

**DOWNTOWN DEVELOPMENT AUTHORITY**  
Lafayette, Louisiana

Financial Report

Year Ended December 31, 2017

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## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Downtown Development Authority  
Lafayette, Louisiana

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and major fund of Downtown Development Authority, (the Authority) a component unit of Lafayette City-Parish Consolidated Government, as of and for the year ended December 31, 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 opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America 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 opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and major fund of Downtown Development Authority, as of December 31, 2017, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the budgetary comparison information, schedule of funding progress, schedule of employer's share of net pension liability, and schedule of employer contributions 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. The prior year comparative information on the required supplementary information has been derived from the Authority's 2016 financial statements, which was subjected to certain limited procedures in accordance with auditing standards generally accepted in the United States of America, and we did not express an opinion or provide any assurance on the information because the limited procedures did not provide us with sufficient evidence to express an opinion or provide any assurance.

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

#### *Other Supplementary Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The comparative balance sheet and the comparative statement of revenues, expenditures, and changes in fund balance of governmental fund are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The comparative balance sheet and the comparative statement of revenues, expenditures, and changes in fund balance of governmental fund are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the comparative balance sheet and the comparative statement of revenues, expenditures, and changes in fund balance of governmental fund are fairly stated in all material respects in relation to the basic financial statements as a whole. The prior year comparative information on the comparative balance sheet and the comparative statement of revenues, expenditures, and changes in fund balance of governmental fund has been derived from the Authority's 2016 financial statements, which was subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, was fairly presented in all material respects in relation to the financial statements as a whole.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 15, 2018 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 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.

***Kolder, Slaven & Company, LLC***  
Certified Public Accountants

Lafayette, Louisiana  
May 15, 2018

## **BASIC FINANCIAL STATEMENTS**

**GOVERNMENT-WIDE  
FINANCIAL STATEMENTS (GWFS)**

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Statement of Net Position  
December 31, 2017

	Governmental Activities
ASSETS	
Cash on hand	\$ 150
Cash and investments held by Lafayette Consolidated Government	917,100
Taxes receivable	42,016
Due from other governmental agencies	403,801
Capital assets:	
Non-depreciable	21,000
Depreciable, net	3,782
Total assets	\$ 1,387,849
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows related to pensions	106,239
LIABILITIES	
Accounts payable	1,944
Due to primary government	2,533
Long-term liabilities:	
Portion due or payable within one year	17,537
Portion due or payable after one year	30,535
Net OPEB obligation	2,787
Net pension liability	88,182
Total liabilities	143,518
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows related to pensions	16,907
NET POSITION	
Net investment in capital assets	24,782
Unrestricted	1,308,881
Total net position	\$ 1,333,663

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

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Statement of Activities  
For the Year Ended December 31, 2017

Activities	Expenses	Program Revenues Operating Grants and Contributions	Net (Expense) Revenues and Changes in Net Position
			Governmental Activities
Governmental activities:			
General government	\$ 15,373	\$ -	\$ (15,373)
Economic development	<u>428,932</u>	<u>53,269</u>	<u>(375,663)</u>
Total governmental activities	<u>\$ 444,305</u>	<u>\$ 53,269</u>	<u>(391,036)</u>
	General revenues:		
	Property taxes		419,031
	Non employer pension contributions		3,163
	Interest and investment earnings		7,713
	Miscellaneous income		<u>1,389</u>
	Total general revenues		<u>431,296</u>
	Change in net position		40,260
	Net position - January 1, 2017		<u>1,293,403</u>
	Net position - December 31, 2017		<u>\$ 1,333,663</u>

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

**FUND FINANCIAL STATEMENTS (FFS)**

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Balance Sheet - Governmental Fund  
December 31, 2017

	<u>General Fund</u>
ASSETS	
Cash on hand	\$ 150
Cash and investments held by Lafayette Consolidated Government	917,100
Taxes receivable	42,016
Due from other governmental agencies	<u>403,801</u>
 Total assets	 <u>\$ 1,363,067</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	
Liabilities:	
Accounts payable	\$ 1,944
Due to primary government	<u>2,533</u>
 Total liabilities	 <u>4,477</u>
Deferred inflows of resources:	
Property taxes	<u>437,067</u>
Fund balances:	
Committed for subsequent year's expenditures	578,096
Unassigned	<u>343,427</u>
 Total fund balances	 <u>921,523</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u>\$ 1,363,067</u>

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

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Reconciliation of the Governmental Fund Balance Sheet  
to the Statement of Net Position  
December 31, 2017

Total fund balance for the governmental fund at December 31, 2017		\$ 921,523
Total net position reported for the governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. Those assets consist of:		
Land	\$ 21,000	
Equipment, furniture, and fixtures, net of \$11,620 accumulated depreciation	<u>3,782</u>	24,782
The deferred outflows of expenditures for the pension plan are not a use of current resources, and therefore, are not reported in the funds.		
		106,239
All of the Authority's taxes will be collected after year end, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the fund.		
		437,067
Long-term liabilities applicable to the Authority's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities.		
Long-term liabilities at December 31, 2017 consist of:		
Compensated absences	(48,072)	
Other post employment benefits	(2,787)	
Net pension liability	<u>(88,182)</u>	(139,041)
The deferred inflows of contributions for the pension plan are not available resources, and therefore, are not reported in the funds.		
		<u>(16,907)</u>
Total net position of governmental activities at December 31, 2017		<u>\$1,333,663</u>

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

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Statement of Revenues, Expenditures, and Changes in Fund Balance  
Governmental Fund  
Year Ended December 31, 2017

	<u>General Fund</u>
Revenues:	
Ad valorem taxes	\$ 431,202
Intergovernmental	53,269
Interest income	7,713
Miscellaneous revenue	<u>1,389</u>
Total revenues	<u>493,573</u>
Expenditures:	
General government	15,373
Economic development	<u>383,311</u>
Total expenditures	<u>398,684</u>
Net change in fund balance	94,889
Fund balance, beginning	<u>826,634</u>
Fund balance, ending	<u>\$ 921,523</u>

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

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Reconciliation of the Statement of Revenues, Expenditures, and  
Changes in Fund Balance of Governmental Fund  
to the Statement of Activities  
For the Year Ended December 31, 2017

Total net change in fund balance for the year ended December 31, 2017 per statement of revenues, expenditures and changes in fund balance		\$ 94,889
The change in net position reported for governmental activities in the statement of activities is different because:		
<p>The governmental fund reports capital outlays as expenditures; however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p>		
Capital outlay and equipment purchases which are considered expenditures on the statement of revenues, expenditures and changes in fund balance	\$ 3,932	
Depreciation expense for the year ended December 31, 2017	<u>(1,425)</u>	2,507
Some revenues are not considered measureable at year end; therefore, they are not considered "available" revenues in the governmental fund.		
Property taxes	(12,171)	
Non employer pension contributions	<u>3,163</u>	(9,008)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental fund.		
Pension expense		(28,208)
Excess of compensated absences earned over absences used and excess of other post employment benefits used over benefits earned		
Compensated absences	(19,970)	
Other post employment benefits	<u>50</u>	<u>(19,920)</u>
Total change in net position for the year ended December 31, 2017 per statement of activities		<u>\$ 40,260</u>

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

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements

(1) Summary of Significant Accounting Policies

The accompanying financial statements of Downtown Development Authority (Authority) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this note.

A. Financial Reporting Entity

Downtown Development Authority is a component unit of Lafayette City-Parish Consolidated Government (Government). The Authority was created by the Louisiana Legislature to implement various plans to aid and encourage both private and public development of the Lafayette Centre Development District. Intergovernmental funding is provided by the Government as per an ordinance adopted on May 5, 1987 which dedicated a portion of the loan repayment proceeds pertaining to an Urban Development Action Grant collected by the Government to the Authority. The Authority also receives ad valorem taxes originally approved by the voters of the District in 1993 and renewed for a period of 15 years in 2008.

B. Basis of Presentation

Government-Wide Financial Statements (GWFS)

The statement of net position and statement of activities display information about the reporting government as a whole. They include the fund of the reporting entity, which is considered to be a governmental activity.

The statement of activities presents both the gross and net cost of each for each function of the Authority's governmental activities. The functions are also supported by general government revenues (property taxes, certain intergovernmental revenues, etc.). The statement of activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function. Operating grants include operating-specific and discretionary (either operating or capital) grants while those included in the capital grants column would reflect capital-specific grants. (In the fiscal year 2017, the Authority had no capital grants).

Fund Financial Statements (FFS)

The accounts of the Authority are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a separate set of self-balancing accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

The fund of the Authority is classified as a governmental fund. The emphasis on fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. The Authority has only one fund, its General Fund. A fund is considered major if it is the primary operating fund of the entity or meets the following criteria:

- a. Total revenues, expenditures/expenses, assets plus deferred outflows of resources, or liabilities plus deferred inflows of resources of the individual governmental or enterprise fund that are at least 10 percent of the corresponding total for all funds of that category or type; and
- b. Total revenues, expenditures/expenses, assets plus deferred outflows of resources, or liabilities plus deferred inflows of resources of the individual governmental or enterprise fund that are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The major fund of the Authority is described below:

Governmental Fund -

General Fund

The General Fund, as provided by Louisiana Revised Statute 13:781 is the principal fund of the Authority and is used to account for the operations of the Authority. General operating expenditures are paid from this fund.

C. Measurement Focus/Basis of Accounting

Measurement focus is a term used to describe “which” transactions are recorded within the various financial statements. Basis of accounting refers to “when” transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide statement of net position and the statement of activities, governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery) and financial position. All assets, deferred outflows of resources, liabilities and deferred inflows of resources (whether current or noncurrent) associated with its activities are reported. Government-wide fund equity is classified as net position. In the fund financial statements, the “current financial resources” measurement focus is used. Only current financial assets and liabilities are generally included on its balance sheet. Their operating statement presents sources and uses of available spendable financial resources during a given period. This fund uses fund balance as its measure of available spendable financial resources at the end of the period.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

Basis of Accounting

In the government-wide statement of net position and statement of activities, the governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, deferred outflows of resources, liabilities, and deferred inflows of resources resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Revenues are classified by source and expenditures are classified by function and character. Expenditures (including capital outlay) generally are recorded when a liability is incurred, as under accrual accounting. Nonexchange transactions, in which the Authority gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants and donations. On a modified accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. The Authority considers property taxes as "available" in the year following the assessment when the majority of the taxes are collected. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

The Authority reports deferred inflows of resources on its governmental fund balance sheet. For governmental fund financial statements, deferred inflows arise when potential revenue does not meet both the "measurable" and "available" criteria for recognition in the current period. Deferred inflows also arise when resources are received before the Authority has a legal claim to them, as when grant monies are received prior to the incurrence of qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met, or when the Authority has a legal claim to the resources, the deferred inflow is removed from the balance sheet and revenue is recognized.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Equity

Cash and investments held by Lafayette Consolidated Government

For purposes of the statement of net position, cash includes all demand deposits and on hand.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

Under State law, the Authority may invest in United States bonds, treasury notes and bills, government backed agency securities, or certificates and time deposits of state banks organized under Louisiana law and national banks having principal offices in Louisiana. In addition, local governments in Louisiana are authorized to invest in Louisiana Asset Management Pool (LAMP). In accordance with professional standards, investments meeting the criteria specified in the standards are stated at fair value, which is either a quoted market price or the best estimate available. Investments which do not meet the requirements are stated at cost. These investments include overnight repurchase agreements and amounts invested in LAMP. The Authority participates in Lafayette Consolidated Government's internal investment pool. Note 2 identifies the underlying investments in the pool.

Receivables

In the government-wide statements, receivables consist of all revenues earned at year-end and not received.

Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are capitalized at historical cost or estimated cost if historical cost is not available. Donated assets are recorded as capital assets at their estimated fair market value at the date of donation. The Authority maintains a threshold level of \$1,000 or more for capitalizing capital assets. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

Equipment, furniture and fixtures	5- 10 years
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Employee Benefit Policy

Employees of the Authority earn vacation pay in varying amounts ranging from 8 hours per month to 16 hours per month, depending upon length of service. At the end of each year, annual leave may be carried forward provided the amount carried forward does not exceed an employee's annual earning rate at the time. Unused annual leave (in excess of what can be carried forward) is credited to the employee's sick leave balance. Subject to the above limitation, unused vacation is paid to an employee upon retirement or resignation at hourly rates being earned at separation.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

Sick leave is accumulated at the rate of 12 days per year, and any unused sick leave may be carried forward without limitation. No sick leave is paid upon resignation. Employees separated due to retirement or deaths are paid for all accumulated sick leave at the hourly rates being earned by that employee at separation.

In the government-wide financial statements, the Authority accrues accumulated unpaid vacation and sick leave and associated related costs when earned (or estimated to be earned) by the employee. The current portion is the amount estimated to be used/paid in the following year. The remainder is reported as non-current. In accordance with GASB Interpretation No. 6, "Recognition and Measurement of Certain Liabilities and Expenditures in Governmental Fund Financial Statements," no compensated absences liability is recorded in the fund financial statements.

Deferred Outflows of Resources and Deferred Inflows of Resources

In some instances, the GASB requires a government to delay recognition of decreases in net position as expenditures until a future period. In other instances, governments are required to delay recognition of increases in net position as revenues until a future period. In these circumstances, deferred outflows of resources and deferred inflows of resources result from the delayed recognition of expenditures or revenues, respectively. As of December 31, 2017, the Authority's deferred outflows of resources and inflows of resources are attributable to property taxes assessed in the current period, but not available until the following year and the pension plan.

Equity Classifications

In the government-wide statements, equity is classified as net position and displayed in two components:

- a. Net investment in capital assets – This component consists of net capital assets reduced by the outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.
- b. Restricted net position – Net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws or buyers of the Authority's debt. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.
- c. Unrestricted net position – This component consists of all other net position that does not meet the definition of the above component and is available for general use by the Authority.

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

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

In the fund financial statements, governmental fund equity is classified as fund balance. As such, fund balance of the governmental fund is classified as follows:

- a. Nonspendable – amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.
- b. Restricted – amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.
- c. Committed – amounts that can be used only for specific purposes determined by a formal decision of the Board, which is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through resolutions approved by the Board.
- d. Assigned – amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Under the Authority’s adopted policy, only the Board may assign amounts for specific purposes.
- e. Unassigned – all other spendable amounts.

When an expenditure is incurred for the purposes for which both restricted and unrestricted net position is available, the Authority considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Authority has provided otherwise in his commitment or assignment actions.

E. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

(2) Cash and Investments held by Lafayette Consolidated Government

The Authority’s cash and investments are included in Lafayette City-Parish Consolidated Government’s (the Government’s) Cash Management Fund, which is pooled with the Government’s other investments. Interest earned from the pooled cash management fund is apportioned to each fund based on its average daily cash balance. As of December 31, 2017, all of the Authority’s cash and investments were being held in this pool with the exception of \$150 of petty cash. The pooled cash management fund of \$917,100 consists of cash in the amount of \$167,475 and investments of \$749,625. For the year ended December 31, 2017, the Authority’s portion of unrealized gains and losses in the investment pool were immaterial.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

A listing of the Authority's investments as of December 31, 2017 follows:

Investment pool managed by Lafayette Consolidated Government (maturity of less than one year)	<u>\$ 917,100</u>
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The Lafayette Consolidated Government participates in Louisiana Asset Management Pool (LAMP). LAMP is an investment pool established as a cooperative endeavor to enable public entities of the State of Louisiana to aggregate funds for investment. LAMP is not registered with the Securities and Exchange Commission (SEC) as an investment company. LAMP is intended to improve administrative efficiency and increase yield of participating public entities. LAMP's portfolio securities are valued at fair value even though amortized cost method is permitted by Rule 2a-7 of the Investment Company Act of 1940, as amended, which governs registered money market funds. Because LAMP is not a money market fund, it has no obligation to conform to this rule.

The investment in LAMP is not exposed to custodial credit risk, and is not categorized in the three categories provided by GASB Codification Section I50.164 because the investment is in the pool of funds and therefore not evidenced by securities that exist in physical or book entry form. Credit risk is the risk that an issuer or other counterparty to an investment will be unable to meet its obligations. LAMP has a fund rating of AAAM issued by Standard & Poors. Interest rate risk is the risk that changes in interest rates will adversely affect the estimated fair value of an investment. The investments in LAMP are stated at fair value based on quoted market rates. The fair value of investments is determined on a weekly basis by LAMP and the fair value of the Government's investment in LAMP is the same as the value of the pool shares.

As a component unit of Lafayette City-Parish Consolidated Government, the Authority follows the Cash Management Rules and Guidelines of the Government. Following are the risks associated with the rules and guidelines:

Custodial credit risk is the risk that in the event of a bank failure of a depository financial institution, the deposits in the investment pool may not be recovered or the collateral securities that are in the possession of the outside party will not be recovered. These deposits are stated at cost, which approximates fair value. Under state law, deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent bank. These securities are held in the name of the Government or the pledging fiscal agent bank by a holding or custodial bank that is mutually acceptable to both parties.

Interest Rate Risk: The state law does not address specific policies for managing interest rate risk. The investment policy limits the investment portfolio to "money market instruments, which are defined as very creditworthy, highly liquid investments with maturities of one year or less. Although there may be certain circumstances in which longer-term securities are utilized, the general use of long-term securities shall be avoided.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

The following provides information about interest rate risk associated with the underlying investments within the investment pool:

<u>Investment Type</u>	<u>% of Portfolio</u>	<u>Maturities of Underlying Investments</u>		
		<u>Fair Value</u>	<u>Less Than One Year</u>	<u>One - Five Years</u>
Repurchase agreements	24%	\$ 179,910	\$ 179,910	\$ -
U.S. Treasuries	58%	434,783	412,858	21,925
U.S. Instrumentalities	17%	127,436	89,912	37,524
State Investment Pool - (LAMP)	<u>1%</u>	<u>7,496</u>	<u>7,496</u>	<u>-</u>
Total	<u>100%</u>	<u>\$ 749,625</u>	<u>\$ 690,176</u>	<u>\$ 59,449</u>

Credit Rate Risk: The credit rate risks of the investments are managed by restricting investments to those authorized by R.S. 33:5162. The investment policy limits investments to fully insured and/or fully-collateralized certificates of deposits and direct and indirect obligations of U.S. government agencies. The following provides information about credit rate risk associated with the underlying investments within the investment pool:

<u>Rating by Standard &amp; Poor's</u>	<u>Fair Value</u>
AA+	\$ 569,715
Not rated	<u>179,910</u>
Total	<u>\$ 749,625</u>

Concentration of credit risk: R.S. 33:2955 provides that all fixed income investments be appropriately diversified by maturity, security, sector, and credit quality. As of December 31, 2017, no more than 5 percent of the pool's investments were invested in any single issue.

(3) Ad Valorem Taxes

Ad valorem taxes attach as an enforceable lien on property as of January 1 of each year. Taxes are levied and billed to the taxpayers by the Lafayette Consolidated Government in December. Billed taxes are due by December 31, becoming delinquent on January 1 of the following year. The taxes are based on assessed values determined by the Lafayette Parish Tax Assessor and are collected by the Lafayette Parish Sheriff.

For the year ended December 31, 2017, taxes were levied at the rate of 11.69 mills on property with assessed valuations totaling \$38,266,262.

Total taxes levied, exclusive of homestead exemptions, were \$437,067 for 2017. Taxes receivable at December 31, 2017 were \$42,016.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

(4) Due from Other Governmental Agencies

The balance in due from other governmental agencies consisted of the following as of December 31, 2017:

Lafayette Parish Sheriff	\$395,051
Lafayette Economic Development Authority	<u>8,750</u>
Total	<u>\$403,801</u>

(5) Capital Assets

Capital asset balances and activity for the year ended December 31, 2017 are as follows:

	<u>Balance</u> <u>1/1/2017</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>12/31/2017</u>
Land	\$ 21,000	\$ -	\$ -	\$ 21,000
Equipment, furniture and fixtures	<u>11,470</u>	<u>3,932</u>	<u>-</u>	<u>15,402</u>
Total	32,470	3,932	-	36,402
Less: Accumulated depreciation	<u>10,195</u>	<u>1,425</u>	<u>-</u>	<u>11,620</u>
Net capital assets	<u>\$ 22,275</u>	<u>\$ 2,507</u>	<u>\$ -</u>	<u>\$ 24,782</u>

Depreciation expense in the amount of \$1,425 was charged to economic development.

(6) Employee Retirement System

The Authority participates in a cost-sharing defined benefit plan, the Parochial Employees' Retirement System (PERS), administered by a separate public employee retirement system. Article X, Section 29(F) of the Louisiana Constitution of 1974 assigns the authority to establish and amend benefit provisions of the plan administered by this public employee retirement system to the State Legislature. The plan is not closed to new entrants. Substantially all Authority employees participate in the system.

**Plan Description**

PERS provides retirement, disability, and survivor benefits to eligible employees and their beneficiaries as defined in LRS 11:1901 and 11:1941. The Authority participates in Plan A.

PERS' financial statements are prepared using the accrual basis of accounting. Employer and employee contributions are recognized in the period in which the employee is compensated for services performed. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. Interest income is recognized when earned. Ad valorem taxes and revenue sharing monies are recognized in the year collected by the tax collector.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

A brief summary of eligibility and benefits of the plans are provided in the following table:

Final average salary	Final average compensation
Years of service required and/or age eligible for benefits	30 years of any age 25 years age 55* 10 years age 60* 7 years age 65*
Benefit percent per years of service	3.00%

\* Employees hired after January 1, 2007: 30 years age 55, 10 years age 62, 7 years age 67

#### **Contributions**

Article X, Section 29(E)(2)(a) of the Louisiana Constitution of 1974 assigns the Legislature the authority to determine employee contributions. Employer contributions are actuarially determined using statutorily established methods on an annual basis and are constitutionally required to cover the employer's portion of the normal cost and provide for the amortization of the unfunded accrued liability. Employer contributions are adopted by the Legislature annually upon recommendation of the Public Retirement Systems' Actuarial Committee. In addition, PERS receives a percentage of ad valorem taxes collected by parishes. These entities are not participating employers in the pension system and are considered to be nonemployer contributing entities. For the year ended December 31, 2017, the contribution percentages for employees and employers were 9.5% and 12.5%, respectively. The amounts contributed from non-employer contributing entities and from the Authority for the year ended December 31, 2017 were \$3,163 and \$31,433, respectively.

#### **Net Pension Liability**

The Authority's net pension liability at December 31, 2017 of \$88,182 is comprised of its proportionate share of the net pension liability relating to the cost-sharing plan. The Authority's net pension liability for the plan was measured as of the plan's measurement date, December 31, 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 proportionate share of the net pension liability for the plan was based on the Authority's required contributions in proportion to total required contributions for all employers.

As of the most recent measurement date, the Authority's proportion for the plan was 0.042816% and the change in proportion from the prior measurement date was an increase of 0.000377%.

Since the measurement date of the net pension liability was December 31, 2016, the net pension liability is based upon fiduciary net position for the plan as of that date. Detailed information about the plan's assets, deferred outflows, deferred inflows, and fiduciary net position that was used in the measurement of the Authority's net pension liability is available in the separately issued plan financial report which may be accessed on their website at <http://www.persla.org/>.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

**Actuarial Assumptions**

The following table provides information concerning actuarial assumptions used in the determination of the total pension liability:

Date of experience study on which significant assumptions are based	1/1/2010 - 12/31/2014
Expected remaining service lives	4
Inflation Rate	2.50%
Projected salary increases	5.25%
Projected benefit changes including COLAs	None
Source of mortality assumptions	RP-2000 Healthy Annuitant Sex Distinct Mortality Tables Projected to 2031 using Scale AA RP-2000 Disabled Lives Mortality Table for disabled annuitants set back 5 years for males and 3 years for females RP-2000 Employees Sex Distinct Tables set back 4 years for males and 3 years for females

**Cost of Living Adjustments**

PERS has the authority to grant cost-of-living adjustments (COLAs) on an ad hoc basis. Pursuant to LRS 11:242(B), the power of the Board of Trustees of the PERS to grant a COLA is effective in calendar years that the legislature fails to grant a COLA, unless in the legislation granting a COLA, the legislature authorizes the Board of Trustees to provide an additional COLA. The authority to grant a COLA by the Board is subject to the funded status and interest earnings. The effects of the benefit changes made as a result of the COLAs is included in the measurement of the total pension liability as of the measurement date at which the ad hoc COLA was granted and the amount is known and reasonably estimable.

**Discount Rate**

The discount rate used to measure the Authority's total pension liability for the plan and the significant assumptions used in the determination of the discount rate was 7.00%, which was the same rate as the prior valuation. Plan cash flow assumptions are that the plan member contributions will be made at the current contribution rate and sponsor contributions will be made at the actuarially determined rate.

The discount rate used to measure the Authority's total pension liability for the pension plan is equal to the long-term expected rate of return on pension plan investments that are expected to be used to finance the payment of benefits. The rate was determined using a triangulation method which integrated the Capital Asset Pricing Model (CAPM), a treasury yield curve approach and an equity building block model. Risk return and correlation are projected on a forward looking basis in equilibrium, in which best-estimates of expected future real rates of return are developed for each major asset class. These rates are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation and an adjustment for the effect of rebalancing/diversification.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Fixed Income	35%	1.24%
Equities	52%	3.63%
Alternative Investments	11%	0.67%
Real Assets	2%	0.12%
Total	<u>100%</u>	<u>5.66%</u>
Inflation		<u>2.00%</u>
Expected Return		<u>7.66%</u>

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to the Pension Plan:**

Changes in the net pension liability may either be reported in pension expense in the year the change occurred or recognized as a deferred outflow of resources or a deferred inflow of resources in the year the change occurred and amortized into pension expense over a number of years. For the year ended December 31, 2017, the Authority recognized \$49,273 in pension expense related to its pension plan. The plan recognized revenues in the amount of \$3,163 in ad valorem taxes collected from non-employee contributing entities.

As of December 31, 2017, the Authority reported deferred outflows of resources and deferred inflows of resources related to its pension plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$15,616
Changes of assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	85,174	-
Change in proportion and differences between employer contributions and proportionate share of contributions	-	1,291
Employer contributions subsequent to the measurement date	<u>21,065</u>	<u>-</u>
Total	<u>\$106,239</u>	<u>\$16,907</u>

DOWNTOWN DEVELOPMENT AUTHORITY  
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Notes to the Basic Financial Statements (Continued)

Deferred outflows of resources of \$21,065 resulting from the employer contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability during the year ending December 31, 2018. Amounts reported as deferred outflows of resources and (deferred inflows of resources) related to pensions to be recognized in pension expense are as follows:

Year Ended December 31	Net Amount Recognized in Pension Expense
2018	\$ 25,397
2019	27,165
2020	17,554
2021	<u>(1,849)</u>
	<u>\$ 68,267</u>

**Sensitivity of the Authority's Proportional Share of the Net Pension Liability to Changes in the Discount Rate:**

The following presents the Authority's proportionate share of the net pension liability of the plan, calculated using the discount rate, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	1% Decrease 6.00	Current Discount Rate 7.00	1% Increase 8.00
Net Pension Liability	\$ 263,787	\$ 88,182	\$ (60,298)

(7) Long-term Liabilities

During the year ended December 31, 2017, the following changes occurred in the amount reported as long-term liabilities.

	Balance 1/1/2017	Increases	Decreases	Balance 12/31/2017	Due Within One Year
Compensated absences	\$ 28,102	\$ 20,403	\$ 433	\$ 48,072	\$ 17,537

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

(8) Post Retirement Health Care Benefits

Plan Description: The Authority's medical benefits are provided through insured programs and are made available to employees upon actual retirement. The plan is a single-employer defined benefit health care plan administered by the Authority. The Authority has the ability to establish and amend the benefit provisions of the plan. The plan does not issue a publicly available stand-alone financial report.

For the year ended December 31, 2017, employees were covered by the Parochial Employees Retirement System (PERS), whose retirement eligibility (D.R.O.P. entry) provisions are as follows: 30 years of service at any age; age 55 and 25 years of service; age 60 and 10 years of service; or, age 65 and 7 years of service.

Contribution Rates: Employees do not contribute to their post employment benefits costs until they become retirees and begin receiving those benefits. The plan provisions and contribution rates are contained in the official plan documents.

Funding Policy: Until 2008, the Authority recognized the cost of providing post-employment benefits (the Authority's portion of the retiree medical benefit premiums) as an expense when the benefit premiums were due and thus financed the cost of post-employment benefits on a pay-as-you-go basis. Effective January 1, 2008, the Authority implemented Codification Section P50, *Accounting and Financial Reporting by Employers for Post Employment Benefits Other than Pensions* (Codification Section P50). The funding policy is not to fund the ARC except to the extent of the current year's retiree funding cost. In 2017, the Authority's portion of health care funding cost for retired employees totaled \$0.

Annual Required Contribution: The Authority's Annual Required Contribution (ARC) is an amount actuarially determined in accordance with Codification Section P50. The ARC is the sum of the Normal Cost plus the contribution to amortize the Unfunded Actuarial Accrued Liability (UAAL). A level dollar, open amortization period of 30 years (the maximum amortization period allowed by Codification Section P50) has been used for the post-employment benefits. The actuarially computed ARC is as follows:

Normal Costs	\$ -
30-year UAL amortization amount	<u>-</u>
Annual required contribution	<u>\$ -</u>

The following table shows the components of the Authority's annual Net Other Post-employment Benefit Obligation (OPEB) for fiscal year ending December 31, 2017:

Annual required contribution	\$ -
Interest on Net OPEB Obligation	113
ARC adjustment	<u>(163)</u>
Annual OPEB cost (recovery)	(50)
Current year retiree premium	<u>-</u>
Change in Net OPEB Obligation	(50)
Beginning Net OPEB Obligation, beginning of year	<u>2,837</u>
Ending Net OPEB Obligation, end of year	<u>\$ 2,787</u>

DOWNTOWN DEVELOPMENT AUTHORITY  
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Notes to the Basic Financial Statements (Continued)

The Authority's annual OPEB cost (recovery), percentage of the annual OPEB cost contributed, and the net OPEB obligation for 2015, 2016 and 2017 follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
December 31, 2015	\$ (52)	N/A	\$ 2,888
December 31, 2016	\$ (51)	N/A	\$ 2,837
December 31, 2017	\$ (50)	N/A	\$ 2,787

**Funded Status and Funding Progress:** In the fiscal year ending December 31, 2017, the Authority made no contributions to its post employment benefits plan. The plan was not funded at all, has no assets, and hence has a funded ratio of zero. Based on the January 1, 2017 actuarial valuation, the most recent valuation, the Actuarial Accrued Liability (AAL) was \$0, which is defined as that portion, as determined by a particular actuarial cost method (the Authority uses the Projected Unit Credit Cost Method), of the actuarial present value of post employment plan benefits and expenses which is not provided by normal cost.

The funded status of the plan as of January 1, 2017, was as follows:

Actuarial Accrued Liability (AAL)	\$ -
Actuarial Value of Plan Assets	<u>-</u>
Unfunded Act Accrued Liability (UAAL)	<u>\$ -</u>
Funded Ratio (Act Val. Assets/AAL)	0%
Covered payroll (active plan members)	<u>\$ 195,229</u>
UAAL as a percentage of covered payroll	0%

The schedule of funding progress included in required supplementary information following the notes to the financial statements presents multi-year trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

**Actuarial Methods and Assumptions:** Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future. The actuarial valuation for post employment benefits includes estimates and assumptions regarding (1) turnover rate; (2) retirement rate; (3) health care cost trend rate; (4) mortality rate; (5) discount rate (investment return assumption); and (6) the period to which the costs apply (past, current, or future years of service by employees). Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

DOWNTOWN DEVELOPMENT AUTHORITY  
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Notes to the Basic Financial Statements (Continued)

Projections of benefits are based on the types of benefits provided under the terms of the substantive plan (the plan as understood by the Authority and its employee plan members) and include the types of benefits at the time of each valuation and on the pattern of sharing of benefit costs between the Authority and its plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the Authority and plan members in the future. Consistent with the long-term perspective of actuarial calculations, the actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial liabilities and the actuarial value of assets.

**Actuarial Cost Method:** The ARC is determined using the Projected Unit Credit Cost Method. The employer portion of the cost for retiree medical care in each future year is determined by projecting the current cost levels using the healthcare cost trend rate and discounting this projected amount to the valuation date using the other described pertinent actuarial assumptions, including the investment return assumption (discount rate), mortality, and turnover.

**Actuarial Value of Plan Assets:** As of the valuation date, there are not any assets. It is anticipated that in future valuations a smoothed market value consistent with Actuarial Standards Board ASOP 6, as provided in paragraph number 125 of Codification Section P50.

**Turnover Rate:** An age-related turnover scale based on actual experience has been used. The rates, when applied to the active employee census, produce a composite average annual turnover of approximately 16%.

**Post employment Benefit Plan Eligibility Requirements:** It is assumed that entitlement to benefits will commence six years after earliest eligibility to enter the D.R.O.P. as described above under the heading "Plan Description". This consists of three to five years in D.R.O.P. in combination with an additional one to three years delay. Medical benefits are provided to employees upon actual retirement.

**Investment Return Assumption (Discount Rate):** Codification Section P50 states that the investment return assumption should be the estimated long-term investment yield on the investments that are expected to be used to finance the payment of benefits. Based on the assumption that the ARC will not be funded, a 4% annual investment return has been used in this valuation.

**Health Care Cost Trend Rate:** The expected rate of increase in medical cost is based on a graded schedule beginning with 8% annually, down to an ultimate annual rate of 5.0% for ten years out and later.

**Mortality Rate:** The 1994 Group Annuity Reserving (94GAR) table, projected to 2002, based on a fixed blend of 50% of the unloaded male mortality rate and 50% of the unloaded female mortality rates, was used. This is a published mortality table which was designed to be used in determining the value of accrued benefits in defined benefit pension plans. Projected future mortality improvement has not been used since it is our opinion that this table contains sufficiently conservative margins for the population involved in this valuation.

DOWNTOWN DEVELOPMENT AUTHORITY  
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Notes to the Basic Financial Statements (Continued)

Method of Determining Value of Benefits: The "value of benefits" has been assumed to be the portion of the premium after retirement date expected to be paid by the employer for each retiree and has been used as the basis for calculating the actuarial present value of OPEB benefits to be paid. The medical rates provided are "blended" rates for active and retired. Since "unblended" rates are required by Codification Section P50 for valuation purposes, we have estimated the unblended retiree rates for pre-Medicare eligibility as being 130% of the blended rates. Coverage is provided for retirees only, not dependents, and ceases after Medicare eligibility.

Post-retirement Benefit Increases: The plan benefit provisions in effect for retirees as of the valuation date have been used and it has been assumed for valuation purposes that there will not be any changes in the future.

Inflation Rate: Included in both the investment return assumption and the healthcare cost trend rates above is an implicit inflation assumption of 2.50% annually.

Projected Salary Increases: This assumption is not applicable since neither the benefit structure nor the valuation methodologies involve salaries.

(9) Risk Management

The Authority is exposed to risks of loss in the areas of auto and property liability and surety bonds. All of these risks are handled by purchasing commercial insurance coverage. There have been no significant reductions in the insurance coverage during the year.

(10) Compensation, Benefits, and Other Payments to Agency Head and Board Members

A schedule of compensation, benefits, and other payments to agency head during the year ended December 31, 2017 follows:

Agency Head Name: Geoffrey Dyer

Purpose:	<u>Amount</u>
Salary	\$ 107,571
Benefits - insurance, retirement, Medicare, etc.	24,139
Transportation, includes parking, rental cars, gas and car washes	30
Travel, includes hotel, airfare, parking, rentals and mileage	672
Per diem	427
Registration fees	325

No compensation was paid to Authority board members during the year ended December 31, 2017.

(11) Litigation

As of December 31, 2017, the Authority is not involved in any litigation.

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Basic Financial Statements (Continued)

(12) Fair Value Measurements

Professional standards require the disclosure for fair value measurements of financial assets and liabilities and for fair value measurements of nonfinancial items that are recognized or disclosed at fair value in the financial statements on a recurring basis. The standards establish a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to measurements involving significant unobservable inputs (Level 3 measurements). The three levels of inputs used to measure fair value are as follows:

- a. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities.
- b. Level 2 inputs are observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities, quoted prices in markets that are not active, or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities.
- c. Level 3 inputs are unobservable inputs for the asset or liability.

The following methods and assumptions were used by the Authority in estimating fair values of financial instruments:

- a. The carrying amount reported in the statement of net position for the following approximates fair value due to the short maturities of these instruments: cash on hand, taxes receivable, due from other governmental agencies, accounts payable, and due to primary government.
- b. The fair value for the investment pool is based on the underlying investments' quoted market prices at the reporting date multiplied by the quantity held. The carrying value equals fair value.

The following table presents assets that are measured at fair value on a recurring basis at December 31, 2017:

Description	Total	Level 1	Level 2	Level 3
Investment pool managed by Lafayette Consolidated Government	\$ 917,100	\$ -	\$917,100	\$ -

DOWNTOWN DEVELOPMENT AUTHORITY  
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Notes to the Basic Financial Statements (Continued)

(13) Tax Abatement

The Authority is subject to tax abatements granted by the Department of Economic Development. This program has the stated purpose of increasing business activity and employment in the Parish and the State. Under the program, companies commit to expand or maintain facilities or employment in the Parish, establish a new business in the Parish, or relocate an existing business to the Parish. Agreements include an abatement of ad valorem taxes for a period of 10 years from the initial assessment date. As a result of these agreements, the Authority's ad valorem revenues were reduced by the historic preservation tax abatement program by \$3,114.

(14) New Accounting Pronouncements

The Governmental Accounting Standards Board (GASB) has issued the following statements which were not required to be implemented by the Authority during the current fiscal year.

- GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions." The requirements of this Statement are effective for fiscal years beginning after June 15, 2017.
- GASB Statement No. 83, "Certain Asset Retirement Obligations." The requirements of this Statement are effective for fiscal years beginning after June 15, 2018.

The effect of implementation of these new pronouncements on the Authority's financial statements has not yet been determined.

**REQUIRED  
SUPPLEMENTARY INFORMATION**

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Budgetary Comparison Schedule  
General Fund  
Year Ended December 31, 2017

With Comparative Actual Amounts for Year Ended December 31, 2016

	2017		Actual	Variance - Favorable (Unfavorable)	2016 Actual
	Budget				
	Original	Final			
Revenues:					
Taxes- ad valorem	\$ 449,238	\$ 449,238	\$ 431,202	\$ (18,036)	\$420,451
Intergovernmental	31,250	48,750	53,269	4,519	62,899
Interest	2,500	2,500	7,713	5,213	4,344
Miscellaneous revenue	1,200	1,200	1,389	189	144,988
Total revenues	<u>484,188</u>	<u>501,688</u>	<u>493,573</u>	<u>(8,115)</u>	<u>632,682</u>
Expenditures:					
General government-					
Charges for collection of taxes	16,000	16,000	15,373	627	15,744
Economic development-					
Operations-					
Personnel costs	307,861	317,861	219,106	98,755	318,263
Supplies and materials	3,000	3,000	1,612	1,388	1,975
Travel and meetings	7,200	7,200	3,622	3,578	7,025
Telecommunication	3,500	3,500	3,605	(105)	4,068
Printing and postage	2,200	2,200	860	1,340	210
Equipment maintenance	1,000	1,000	220	780	201
Other insurance premiums	1,800	1,800	1,220	580	1,675
Rent	4,305	4,305	4,305	-	4,305
Supplemental services	100,000	100,000	77,322	22,678	87,377
Contractual services	3,500	3,500	2,850	650	2,850
Marketing/ business development	17,000	21,000	17,645	3,355	18,026
Other	2,200	2,200	1,599	601	1,153
Total operations	<u>453,566</u>	<u>467,566</u>	<u>333,966</u>	<u>133,600</u>	<u>447,128</u>
Capital project development	509,660	505,660	49,345	456,315	16,096
Total economic development	<u>963,226</u>	<u>973,226</u>	<u>383,311</u>	<u>589,915</u>	<u>463,224</u>
Total expenditures	<u>979,226</u>	<u>989,226</u>	<u>398,684</u>	<u>590,542</u>	<u>478,968</u>
Excess (deficiency) of revenues over expenditures	(495,038)	(487,538)	94,889	582,427	153,714
Fund balance, beginning	<u>826,634</u>	<u>826,634</u>	<u>826,634</u>	<u>-</u>	<u>672,920</u>
Fund balance, ending	<u>\$ 331,596</u>	<u>\$ 339,096</u>	<u>\$ 921,523</u>	<u>\$ 582,427</u>	<u>\$826,634</u>

DOWNTOWN DEVELOPMENT AUTHORITY  
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Schedule of Funding Progress  
Year Ended December 31, 2017

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability (AAL) Projected Unit Cost</u>	<u>Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a Percentage of Covered Payroll</u>
January 1, 2012	\$ -	\$ 5,411	\$ 5,411	0%	\$164,697	3.29%
January 1, 2014	-	-	-	0%	240,000	0%
January 1, 2016	-	-	-	0%	244,636	0%

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Schedule of Employer's Share of Net Pension Liability  
For the Year Ended December 31, 2017

Year Ended December 31,	Employer Proportion of the Net Pension Liability (Asset)	Employer Proportionate Share of the Net Pension Liability (Asset)	Employer's Covered Employee Payroll	Employer's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
Parochial Employees' Retirement System					
2017	0.042816%	\$ 88,182	\$ 241,166	36.6%	94.15%
2016	0.042439%	111,713	243,006	46.0%	92.23%
2015	0.041701%	11,401	240,694	4.7%	99.15%

*This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Schedule of Employer Contributions  
For the Year Ended December 31, 2017

<u>Year Ended December 31,</u>	<u>Contractually Required Contribution</u>	<u>Contributions in Relation to Contractually Required Contribution</u>	<u>Contribution Deficiency (Excess)</u>	<u>Employer's Covered Employee Payroll</u>	<u>Contributions as a % of Covered Employee Payroll</u>
Parochial Employees' Retirement System					
2017	\$22,546	\$ 22,546	-	\$ 180,371	12.50%
2016	31,352	31,352	-	241,166	13.00%
2015	35,236	35,236	-	243,006	14.50%

*This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.*

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Notes to the Required Supplementary Information

(1) Budget and Budgetary Accounting

The Downtown Development Authority follows these procedures in establishing the budgetary data reflected in the financial statements:

1. An annual budget, prepared on a basis consistent with generally accepted accounting principles as applied to governmental units, is adopted for the General Fund. The budget is proposed by the Executive Director and adopted by the Board. It is then sent to Lafayette City-Parish Consolidated Government Council for approval.
2. Any amendments must be approved by the Board and Lafayette City-Parish Consolidated Government Council. All appropriations lapse at the end of the fiscal year unless carried by Board action.

All budgeted amounts presented reflect the original budget and the final amended budget (which has been adjusted for legally authorized revisions during the year).

(2) Pension Plan

Changes of Assumptions – Changes of assumptions about future economic or demographic factors or of other inputs were recognized in pension expense using the straight-line amortization method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plan. These assumptions include the rate of investment return, mortality of plan members, rate of salary increase, rate of retirement, rate of termination, rate of disability, and various other factors that have an impact on the cost of the plan.

**OTHER  
SUPPLEMENTARY INFORMATION**

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Comparative Balance Sheet - Governmental Fund  
December 31, 2017 and 2016

	General Fund	
	2017	2016
ASSETS		
Cash on hand	\$ 150	\$ 150
Cash and investments held by Lafayette Consolidated Government	917,100	811,088
Taxes receivable	42,016	56,179
Due from other governmental agencies	403,801	418,346
Total assets	\$ 1,363,067	\$ 1,285,763
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 1,944	\$ 6,790
Due to primary government	2,533	3,101
Total liabilities	4,477	9,891
Deferred inflows of resources:		
Property taxes	437,067	449,238
Fund balances:		
Committed for subsequent year's expenditures	578,096	495,038
Unassigned	343,427	331,596
Total fund balances	921,523	826,634
Total liabilities, deferred inflows of resources, and fund balances	\$ 1,363,067	\$ 1,285,763

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balance  
Governmental Fund  
Years Ended December 31, 2017 and 2016

	General Fund	
	2017	2016
Revenues:		
Ad valorem taxes	\$ 431,202	\$ 420,451
Intergovernmental	53,269	62,899
Interest income	7,713	4,344
Miscellaneous revenue	1,389	144,988
Total revenues	493,573	632,682
Expenditures:		
General government	15,373	15,744
Economic development-		
Operations	333,966	447,128
Capital project development	49,345	16,096
Total economic development	383,311	463,224
Total expenditures	398,684	478,968
Excess of revenues over expenditures	94,889	153,714
Fund balance, beginning	826,634	672,920
Fund balance, ending	\$ 921,523	\$ 826,634

**INTERNAL CONTROL  
AND  
COMPLIANCE**

# KOLDER, SLAVEN & COMPANY, LLC

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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*

WWW.KCSRCPAS.COM

\* A Professional Accounting Corporation

To the Downtown Development Authority  
Lafayette, Louisiana

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 governmental activities and the major fund of Downtown Development Authority (the Authority), a component unit of the Lafayette City-Parish Consolidated Government as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated May 15, 2018.

## 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 of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, 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 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. Under Louisiana Revised Statute 24:513, this report is distributed by the Louisiana Legislative Auditor as a public document.

***Kolder, Slaven & Company, LLC***  
Certified Public Accountants

Lafayette, Louisiana  
May 15, 2018

DOWNTOWN DEVELOPMENT AUTHORITY  
Lafayette, Louisiana

Schedule of Findings and Responses  
For the Year Ended December 31, 2017

Part I. Summary of Auditors' Results:

1. The auditors' report expresses an unmodified opinion on the financial statements.
2. No significant deficiencies and no material weaknesses in internal control were disclosed by the audit of the financial statements.
3. No instances of noncompliance material to the financial statements, which would be required to be reported in accordance with Government Auditing Standards were disclosed during the audit.

Part II.

Findings which are required to be reported in accordance with *Governmental Auditing Standards*:

No matters were reported.