on December 1 in each of the years 2009 through 2032 at a redemption price of 100% of the principal amount redeemed, plus accrued interest to the redemption date, according to the following schedule (including the amount of Series 2006A Bonds redeemed at maturity):

	Series A 2006		Series A1 2013		Series A2 2013	
Year Ending December 31	Principal	Interest	Principal	Interest	Principal	Interest
2021	$ 230,000	$ 212,250	$ 350,000	$ 55,228	$ -	$ 395,625
2022	240,000	200,750	370,000	36,147	-	395,625
2023	250,000	188,750	395,000	15,991	-	395,625
2024	265,000	176,250	-	-	415,000	389,063
2025	280,000	163,000	-	-	440,000	362,813
2026-2030	1,605,000	592,500	-	-	2,665,000	1,356,719
2031-2035	1,375,000	119,000	-	-	2,810,000	360,625
Total	$ 4,245,000	$ 1,652,500	$ 1,115,000	$ 107,366	$ 6,330,000	$ 3,656,095

	Series B 2013		Series B 2016	
Year Ending December 31	Principal	Interest	Principal	Interest
2021	$ 45,000	$ 321,750	$ 245,000	$ 912,000
2022	90,000	317,700	305,000	888,725
2023	105,000	309,600	325,000	859,750
2024	115,000	300,150	375,000	828,875
2025	115,000	289,800	235,000	793,250
2026-2030	750,000	1,273,950	1,620,000	3,579,600
2031-2035	810,000	900,000	2,060,000	2,667,600
2036-2040	735,000	568,350	1,990,000	1,765,100
2041-2045	810,000	190,350	2,445,000	608,000
Total	$ 3,575,000	$ 4,471,650	$ 9,600,000	$ 12,902,900

Note 8 – Risk Management

The Authority has property, casualty and crime coverages to protect against damage to their property.

There has been no significant change in coverage from the prior year. Settled claims have not exceeded this commercial coverage in any of the past three years.

Note 9 – Related Party Transactions

The Developer is responsible for overseeing the construction and development of the Authority's public infrastructure. The Authority is governed by a seven-member Board of Trustees. Three Board members appointed by the Developer are employees of related parties to the Developer.

Note 10 – Contingent Liabilities

The Authority may be a defendant in lawsuits. Although management cannot presently determine the outcome of any suit, they believe the resolution of any matter will not materially adversely affect the Authority's financial condition.

Note 11 – COVID-19

The United States and the State of Ohio declared a state of emergency in March 2020 due to the COVID-19 pandemic. The financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Authority. The Authority's investment portfolio has incurred a significant decline in fair value, consistent with the general decline in financial markets. However, because the values of individual investments fluctuate with market conditions, and due to market volatility, the amount of losses that will be recognized in subsequent periods, if any, cannot be determined. In addition, the impact on the Authority's future operating costs, revenues, and any recovery from emergency funding, either federal or state, cannot be estimated.

Note 12 – Change in Accounting Principle

The Authority changed its basis of accounting from the cash basis in 2019 to the Generally accepted accounting principles basis in 2020. The beginning Net Position cash basis was restated from $ 2,578,504 (cash basis) to $ 3,068,402 (accrual basis).

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Charles E. Harris & Associates, Inc.
Certified Public Accountants

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

Jeffrey Place New Community Authority
Franklin County
842 North Fourth Street, Suite 200
Columbus, Ohio 43215

To the Board of Trustees:

We have audited, in accordance with auditing standards generally accepted in the United States 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 Jeffrey Place New Community Authority, Franklin County, Ohio (the Authority), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated October 31, 2022. We noted the Authority changed its basis of accounting from the cash basis to accounting principles generally accepted in the United States of America. We also noted the financial impact of COVID-19 and the ensuing emergency measures will impact subsequent periods of the Authority.

Internal Controls 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 opinion 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, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Authority's financial statements. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a certain deficiency in internal control, described in the accompanying Schedule of Findings as item 2021-001 that we consider to be a material weakness.

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.*

Authority's Response to Finding

The Authority's response to the finding identified in our audit is described in the accompanying corrective action plan. We did not subject the Authority's response to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

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 Authority'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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Charles E Harris Associates

Charles E. Harris & Associates, Inc.
October 31, 2022

SCHEDULE OF FINDINGS
DECEMBER 31, 2021 AND 2020

FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS

FINDING NUMBER 2021-001 – Material Weakness

Audit Adjustments and Reclassifications

The Authority's management is responsible for the fair presentation of the financial statements. Errors were noted in the financial statements which resulted in several audit adjustments/reclassifications. The more significant items are as follows.

- During 2020, Cash was understated by $823,361 due to not including a bank account in the financial statements.
- During 2020, Cash with Fiscal Agent was not segregated on the Statement of Net Position.
- During 2020, Depreciation expense was not booked causing the Net Investment in Capital Assets and total Net Position to be overstated.

The financial statements have been adjusted to present the information correctly and the Authority has agreed with the adjustments.

We recommend that all pertinent information be included in the financial statements. We recommend further that the annual report be reviewed and approved by the Treasurer and the Trustees each year. We also recommend that management utilize Governmental Accounting Standards Board pronouncements and Auditor of State guidance to ensure transactions and accounts are classified properly.

Managements' Response – See Corrective Action Plan.

CORRECTIVE ACTION PLAN – Prepared by Management
December 31, 2021 and 2020

FINDING NUMBER	PLANNED CORRECTIVE ACTION	ANTICIPATED COMPLETION DATE	RESPONSIBLE CONTACT PERSON
2021-001	This issue was already corrected for 2021. The Director will continue to closely review all information provided to converter, including capital assets and cash. Also, annual reports will be reviewed and approved by the Director and the Trustees.	Immediately	Eric Casto, Treasurer

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OHIO AUDITOR OF STATE
KEITH FABER

JEFFREY PLACE NEW COMMUNITY AUTHORITY

FRANKLIN COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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

Certified for Release 12/13/2022

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