

**DOWNTOWN DEVELOPMENT AUTHORITY**

(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)

Basic Financial Statements

June 30, 2020

(With Independent Auditor's Report Thereon)

**DOWNTOWN DEVELOPMENT AUTHORITY**  
(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)

June 30, 2020

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## INDEPENDENT AUDITOR'S REPORT

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**The Board of Directors of the  
Downtown Development Authority  
Atlanta, Georgia**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the business-type activities and each major fund of the **Downtown Development Authority** (the "Authority"), a component unit of The Atlanta Development Authority, d/b/a Invest Atlanta, as of and for the year ended June 30, 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 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.

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### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and each major fund of the Downtown Development Authority as of June 30, 2020, and the respective changes in financial position and, where applicable, cash flows 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 Management's Discussion and Analysis on pages 3 through 6 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 December 9, 2020 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 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.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
December 9, 2020

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Management's Discussion and Analysis (Unaudited)**  
**June 30, 2019**

This section of the Downtown Development Authority ("DDA" or "the Authority") annual financial report presents our discussion and analysis of DDA's financial performance during the fiscal year ended June 30, 2020. Please read it in conjunction with the financial statements and accompanying notes.

**Fiscal Year 2020 Selected Financial Highlights**

- The assets of the Authority increased approximately \$47.1 million for the fiscal year ended June 30, 2020. The primary component is the increase in the project fund and intergovernmental receivable with the City of Atlanta due to the issuance of \$25 million of Taxable Revenue Bonds (Series 2019) to finance the costs of acquiring, constructing and equipping two currently vacant buildings for use by various departments of parks and recreation and any other City departments, governmental agencies or other tenants.
- The liabilities of the Authority increased approximately \$22.5 million for the fiscal year ended June 30, 2020. The increase is primarily related to the \$25 million liability for bonds issued less scheduled principal reductions in bonds payable.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements consist of four components: management's discussion and analysis (this section), government-wide financial statements, fund financial statements, and notes to the financial statements.

**Government-wide financial statements.** The *government-wide financial statements* are designed to provide readers with a broad overview of the Authority's finances, including information related to its component units.

The *statement of net position* presents information on all of the Authority's assets, deferred outflows of resources, and liabilities, with the difference between these reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *statement of activities* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. The government-wide financial statements can be found on pages 7 and 8 of this report.

**Fund Financial statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The accompanying statements include two funds, one for the administrative fund and another for the blended component unit of the Authority. These funds are used to report the same functions presented as business-type activities in the government-wide financial statements, but show the activity in greater detail, presenting the activity of each of the funds and presenting cash flow information. The fund financial statements can be found on pages 9-11 of this report.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Management's Discussion and Analysis (Unaudited)**  
**June 30, 2019**

**Notes to the financial statements.** The notes provide additional information essential to a full understanding of the data provided in the financial statements. The notes to the financial statements can be found on pages 12-18 of this report.

**Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the Authority, assets and deferred outflows of resources were more than liabilities by approximately \$23.6 million at the close of the fiscal year ended June 30, 2020. A summary of the net position is presented below.

**Summary of the Authority's Business-type Activities Net Position**  
**June 30, 2020 and June 30, 2019**

	<u>2020</u>	<u>2019</u>
Assets:		
Current assets	\$ 28,736,541	\$ 3,739,729
Other non-current assets	47,456,753	25,370,000
Total assets	<u>76,193,294</u>	<u>29,109,729</u>
Deferred outflows of resources	<u>1,215,862</u>	<u>1,401,955</u>
Liabilities:		
Long-term liabilities	50,118,823	28,467,368
Other liabilities	3,726,395	2,917,888
Total liabilities	<u>53,845,218</u>	<u>31,385,256</u>
Net position (deficit):		
Restricted for debt service	-	365,836
Restricted for redevelopment programs	25,389,506	877,966
Unrestricted	(1,825,568)	(2,117,374)
Total net position (deficit)	<u>\$ 23,563,938</u>	<u>\$ (873,572)</u>

The Authority's total assets equal approximately \$76.2 million as of the fiscal year ended June 30, 2020. The assets primarily consist of intergovernmental receivables from the City of Atlanta (67%) and restricted cash related to the AURA Bonds (both for debt service and programs) (33%).

The Authority's total liabilities equal approximately \$53.8 million as of the fiscal year ended June 30, 2020. The liabilities consist primarily of bonds payable (96%) related to the AURA bonds.

The assets and liabilities increased predominately due to the new bond issuance less scheduled payments on the bonds payable and the related receivables.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Management's Discussion and Analysis (Unaudited)**  
**June 30, 2019**

**Summary of Changes in the Authority's Net Position**  
**Fiscal Years Ended June 30, 2020 and June 30, 2019**

	<u>2020</u>	<u>2019</u>
Revenues:		
Subsidy income received from the City of Atlanta	\$ 26,004,426	\$ 598,514
Parking garage income	592,008	770,327
Other income	18,191	18,670
Total revenues	<u>26,614,625</u>	<u>1,387,511</u>
Expenses:		
Interest expense	1,609,861	1,325,203
General and administrative	567,254	96,717
Total expenses	<u>2,177,115</u>	<u>1,421,920</u>
Increase (decrease) in net position	24,437,510	(34,409)
Net position (deficit), beginning of fiscal year	<u>(873,572)</u>	<u>(839,163)</u>
Net position (deficit), end of fiscal year	<u><u>\$ 23,563,938</u></u>	<u><u>\$ (873,572)</u></u>

The Authority's revenues primarily consist of income received from the City of Atlanta for the \$25 million bond issuance and debt service payments related to certain bond issuances (96%) and parking garage income (2%). Compared to the prior fiscal year, income received from the City of Atlanta for bond issuance and debt service payments related to certain bond issuances rose by 4245%, while parking garage income fell by 23%. Total revenues rose by 1818%. The Authority's expenses primarily consist of the following items: interest expense which increased by \$284,658 as a result of the increased debt service requirements and general and administrative expenses which increased \$470,537.

**Debt Administration**

At the end of the current fiscal year, the Authority had total long-term debt outstanding of approximately \$51.9 million. The Authority's debt reflects a net increase of approximately \$22.6 million during the current fiscal year primarily as a result of the new bond issuance less principal payments in fiscal year 2020. See Note 4 to the financial statements for more information.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
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**Management's Discussion and Analysis (Unaudited)**  
**June 30, 2019**

Activity for long term obligations of the Authority for the fiscal year ended June 30, 2020, which are reported in the Statement of Net Position, is summarized as follows:

	<b>Downtown Development Authority's Outstanding Debt</b>			
	<b>June 30, 2019</b>	<b>Additions</b>	<b>Reductions</b>	<b>June 30, 2020</b>
<b>Primary government:</b>				
Bonds payable, 2010 AURA	\$ 13,510,000	\$ -	\$ 1,335,000	\$ 12,175,000
Bonds payable, 2017 AURA	15,751,780	-	835,000	14,916,780
Bonds payable, 2019 AURA	-	25,000,000	-	25,000,000
Total primary government	<u>\$ 29,261,780</u>	<u>\$ 25,000,000</u>	<u>\$ 2,170,000</u>	<u>\$ 52,091,780</u>

The Authority issues a significant amount of conduit debt which is not included in the Authority's Statement of Net Position but is disclosed in Note 5 to the financial statements. These liabilities are not included in the financial statements as they are limited obligations of the Authority issued on behalf of third parties who are primarily responsible for their repayment.

**Requests for Information**

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report, or requests for additional information, should be addressed to the Chief Financial Officer, 133 Peachtree Street, NE, Suite 2900, Atlanta, GA 30303.



**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Statement of Net Position**  
**June 30, 2020**

<b>Assets</b>	<b>Business-type Activities</b>
Current assets:	
Cash and cash equivalents	\$ 58,281
Restricted cash and cash equivalents	25,389,506
Intergovernmental receivable from the City of Atlanta, current portion	3,288,754
Total current assets	<u>28,736,541</u>
Noncurrent assets:	
Intergovernmental receivable from the City of Atlanta	<u>47,456,753</u>
Total noncurrent assets	<u>47,456,753</u>
 Total assets	 <u>76,193,294</u>
 <b>Deferred Outflows of Resources</b>	
Deferred loss on bond refunding	<u>1,215,862</u>
 <b>Liabilities</b>	
Current liabilities:	
Accrued interest payable	431,532
Bonds and note payable, current portion	3,240,000
Accrued expenses	54,863
Total current liabilities	<u>3,726,395</u>
Noncurrent liabilities:	
Advances from Invest Atlanta	1,495,588
Bonds payable	48,623,235
Total noncurrent liabilities	<u>50,118,823</u>
Total liabilities	<u>53,845,218</u>
 <b>Net Position</b>	
Restricted for redevelopment programs	25,389,506
Unrestricted (deficit)	(1,825,568)
Total net position	<u>\$ 23,563,938</u>

See the accompanying notes to the financial statements.

## DOWNTOWN DEVELOPMENT AUTHORITY

**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**

## Statement of Activities

**Fiscal Year ended June 30, 2020**

				Net (Expenses) Revenues and Changes in Net Position
Program Revenues				
Expenses		Charges for Services	Operating Grants and Contributions	Business-type Activities
Functions/Programs:				
Primary government				
Business-type activities:				
Economic development	\$ 2,177,115	\$ 600,508	\$ 26,004,426	\$ 24,427,819
Total primary government activities	\$ 2,177,115	\$ 600,508	\$ 26,004,426	24,427,819

**General revenues:**

Interest income	9,691
Total general revenues	9,691
Changes in net position	24,437,510
<b>Net position (deficit), beginning of fiscal year</b>	(873,572)
<b>Net position, end of fiscal year</b>	<b>\$ 23,563,938</b>

**See the accompanying notes to the financial statements.**

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Statement of Net Position**  
**Proprietary Funds**  
**June 30, 2020**

	<b>Business-type Activities</b>		
	<b>Enterprise Funds</b>		
	<b>Administrative</b>	<b>Atlanta Urban</b>	
	<b>Fund</b>	<b>Redevelopment</b>	
		<b>Agency</b>	<b>Total</b>
<b>Assets</b>			
Current assets:			
Cash and cash equivalents	\$ 58,281	\$ -	\$ 58,281
Restricted cash and cash equivalents	-	25,389,506	25,389,506
Intergovernmental receivable from the City of Atlanta, current portion	-	3,288,754	3,288,754
Total current assets	58,281	28,678,260	28,736,541
Noncurrent assets:			
Intergovernmental receivable from the City of Atlanta	-	47,456,753	47,456,753
Total noncurrent assets	-	47,456,753	47,456,753
Total assets	58,281	76,135,013	76,193,294
<b>Deferred Outflows of Resources</b>			
Deferred loss on bond refunding	-	1,215,862	1,215,862
<b>Liabilities</b>			
Current liabilities:			
Accrued interest payable	-	431,532	431,532
Bonds and note payable, current portion	-	3,240,000	3,240,000
Accrued expenses	-	54,863	54,863
Total current liabilities	-	3,726,395	3,726,395
Noncurrent liabilities:			
Advances from Invest Atlanta	1,495,588	-	1,495,588
Bonds payable, noncurrent portion	-	48,623,235	48,623,235
Total noncurrent liabilities	1,495,588	48,623,235	50,118,823
Total liabilities	1,495,588	52,349,630	53,845,218
<b>Net Position (Deficit)</b>			
Restricted for redevelopment programs	-	25,389,506	25,389,506
Unrestricted (deficit)	(1,437,307)	(388,261)	(1,825,568)
Total net position (deficit)	\$ (1,437,307)	\$ 25,001,245	\$ 23,563,938

See the accompanying notes to the financial statements.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Statement of Revenues, Expenses, and Changes in Fund Net Position**  
**Proprietary Funds**  
**Fiscal Year Ended June 30, 2020**

	Business-type Activities		
	Enterprise Funds		
	Administrative	Atlanta Urban	
	Fund	Redevelopment	
		Agency	Total
<b>Operating revenues:</b>			
Parking garage income	\$ -	\$ 592,008	\$ 592,008
Subsidy income for debt service payments	-	26,004,426	26,004,426
Other income	8,500	-	8,500
Total operating revenues	8,500	26,596,434	26,604,934
<b>Operating expenses:</b>			
Interest expense	-	1,609,861	1,609,861
General and administrative	11,000	556,254	567,254
Total operating expenses	11,000	2,166,115	2,177,115
Operating income (loss)	(2,500)	24,430,319	24,427,819
<b>Non-operating revenue</b>			
Interest income on bank accounts	-	9,691	9,691
Total non-operating revenues	-	9,691	9,691
Change in net position	(2,500)	24,440,010	24,437,510
<b>Net position (deficit) at beginning of year</b>	(1,434,807)	561,235	(873,572)
<b>Net position (deficit) at end of year</b>	<u>\$ (1,437,307)</u>	<u>\$ 25,001,245</u>	<u>\$ 23,563,938</u>

See the accompanying notes to the financial statements.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**Fiscal Year Ended June 30, 2020**

	<b>Business-type Activities</b>		
	<b>Enterprise Funds</b>		
	<b>Administrative</b>	<b>Atlanta Urban</b>	
	<b>Fund</b>	<b>Redevelopment</b>	
		<b>Agency</b>	<b>Total</b>
<b>Cash flows from operating activities:</b>			
Receipts from third parties	\$ 8,500	\$ 592,008	\$ 600,508
Receipts from Invest Atlanta	120,000	-	120,000
Payments to suppliers	(346,000)	-	(346,000)
Net cash provided by (used in) operating activities	(217,500)	592,008	374,508
<b>Cash flows from noncapital financing activities:</b>			
Principal reduction of Recovery Zone bonds	-	(2,170,000)	(2,170,000)
Paid bond issuance costs	-	(501,391)	(501,391)
Payments for interest on bonds	-	(1,591,217)	(1,591,217)
Proceeds from issuance of Redevelopment Agency Taxable bonds	-	25,000,000	25,000,000
Receipt of funds from others to subsidize debt service payments	-	2,806,613	2,806,613
Net cash provided by noncapital financing activities	-	23,544,005	23,544,005
<b>Cash flows from investing activities:</b>			
Receipts of interest on bank accounts	-	9,691	9,691
Net cash provided by investing activities	-	9,691	9,691
Net increase (decrease) in cash and cash equivalents	(217,500)	24,145,704	23,928,204
Cash and cash equivalents at beginning of fiscal year	275,781	1,243,802	1,519,583
Cash and cash equivalents at end of fiscal year	\$ 58,281	\$ 25,389,506	\$ 25,447,787
<b>Reconciliation to Statement of Net Position:</b>			
Unrestricted cash and cash equivalents	\$ 58,281	\$ -	\$ 58,281
Restricted cash and cash equivalents	-	25,389,506	25,389,506
Total cash and cash equivalents	\$ 58,281	\$ 25,389,506	\$ 25,447,787
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>			
Operating income (loss)	\$ (2,500)	\$ 24,430,319	\$ 24,427,819
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:			
Amortization of deferred loss on refunding in operating income (loss)	-	186,092	186,092
Amortization of bond premium in operating income (loss)	-	(228,545)	(228,545)
Advances from Invest Atlanta	120,000	-	120,000
Accrued expenses	(335,000)	-	(335,000)
Bond issuance costs reported in operating income (loss)	-	556,254	556,254
Interest payments reported in operating income (loss)	-	1,591,217	1,591,217
Receipts for debt service reported in operating income (loss)	-	(25,943,329)	(25,943,329)
Net cash provided by (used in) operating activities	(217,500)	592,008	374,508

See the accompanying notes to the financial statements.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Notes to Financial Statements**  
**June 30, 2020**

**(1) Summary of Significant Accounting Policies**

**(a) *The Financial Reporting Entity***

The Downtown Development Authority (“DDA” or “the Authority”) was created to promote the revitalization and redevelopment of the City of Atlanta’s central business district.

In 1997, the City created a new umbrella economic development agency, the Atlanta Development Authority, d/b/a Invest Atlanta (“Invest Atlanta”), which combined several existing economic development entities including DDA. Accordingly, DDA is considered to be a blended component unit of Invest Atlanta and its financial statements are included in the Invest Atlanta financial statements.

The Atlanta Urban Redevelopment Agency (“Agency”) was created to issue Recovery Zone Economic Development Bonds and, with those bond proceeds, provide financing for certain economic development projects within the Atlanta Urban Redevelopment Area as determined by the City of Atlanta. The Agency is considered to be a blended component unit of DDA as the governing body for both the DDA and the Agency are identical, the DDA is able to impose its will on the Agency, and management of the DDA has operational responsibility for the activities of the Agency. Separate financial information for this component unit may be obtained from the Chief Financial Officer, Invest Atlanta at 133 Peachtree Street, NE, Suite 2900, Atlanta, Georgia 30303.

**(b) *Government-wide and Fund Financial Statements***

The Authority presents government-wide financial statements which are prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements (i.e. the statement of net position and the statement of activities) do not provide information by fund. Net position in the statement of net position is distinguished between amounts that are invested in capital assets, restricted for use by third parties or outside requirements, and unrestricted.

The statement of activities demonstrates the degree to which direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use, or benefit from the services provided by a given function or segment and include interest income on loans provided for economic development, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Unrestricted interest income on investments and other items not properly included among program revenues are reported as general revenues.

In addition to the government-wide financial statements, the Authority has prepared separate financial statements for proprietary funds. These fund financial statements use the accrual basis of accounting and the economic resources measurement focus.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
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**Notes to Financial Statements**  
**June 30, 2020**

**(1) Summary of Significant Accounting Policies (Continued)**

**(c) *Measurement Focus, Basis of Accounting, and Financial Statement Presentation***

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Interest income and service, administration, and loan fees are recognized as revenue when earned regardless of when the cash is received. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The Authority reports the following major enterprise funds:

Administrative Fund – The Administrative Fund is used to record the receipt of income not directly pledged to the repayment of specific notes, bonds, or grant programs and the payment of expenses related to the Authority’s programmatic and administrative functions.

Atlanta Urban Redevelopment Agency – This fund is used to account for the financing of certain economic development projects within the Atlanta Urban Redevelopment Area as determined by the City of Atlanta.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with the proprietary fund’s principal ongoing operations. The principal operating revenue of DDA and the Agency are parking garage and rental income, funds received from the City of Atlanta to cover debt service requirements, interest income, and other miscellaneous activity. Operating expenses for the enterprise funds include direct rent expense, interest expense, and general and administrative expenses. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the Authority’s policy to use restricted resources first, then unrestricted resources as they are needed.

**(d) *Cash and Cash Equivalents***

For the purposes of the statement of cash flows, the Authority considers all short-term investment securities with original maturities of three months or less, local government investment pools, repurchase agreements, money market funds, and investment agreements under which funds can be withdrawn at any time without penalty to be cash equivalents. These cash equivalents are stated at fair value. Certain proceeds of revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants.

**DOWNTOWN DEVELOPMENT AUTHORITY**  
**(A Component Unit of The Atlanta Development Authority, d/b/a Invest Atlanta)**  
**Notes to Financial Statements**  
**June 30, 2020**

**(1) Summary of Significant Accounting Policies (Continued)**

**(e) *Deferred Outflows of Resources***

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense) until then. The Authority has one type of deferred outflow, a deferred charge (loss) on refunding resulting from the difference in carrying value of the refunded debt and its reacquisition price. This deferred loss will be amortized over the shorter life of the refunded or refunding bonds.

**(f) *Use of Estimates***

The Authority's management has made a number of estimates and assumptions relating to the reporting of assets, deferred outflows of resources, and liabilities, the disclosure of contingent assets and liabilities and the reported amounts of revenues and expenses to prepare the financial statements in conformity with accounting principles generally accepted in the United States. Actual results could differ from these estimates.

**(2) Deposits and Investments**

***Credit Risk.*** DDA is authorized to invest in obligations or investments as determined by its Board of Directors, subject to any agreement with bondholders and with applicable law. State statutes authorize DDA to invest in obligations of the state of Georgia or other states; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime banker's acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the state of Georgia. As of June 30, 2020, DDA's investment in the Fidelity Money Market Treasury Mutual Funds were rated AAAm.

At June 30, 2020, DDA had the following investments, which are classified as cash equivalents:

<b>Investment</b>	<b>WAM</b>	<b>Fair Value</b>
Fidelity Money Mkt Treasury Mutual Fund - Class I	51 days	\$ 890,751

***Interest Rate Risk.*** Interest rate risk is the risk that changes in interest rates may adversely affect an investment's fair value. Since the price of a bond fluctuates with market interest rates, the risk that an investor faces is that the price of the bonds in a portfolio will decline if market interest rates rise. At June 30, 2020, interest rate risk is reported in the above table as "Weighted Average Maturity (WAM)" for each of the applicable investment classifications.



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**(2) Deposits and Investments (Continued)**

***Fair Value Measurements.*** DDA categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. DDA has the following recurring fair value measurements as of June 30, 2020:

<u>Investment</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Fair Value</u>
Fidelity Money Market Mutual Fund - Class I	\$ 890,751	\$ -	\$ -	\$ 890,751

The mutual funds classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those investments.

***Custodial Credit Risk-Deposits.*** Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. Government, or bonds of public authorities, counties, or municipalities or for financial institutions to participate in the state sponsored secure deposit collateral program. As of June 30, 2020, DDA had no bank balances exposed to custodial credit risk.

**(3) Intergovernmental Receivable with the City of Atlanta**

The Government Center Parking Deck was placed into operation in January 2008. The land and related building of the deck was leased to the City of Atlanta in a lease that qualified as a capital lease. The lease payments from the City of Atlanta equaled the debt service payments on the Series 2006 Revenue Bonds. During the year ended June 30, 2017, the liability for the 2006 Bonds and the related receivable from the City of Atlanta were transferred from the Authority to the Agency. Subsequently, the Agency refunded the Series 2006 Bonds with the Series 2017 Revenue Refunding Bonds and title to the Parking Deck was transferred to the City. As discussed in Note 4, the City of Atlanta entered into an intergovernmental agreement with the Agency and pledged to make all debt service payments on the Series 2017 Revenue Refunding Bonds. As a result, the Agency has recorded an intergovernmental receivable from the City for the full amount of the Series 2017 Bonds. At June 30, 2020, the balance of this receivable was \$13,195,000 plus \$48,754 in accrued interest.

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**(3) Intergovernmental Receivable with the City of Atlanta (Continued)**

On October 28, 2010, the Agency issued \$22,775,000 of Taxable Recovery Zone Economic Development Bonds (Series 2010) on behalf of the City of Atlanta to finance the costs of implementing the Urban Redevelopment Plan including certain costs in connection with (1) the acquisition, rehabilitation, and improvement of real property and buildings; (2) certain public transportation projects in the Urban Redevelopment Area; and (3) the acquisition and construction and installation of other related improvements of the Urban Redevelopment Plan. The principal and interest on the Series 2010 Bonds are special limited obligations of the Agency and shall be payable solely from moneys payable to the Agency by the City of Atlanta (see Note 4 for revenue bonds payable disclosure) under an intergovernmental arrangement. As of June 30, 2020, a net receivable of \$12,501,753 is recorded by the Agency as an intergovernmental receivable from the City of Atlanta.

On October 17, 2019, the Agency issued \$25,000,000 of Taxable Revenue Bonds (Series 2019) on behalf of the City of Atlanta to finance the costs of acquiring, constructing and equipping two currently vacant buildings for use by various departments of parks and recreation and any other City departments, governmental agencies or other tenants. The principal and interest on the Series 2019 Bonds are special limited obligations of the Agency and shall be payable solely from moneys payable to the Agency by the City of Atlanta (see Note 4 for revenue bonds payable disclosure) under an intergovernmental arrangement. As of June 30, 2020, a net receivable of \$25,000,000 is recorded by the Agency as an intergovernmental receivable from the City of Atlanta.

**(4) Revenue Bonds and Notes Payable**

On October 28, 2010, the Agency issued \$22,775,000 of Taxable Recovery Zone Economic Development Bonds (Series 2010). The Series 2010 Bonds were used to finance the costs of implementing the Urban Redevelopment Plan including certain costs in connection with (1) the acquisition, rehabilitation, and improvement of real property and buildings; (2) certain public transportation projects in the Urban Redevelopment Area; and (3) the acquisition and construction and installation of other related improvements of the Urban Redevelopment Plan. Commencing on January 1, 2011, interest is due semiannually on January 1 and July 1 of each fiscal year with a fixed interest rate of 5.37%. Under an intergovernmental agreement with the City of Atlanta, all principal and interest payments are payable solely and only from the City's pledge to make debt service payments. The Agency has recorded a receivable from the City of Atlanta for all future debt service payments. Additionally, approximately 45% of each interest payment is subsidized by the federal government under the Build America Bonds and Recovery Zone Bonds. The Series 2010 Bonds mature on January 1, 2028. The balance due on the Series 2010 Bonds at June 30, 2020 is \$12,175,000.

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**(4) Revenue Bonds and Notes Payable (Continued)**

On April 20, 2017, the Agency issued \$15,605,000 Revenue Refunding Bonds (Series 2017) for the purpose of refunding all outstanding Series 2006A and 2006B Bonds. The principal on the Series 2017 Bonds is due annually on December 1 until maturity on December 1, 2031 and interest is due semi-annually on June 1 and December 1.

Under an intergovernmental agreement with the City of Atlanta, all principal and interest payments are secured solely from the City's pledge to make the required debt service payments. The Agency has recorded a receivable from the City of Atlanta for all future debt service payments. The balance due on the Series 2017 Bonds at June 30, 2020 is \$13,195,000.

On October 17, 2019, the Agency issued \$25,000,000 of Taxable Revenue Bonds (Series 2019). The Series 2019 bonds were used to finance the costs of acquiring, constructing and equipping two currently vacant buildings for use by various departments of parks and recreation and any other City departments, governmental agencies or other tenants. Commencing on June 1, 2020, interest is due semiannually on June 1 and December 1 of each fiscal year with an average interest rate of 2.94%. Under an intergovernmental agreement with the City of Atlanta, all principal and interest payments are payable solely and only from the City's pledge to make debt service payments. The Agency has recorded a receivable from the City of Atlanta for all future debt service payments. The Series 2019 Bonds mature on December 1, 2039. The balance due on the Series 2019 Bonds at June 30, 2020 is \$25,000,000.

Activity for the bonds payable for the fiscal year ended June 30, 2020 consists of the following:

	<u>June 30, 2019</u>	<u>Additions</u>	<u>Reductions</u>	<u>June 30, 2020</u>	<u>Amount Due Within One Fiscal Year</u>
<b>Primary government:</b>					
Bonds payable, 2010 Atlanta Urban Redevelopment Agency Taxable Bonds	\$ 13,510,000	\$ -	\$ 1,335,000	\$ 12,175,000	\$ 1,370,000
Bonds payable, 2017 Atlanta Urban Redevelopment Agency Taxable Refunding Bonds	14,030,000	-	835,000	13,195,000	855,000
Premium on 2017 Bonds	1,721,780	-	228,545	1,493,235	-
Bond payable, 2019 Atlanta Urban Redevelopment Agency Taxable Bonds	-	25,000,000	-	25,000,000	1,015,000
Total primary government	<u>\$ 29,261,780</u>	<u>\$ 25,000,000</u>	<u>\$ 2,398,545</u>	<u>\$ 51,863,235</u>	<u>\$ 3,240,000</u>

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**(4) Revenue Bonds and Notes Payable (Continued)**

***Debt Service Requirements***

Annual principal and interest requirements for the bonds payable are set forth below (dollar amounts in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Fiscal Year Ending June 30:			
2021	\$ 3,240	\$ 1,883	\$ 5,123
2022	3,310	1,757	5,067
2023	3,410	1,626	5,036
2024	3,520	1,489	5,009
2025	3,615	1,348	4,963
2026-2030	16,420	4,361	20,781
2031-2035	9,275	1,823	11,098
2036-2040	7,580	641	8,221
Totals	<u>\$ 50,370</u>	<u>\$ 14,928</u>	<u>\$ 65,298</u>
Add Premium on bonds	1,493		
Total outstanding bonds payable	<u>\$ 51,863</u>		

**(5) Conduit Debt**

DDA issues private activity tax exempt and taxable revenue bonds to private sector entities for projects located within the city limits of Atlanta. The bonds are secured by the property financed and are payable solely from payments received on the underlying promissory notes. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. DDA is not obligated in any manner for repayment of the bonds and does not report these as liabilities in the accompanying financial statements.

As the balance of conduit debt issued by DDA, at the time of the implementation of GASB Interpretation No. 2 in 1996, was not determinable, DDA discloses the aggregate original issue amount of the bonds issued as conduit debt to be \$247,718,400.

**(6) Advances and Payments from Invest Atlanta**

At June 30, 2020, DDA owes the Atlanta Development Authority's Administrative Fund \$1,495,588, which was not expected to be repaid within one fiscal year, but will be repaid in future years.