

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

Annual Financial Report

For the Fiscal Year Ended June 30, 2022

LA GRANDE URBAN REWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

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LA GRANDE URBAN RENEWAL AGENCY

(A COMPONENT UNIT OF THE CITY OF LA GRANDE, OREGON)

OFFICIALS OF THE AGENCY

JUNE 30, 2022

AGENCY MEMBERS

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>
Steve Clements	Mayor	December 31, 2022
Gary Lillard	Mayor Pro Tem	December 31, 2022
John Bozarth	Council Member	December 31, 2022
Nicole Howard	Council Member	December 31, 2024
Mary Ann Miesner	Council Member	December 31, 2024
Justin Rock	Council Member	December 31, 2022
David Glabe	Council Member	December 31, 2024

AGENCY ADDRESS

LA GRANDE URBAN RENEWAL AGENCY
1000 Adams Avenue
P.O. Box 670
La Grande, Oregon 97850

www.cityoflagrande.org

INDEPENDENT AUDITOR'S REPORT

To the City Council
La Grande Urban Renewal Agency
City of La Grande, Oregon

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of La Grande Urban Renewal Agency (*a component unit of the City of La Grande, Oregon*) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the La Grande Urban renewal Agency (a component unit of the City of La Grande, Oregon), as of June 30, 2022, and the respective changes in financial position and the budgetary comparison for the Urban Renewal General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the of La Grande Urban Renewal Agency, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

A

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the La Grande Urban Renewal Agency's, internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the La Grande Urban Renewal Agency's, ability to continue as a going concern for a reasonable period of time.

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

Required Supplemental Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages a to d and Disclosures for an Agency's Street System Based on a Condition Index be presented to supplement the basic financial statements. Such information, is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited

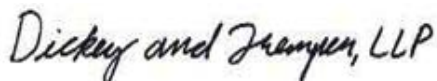
procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the La Grande Urban Renewal Agency's, basic financial statements. The supplementary budget schedule for the Debt Fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 budgetary schedule is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Report on Other Legal and Regulatory Requirements

In accordance with Minimum Standards for Audits of Oregon Municipal Corporations, we have also issued our report dated February 22, 2023, on our consideration of the Agency's internal control over financial reporting and on tests of its compliance with the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules OAR 162-10-000 to 162-10-320. 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.



Dickey and Tremper, LLP
Certified Public Accountants and Consultants

Pendleton, Oregon
February 22, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

URBAN RENEWAL AGENCY of the CITY OF LA GRANDE, OREGON
(A Component Unit of the City of La Grande, Oregon)

Management's Discussion and Analysis
June 30, 2022

This discussion and analysis of the La Grande Urban Renewal Agency (Agency) presents the highlights of financial activities and financial position for the Agency for the year ended June 30, 2022 (FY22). It has been prepared by management based on currently known facts, decisions and conditions that existed and should be read in conjunction with the financial statements and notes which follow this section.

Financial Highlights

- The Agency's net position (total assets less total liabilities) increased by approximately 43.83%, or \$674,075 during the fiscal year ended June 30, 2022 from \$1,537,912 to \$2,211,987 primarily due to the decrease in expenditures.
- Overall, expenditures decreased by \$271,109 to \$461,109 due to decreased expenditures on capital projects.

Overview of the Financial Statements

The following discussion and analysis are intended to serve as an introduction to the Agency's basic financial statements and other required supplementary information. The Agency's basic financial statements are comprised of three components:

- (1) government-wide financial statements
- (2) fund financial statements
- (3) notes to the basic financial statements.

1. Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the Agency's finances in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the Agency's (a) assets and deferred outflows and (b) liabilities and deferred inflows of resources. Net position is the difference between (a) and (b). Over time, increases or decreases in net position may serve as a useful tool of whether the financial position of the Agency is improving or deteriorating.

The *Statement of Activities* presents information showing how the Agency's net position changed during the most recent fiscal year. 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. Examples would include earned but uncollected property taxes (future inflow), and interest accrued but not paid for debt service (future outflow).

The governmental activities of the Agency include the following:

- Acquisition and construction of capital facilities and infrastructure
- Servicing long-term debt

The Agency has no business-type activities.

2. 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 Agency uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the Agency are governmental funds.

The Agency maintains two individual governmental funds, the General Fund and the Debt Fund.

URBAN RENEWAL AGENCY of the CITY OF LA GRANDE, OREGON
(A Component Unit of the City of La Grande, Oregon)

Management's Discussion and Analysis
June 30, 2022

Overview of the Financial Statements – (continued)

Governmental funds – Governmental funds are used to account for activities where the emphasis is placed on available financial resources, rather than upon net income determination. Therefore, unlike the Agency-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Agency's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the Agency-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the Agency-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

3. Notes to the Basic Financial Statements

The notes provide additional information that is essential for a full understanding of the data provided. They are an integral part of the financial statements and should be read in conjunction with them (pages 7–15). In addition to this discussion and analysis, this report also presents required supplementary information concerning budgetary comparison for the two funds of the Agency.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, the total net position increased by \$674,075 to \$2,211,987 at the close of fiscal year 2022.

LA GRANDE URBAN RENEWAL AGENCY NET POSITION

	Governmental Activities	
	2021	2022
Cash and Investments	\$ 1,059,428	\$ 1,628,521
Other assets	\$ 3,121,692	\$ 3,059,978
Total Assets	\$ 4,181,120	\$ 4,688,499
Other liabilities	\$ 24,724	\$ 28,179
Long-Term liabilities	\$ 2,618,484	\$ 2,448,333
Total Liabilities	\$ 2,643,208	\$ 2,476,512
Net Position		
Restricted	\$ 1,537,912	\$ 2,211,987
Total Net Position	\$ 1,537,912	\$ 2,211,987

URBAN RENEWAL AGENCY of the CITY OF LA GRANDE, OREGON
(A Component Unit of the City of La Grande, Oregon)

Management's Discussion and Analysis
June 30, 2022

Total liabilities of \$2,476,512 include current liabilities of \$28,179 and noncurrent liabilities of \$2,448,333.

The Statement of Activities presents the changes in net position by detailing revenues and expenses for the Fiscal Years 2021 and 2022.

LA GRANDE URBAN RENEWAL AGENCY SUMMARY OF CHANGES IN NET POSITION

	Governmental Activities	
	<u>2021</u>	<u>2022</u>
REVENUES		
Property taxes	\$ 1,014,406	\$ 1,044,746
Interest	\$ 10,739	\$ 9,849
Other	\$ 1,805	\$ 80,589
Total Revenues	<u>\$ 1,026,950</u>	<u>\$ 1,135,184</u>
EXPENSES		
Community development	\$ 641,982	\$ 376,364
Interest on long-term debt	\$ 90,236	\$ 84,745
Total Expenses	<u>\$ 732,218</u>	<u>\$ 461,109</u>
INCREASE (DECREASE) IN NET POSITION	<u>\$ 294,732</u>	<u>\$ 674,075</u>
PRIOR PERIOD ADJUSTMENT	<u>\$ -</u>	<u>\$ -</u>
BEGINNING NET POSITION	<u>\$ 1,243,180</u>	<u>\$ 1,537,912</u>
ENDING NET POSITION	<u><u>\$ 1,537,912</u></u>	<u><u>\$ 2,211,987</u></u>

The Agency's activities are governmental activities. The majority of support for governmental activities comes from property taxes.

Capital Assets and Debt Administration

The City of La Grande manages the City's roadway infrastructure using the modified approach. The Agency has one capital project fund (general). Capital projects funds are used to account for the accumulation of resources for, and expenditures of, the acquisition or construction of major capital facilities. The Agency investments include land and land improvements of public infrastructure.

The total long-term debt outstanding at June 30, 2022 is \$2,448,333. This is a decrease of \$170,151 from the prior fiscal year.

URBAN RENEWAL AGENCY of the CITY OF LA GRANDE, OREGON
(A Component Unit of the City of La Grande, Oregon)

Management's Discussion and Analysis
June 30, 2022

Obligations Outstanding

OUTSTANDING DEBT

	Governmental Activities		Business-Type Activities		Total	
	6/30/2021	6/30/2022	6/30/2021	6/30/2022	6/30/2021	6/30/2022
Oregon Infrastructure Financing Authority	\$ 668,403	\$ 631,655	\$ -	\$ -	\$ 668,403	\$ 631,655
Urban Renewal Bond 2012A	\$ 685,000	\$ 635,000	\$ -	\$ -	\$ 685,000	\$ 635,000
Urban Renewal Bond 2015A	\$ 1,160,000	\$ 1,085,000	\$ -	\$ -	\$ 1,160,000	\$ 1,085,000
Deferred Premium	\$ 105,081	\$ 96,678	\$ -	\$ -	\$ 105,081	\$ 96,678
Totals	\$ 2,618,484	\$ 2,448,333	\$ -	\$ -	\$ 2,618,484	\$ 2,448,333

Additional information on the Agency's bonded debt can be found in the notes to the basic financial statements.

Budgetary Highlights

No changes were made to the adopted budget during the year. Actual property tax revenues of the Agency were less than budgeted by \$75,691. Actual expenditures were less than budgeted due in large part to not using the Traded Sector Business Attraction Incentive Program, the URA Initiated CBZ Project Program, and fewer URA Plan Projects than planned were completed. The Agency is collecting sufficient tax revenue to cover all annual operational and debt service expenditures.

Requests for Information

The Agency's financial statements are designed to present Agency taxpayers, customers, investors and creditors with a general overview of the Agency's finances and to demonstrate the Agency's accountability. If you have questions about this report or need additional financial information, please contact Robert Strobe, District Manager at 1000 Adams Avenue, La Grande, OR 97850 or rstrobe@cityoflagrande.org

BASIC FINANCIAL STATEMENTS

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

STATEMENT OF NET POSITION
June 30, 2022

	Governmental Activities
ASSETS	
Cash and cash equivalents	\$ 1,628,521
Receivables:	
Property taxes	49,484
Accounts	1,255
Notes	688,338
Capital Assets	
Land	102,889
Infrastructure on modified approach	1,872,218
Depreciable assets, net of depreciation	<u>345,794</u>
Total assets	<u>4,688,499</u>
LIABILITIES	
Accounts payable and accrued expenses	5,000
Accrued interest payable	23,179
Long-term liabilities:	
Due within one year	162,085
Due in more than one year	<u>2,286,248</u>
Total liabilities	<u>2,476,512</u>
NET POSITION	
Restricted for urban renewal	<u>2,211,987</u>
Total Net Position	<u><u>\$ 2,211,987</u></u>

The notes to the basic financial statements are an integral part of this statement.

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

STATEMENT OF ACTIVITIES
For the Fiscal Year Ended June 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expenses) and Changes in Net Position</u>
Governmental activities:					
Community development	\$ 376,364	\$ -	\$ -	\$ -	\$ (376,364)
Interest on long-term obligations	84,745	-	-	-	(84,745)
Total governmental activities	<u>\$ 461,109</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(461,109)</u>
General revenues:					
Property taxes levied for:					
Debt service					1,044,746
Interest and investment earnings					9,849
Gain (loss) on sale of property					<u>80,589</u>
Total general revenues					<u>1,135,184</u>
Change in net position					674,075
Net position, beginning					<u>1,537,912</u>
Net position, ending					<u>\$ 2,211,987</u>

The notes to the basic financial statements are an integral part of this statement.

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2022

	<u>General Fund</u>	<u>Debt Fund</u>	<u>Totals</u>
ASSETS			
Cash and cash equivalents	\$ 197,878	\$ 1,430,643	\$ 1,628,521
Receivables:			
Property taxes	-	49,484	49,484
Accounts	-	1,255	1,255
Notes	688,338	-	688,338
Total assets	<u>\$ 886,216</u>	<u>\$ 1,481,382</u>	<u>\$ 2,367,598</u>
LIABILITIES			
Accounts payable and accrued liabilities	\$ 5,000	\$ -	\$ 5,000
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue	688,338	24,588	712,926
FUND BALANCES			
Restricted for urban renewal	<u>192,878</u>	<u>1,456,794</u>	<u>1,649,672</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 886,216</u>	<u>\$ 1,481,382</u>	<u>\$ 2,367,598</u>
Amounts reported for governmental activities in the Statement of Net Position are different because:			
Fund balance, restricted above			\$ 1,649,672
Long-term assets that are not available to pay for current-period expenditures are deferred in the funds.			712,926
Capital assets purchased by governmental activities are not financial resources and are not reported in the fund.			2,320,901
Long-term liabilities, including notes payable, bonds payable, the related premium on bonds payable, and accrued interest are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued interest payable	\$ (23,179)		
Bond premium, net	(96,678)		
Bonds payable	(1,720,000)		
Notes payable	<u>(631,655)</u>		<u>(2,471,512)</u>
Net position of governmental activities			<u>\$ 2,211,987</u>

The notes to the basic financial statements are an integral part of this statement.

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

**STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Fiscal Year Ended June 30, 2022**

	<u>General Fund</u>	<u>Debt Fund</u>	<u>Totals</u>
REVENUES			
Property taxes	\$ -	\$ 1,072,309	\$ 1,072,309
Assessment Interest	6,841	-	6,841
Interest on investments	-	8,107	8,107
Miscellaneous	-	-	-
TOTAL REVENUES	<u>6,841</u>	<u>1,080,416</u>	<u>1,087,257</u>
EXPENDITURES			
Current:			
Community development	215,000	-	215,000
Capital Outlay	151,508	-	151,508
Debt service	-	256,441	256,441
TOTAL EXPENDITURES	<u>366,508</u>	<u>256,441</u>	<u>622,949</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(359,667)</u>	<u>823,975</u>	<u>464,308</u>
OTHER FINANCING SOURCES (USES)			
Sale of property	116,810	-	116,810
Transfers in	366,508	-	366,508
Transfers out	-	(366,508)	(366,508)
TOTAL OTHER FINANCING SOURCES (USES)	<u>483,318</u>	<u>(366,508)</u>	<u>116,810</u>
NET CHANGES IN FUND BALANCE	123,651	457,467	581,118
FUND BALANCE, Beginning	<u>69,227</u>	<u>999,327</u>	<u>1,068,554</u>
FUND BALANCE, Ending	<u><u>\$ 192,878</u></u>	<u><u>\$ 1,456,794</u></u>	<u><u>\$ 1,649,672</u></u>

The notes to the basic financial statements are an integral part of this statement.

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**
For the Fiscal Year Ended June 30, 2022

Net change in fund balance - governmental funds	\$ 581,118
Amounts reported for Governmental Activities in the Statement of Activities are different because of the following:	
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	
Deferred inflows of resources	(32,662)
Repayment of long-term obligations principal is an expenditure in the governmental funds, but the repayment reduces long-term obligations in the Statement of Net Position.	161,748
Some expenses reported in the Statement of Activities do not require the use of current financial resources, and are not reported as expenditures in governmental funds.	
Change in accrued interest payable	1,545
Amortization of bond premium	8,403
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of capital assets are allocated over the useful lives and reported as depreciation expense.	
Basis of assets disposed	(36,221)
Depreciation	(9,856)
Change in net position - governmental activities	\$ 674,075

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
GENERAL FUND
For the Fiscal Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive /
				(Negative)
REVENUES				
Assessment Interest	\$ 7,330	\$ 7,330	\$ 6,841	\$ (489)
TOTAL REVENUES	<u>7,330</u>	<u>7,330</u>	<u>6,841</u>	<u>(489)</u>
EXPENDITURES				
Current:				
Community development:				
Materials and services	358,065	358,065	215,000	143,065
Capital Outlay	1,254,453	1,254,453	151,508	1,102,945
Contingency	150,000	150,000	-	150,000
TOTAL EXPENDITURES	<u>1,762,518</u>	<u>1,762,518</u>	<u>366,508</u>	<u>1,396,010</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>(1,755,188)</u>	<u>(1,755,188)</u>	<u>(359,667)</u>	<u>1,395,521</u>
OTHER FINANCING SOURCES (USES)				
Sale of Property	-	-	116,810	116,810
Transfers in	1,612,518	1,612,518	366,508	(1,246,010)
TOTAL OTHER FINANCING SOURCES (USES)	<u>1,612,518</u>	<u>1,612,518</u>	<u>483,318</u>	<u>(1,129,200)</u>
NET CHANGES IN FUND BALANCE	<u>(142,670)</u>	<u>(142,670)</u>	<u>123,651</u>	<u>266,321</u>
FUND BALANCE, Beginning	<u>183,166</u>	<u>183,166</u>	<u>69,227</u>	<u>(113,939)</u>
FUND BALANCE, Ending	<u>\$ 40,496</u>	<u>\$ 40,496</u>	<u>\$ 192,878</u>	<u>\$ 152,382</u>

The notes to the basic financial statements are an integral part of this statement.

NOTES TO THE BASIC FINANCIAL STATEMENTS

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

NOTES TO THE BASIC FINANCIAL STATEMENTS
For the Fiscal Year Ended June 30, 2022

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The accompanying financial statements present the activities of the La Grande Urban Renewal Agency. The agency was formed on November 17, 1999 for the purpose of assisting in the economic development of the City of La Grande and is responsible for the urban growth and development within its boundaries. The Agency is a component unit of the City of La Grande and is financially accountable to the City. In addition, the Agency's governing body is the same as that of the City of La Grande's governing body, giving the City the ability to significantly impose its will over the Agency. Management of the Agency consists of those individuals responsible for the day-to-day operations of the City of La Grande; and the Agency provides services wholly within the City boundaries with the intention of increasing tax revenues and employment.

The financial activities of the Agency are also presented as a blended component unit in the City of La Grande financial statements. Complete financial statements for the City of La Grande may be obtained at the City of La Grande's office located at 1000 Adams Avenue, La Grande, Oregon 97850.

B. Agency-wide and Fund Financial Statements

The agency-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the Agency. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities* are supported by taxes and intergovernmental revenues.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are 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 or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The agency-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental Funds are funded by a variety of resources, which include Restricted, Committed, Assigned, and Unassigned sources. Unless specifically tracked, expenditures are assumed to begin with Restricted, Committed, Assigned, and lastly, Unassigned.

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. Significant revenues, which are susceptible to accrual under the modified accrual basis of accounting, include property taxes and federal and state grants. Other revenue items are considered to be measurable and available when received by the Agency. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgment, are recorded only when payment is due.

The Agency reports the following major governmental funds:

The *General Fund* is the primary operating fund of the Agency and is always classified as a major fund. It is used to account for all activities except those legally or administratively required to be accounted for in other funds.

The *Debt Fund* is used to account for the accumulation of resources for, and the payment of, general and long term principal and interest.

D. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

E. Cash and Cash Equivalents

The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

The Agency's bank accounts and investments are maintained in a central pool of cash and investments with the City of La Grande that is available for use by all funds. Each fund's portion of this pool is reported on the combined balance sheet as cash and cash equivalents.

The investment policy of the Agency is to invest in the Local Government Investment Pool (LGIP), U.S. Government Obligations, and interest bearing demand deposits with local banks and to transfer resources to the general checking account as the need arises. This policy is in accordance with ORS 294.035, which specifies the types of investments, authorized for municipal corporations. The Agency allocates earnings on investments to each fund based on the year to date net income for each fund.

Investments in the LGIP are reported at amortized cost, which approximates fair value in accordance with GASB Statement Number 31, and are considered cash equivalents for financial reporting purposes.

F. Receivables and Payables

Receivables including property taxes, accounts, entitlements, and shared revenues are reported in accordance with the policies enumerated in paragraph C above.

G. Fund Equity

Restricted Fund Balance represents amounts that are constrained for Urban Renewal capital projects. Generally the purpose for each is indicated by the account title on the face of the balance sheet.

When the option is available to use restricted or unrestricted resources for any purpose, the Agency expends restricted resources first. When the option is available to use committed, assigned, or unassigned resources for any purpose, the Agency expends committed resources before assigned resources, and assigned resources before unassigned resources.

H. Capital Assets

Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. The Agency reports all major general infrastructure assets constructed or acquired using the modified method. All other assets are depreciated using the straight-line basis over the following estimated useful lives:

Land Improvements	10 – 50 years
Equipment	5 – 30 years

I. Long-Term Obligation

In the agency-wide financial statements, long-term debt obligations are reported as liabilities in the Statement of Net Position.

In the fund financial statements, governmental fund types report the face amount of debt issued as other financing sources.

II. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

Generally, Oregon Local Budget Law requires annual budgets be adopted for all funds. The modified accrual basis of accounting is used for all budgets. All annual appropriations lapse at fiscal year end.

The Agency begins its budgeting process by appointing Budget Committee members in the fall of each year. Budget recommendations are developed by management through early spring, with the Budget Committee meeting and approving the budget document in late spring. Public notices of the budget hearing are generally published in May or June and the hearing is held in June. The Board of Directors adopts the budget, makes appropriations, and declares the tax levy no later than June 30. Expenditure appropriations may not be legally over-expended, except in the case of grant receipts and

bond sale proceeds which could not be reasonably estimated at the time the budget was adopted.

The resolution authorizing appropriations for each fund sets the level at which expenditures cannot legally exceed appropriations. The Agency established the levels of budgetary control at the materials and services, capital outlay, debt service, and all other requirement levels for all funds.

B. Excess of Expenditures over Appropriations

There were no expenditures that exceeded appropriations.

III. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

Deposits. The Governmental Accounting Standards Board has adopted accounting principles generally accepted in the United States of America (GAAP), which includes standards to categorize deposits to give an indication of the level of custodial credit risk assumed by the Agency at June 30, 2022. If bank deposits at year end are not entirely insured or collateralized with securities held by the district or by its agent in the Agency's name, the Agency must disclose the custodial credit risk that exists.

The Agency maintains a cash pool with the City of La Grande that is available for use by all funds. Each fund type's portion of this pool is reported on the combined balance sheet as cash and cash equivalents. Please refer to the City's basic financial statements, issued under a separate cover, for additional information pertaining to the nature and collateralization of the City's deposits and investments.

Custodial credit risk for deposits is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The Agency does not have a formal policy for custodial credit risk.

Investments. In connection with their shared funds with the City of La Grande, the Agency has invested funds in the State Treasurer's Oregon Short-Term Fund Local Government Investment Pool during the year. The Oregon Short-Term Fund is the local government investment pool for local governments and was established by the State Treasurer. It was created to meet the administrative responsibilities of federal arbitrage regulations. The investments are regulated by the Oregon Short-Term Fund Board and approved by the Oregon Investment Council (ORS 294.805 to 294.895). Local Government Investment Pool (LGIP) is an unrated external investment pool managed by the State Treasurer's office, which allows governments within the state to pool their funds for investment purposes. The amounts invested in the pool are not classified by risk categories because they are not evidenced by securities that exist in physical or book entry form as defined by GASB Statement No. 40.

In addition, the Oregon State Treasury LGIP distributes investment income on an amortized cost basis and the participant's equity in the pool is determined by the amount of participant deposits, adjusted for withdrawals and distributed income. Accordingly, the adjustment to fair value would not represent an expendable increase in the Agency's cash position.

Investments in the Oregon State Treasury LGIP are made under the provision of ORS 194.180. These funds are held in the Agency's name and are not subject to collateralization requirements or ORS 295.015. Investments are stated at cost, which approximates fair value.

Credit risk. State statutes authorize the Agency to invest primarily in general obligations of the US Government and its agencies, certain bonded obligations of Oregon municipalities, bank repurchase agreements, bankers' acceptances, certain commercial papers, and the State Treasurer's investment pool, among others. The Agency has no formal investment policy that further restricts its investment choices.

Concentration of Credit Risk. The Agency is required to provide information about the concentration of credit risk associated with its investments in one issuer that represents 5 percent or more of the total investments, excluding investments in external investment pools or those issued and explicitly guaranteed by the U.S. Government. The Agency has no such investments.

Interest Rate Risk. The Agency has no formal investment policy that explicitly limits investment maturities as a means of managing its exposure to fair value loss arising from increasing interest rates.

The Agency's cash and cash equivalents by fund at June 30, 2022 are shown below:

Governmental activities:	
General Fund	\$ 197,878
Debt Fund	<u>1,430,643</u>
Total cash and cash equivalents	<u>\$ 1,628,521</u>

B. Receivables

At June 30, 2022 the Agency's receivables are as follows:

Property taxes	\$ 49,484
Accounts	1,255
Notes	<u>688,338</u>
Total receivables	<u>\$ 739,077</u>

Property taxes are assessed and attach as an enforceable lien on property as of July 1. Taxes are levied on July 1 and are payable on November 15. They may be paid in installments due November 15, February 15, and May 15. Taxes are billed and collected by Union County and remittance to the Agency is made at periodic intervals. The Agency levied taxes at less than maximum taxing authority. After reductions for offsets and additional taxes and penalties, this resulted in a net levy of \$1,094,924

The Urban Renewal Agency has a note receivable of \$150,000 related to the funding provided towards the purchase of Liberty Theatre. The loan accrues interest at 5.5% but principal and interest can be forgiven if development requirements are met within 7 years of the initial loan disbursement in August of 2011. An amended loan agreement dated

December 13, 2021 extends the maturity date to June 30, 2023. All other terms shall remain in full force and effect, which may not be extended for any reason.

The Urban Renewal Agency extended a loan agreement to Market Place Family Foods, LLC establish a new grocery store for a maximum of \$500,000. The loan accrues interest at 5% compound annually and is secured by real property. Loan principal and interest can be forgiven if the hours of operations and job creation/retention requirements are met over a maximum 10-year performance life.

The Urban Renewal Agency extended a loan agreement to Community Merchants for a maximum of \$32,235. The Urban Renewal Agency disbursed \$14,284 during the fiscal year of 2017 and the project is completed. The loan accrues interest at 5% compound annually. Payments for the first twelve months are interest only and starting with the 13th month included principal and interest based on a 15 year term. At the mid-point of the loan, (7.5 years), the remaining balance is eligible to be forgiven provided the criteria for loan forgiveness are met. The criteria for loan forgiveness includes: the company must remain in business at the time of forgiveness with a minimum of 1.5 full time equivalent employees who are employed for at least 36 months prior to the forgiveness, along with a positive cash flow for the 12 months prior to the forgiveness as demonstrated on the company income taxes, and all payments and late fees are paid and current.

The Urban Renewal Agency extended a loan agreement to Thai Fresh for a maximum amount of \$27,515. The final \$13,757 was disbursed during the fiscal year of 2018. The loan accrues interest at 5% compound annually. Payments for the first twelve months are interest only and starting with the 13th month included principal and interest based on a 15 year term. At the mid-point of the loan, (7.5 years), the remaining balance is eligible to be forgiven provided the criteria for loan forgiveness are met. The criteria for loan forgiveness includes: the company must remain in business at the time of forgiveness with a minimum of 3.0 full time equivalent employees who are employed for at least 36 months prior to the forgiveness, along with a positive cash flow for the 12 months prior to the forgiveness as demonstrated on the company income taxes, and all payments and late fees are paid and current.

The Urban Renewal Agency extended a loan agreement to Le Bebe Cakes for a maximum amount of \$20,500, which was fully disbursed. The loan accrues interest at 5% compound annually. Payments for the first twelve months are interest only and starting with the 13th month included principal and interest based on a 10 year term. At the mid-point of the loan, (5 years), the remaining balance is eligible to be forgiven provided the criteria for loan forgiveness are met. The criteria for loan forgiveness includes: the company must remain in business at the time of forgiveness with a minimum of 3.0 full time equivalent employees who are employed for at least 24 months prior to the forgiveness, along with a positive cash flow for the 12 months prior to the forgiveness as demonstrated on the company income taxes, and all payments and late fees are paid and current. An agreement forbearance was signed on May 11, 2020 which allowed Le Bebe Cakes to not make any payments beginning March 1, 2020 and ending July 31, 2020 due to COVID 19. During this time, interest would not accrue on the loan. Le bebe Cakes caught up in April 2021 and their loan status is current.

Assessment liens receivable represent the uncollected amounts levied against benefited property for costs of local improvements. Since the assessments are liens against the benefited property, an allowance or uncollectible amounts is not necessary.

C. Deferred Outflows/Inflows of Resources

In addition to liabilities, the statement of financial position and or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item unavailable revenue is reported only in the governmental fund balance sheet. The amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The unavailable revenues reported in the governmental funds included \$24,588 in property taxes and \$688,338 in notes receivable.

D. Capital Assets

Capital Assets activity for the Agency for the year ended June 30, 2022, was as follows:

Description	Balance July 1, 2021	Increases	Decreases	Balance June 30, 2022
Capital Assets not being depreciated				
Land	\$ 139,110	\$ -	\$ (36,221)	\$ 102,889
Infrastructure	1,872,218	-	-	1,872,218
Total non-depreciable	2,011,328	-	(36,221)	1,975,107
Capital Assets being depreciated				
Land Improvements	2,331,605	-	-	2,331,605
Equipment	23,455	-	-	23,455
Total depreciable	2,355,060	-	-	2,355,060
Less: Accumulated Depreciation				
Land Improvements	(1,997,392)	(9,074)	-	(2,006,466)
Equipment	(2,018)	(782)	-	(2,800)
Total accumulated depreciation	(1,999,410)	(9,856)	-	(2,009,266)
Total capital assets being depreciated, net	355,650	(9,856)	-	345,794
Total Governmental Activities URA, net	\$ 2,366,978	\$ (9,856)	\$ (36,221)	\$ 2,320,901

The URA sold Business Park Lot #4 for \$11,953 and Business Park Parcel 1 for \$24,268 in fiscal year 2021-22. With accumulated depreciation being consistent as previous years.

E. Long – Term Liabilities from Direct Borrowings and Direct Placements

On June 8, 2006 the Agency entered into a loan contract with Oregon Economic Development. This loan was for the construction of the La Grande Business & Technology Park. The total loan contract was for \$2,058,286. Principal and interest at 3.52% annually was due in one lump-sum payment 30 months after the first draw. The first draw was received on September 12, 2007, resulting in a maturity date of March 12, 2010. The final draw of \$227,281 was received on February 26, 2008. A lump payment of \$1,000,000 was made on April 23, 2009 that consisted of \$905,793 of principal and

\$94,207 of accrued interest. The remaining balance of \$1,152,493 was refinanced on May 27, 2009. The loan is due in annual installments beginning on December 1, 2009 for 25 years at variable interest rates ranging from 3.00% to 5.25%. On April 10, 2018 the remaining balance of \$867,702 was refunded and refinanced for \$787,056 through the Oregon Infrastructure Financing Authority. The loan repayment dates and payoff date remained the same. The refinance was issued with a bond premium of \$107,943 and resulted in a total cash savings of \$115,930 over the life of the loan.

Future annual requirements are as follows:

Year Ended June 30,	Principal	Interest
2023	\$ 37,085	\$ 31,368
2024	42,440	29,514
2025	42,737	27,466
2026	48,124	25,329
2027	48,551	22,903
2028-2032	279,480	76,036
2033-34	133,238	9,920
	<u>\$ 631,655</u>	<u>\$ 222,536</u>

On February 21, 2012 the Agency issued bonds under the Local Oregon Capital Asset Program sponsored by the League of Oregon Cities. These bonds were used for the funding of the "Big H" streetscape project. The total certificates of participation issued were \$1,035,000. Interest only payments were required until December 1, 2013, after which the loan is due in annual installments of principal and semi annual installments of interest for 20 years. Interest is at a fixed rate for each maturity ranging from 1% to a maximum average interest rate of 3.5%.

In February 2016 the Agency issued bonds under the Local Oregon Capital Asset Program sponsored by the League of Oregon Cities. These bonds were used for the funding of the Adams Avenue Streetscape Project. The total certificates of participation issued were \$1,550,000. An interest only payment is due December 1, 2016, after which the loan is due in annual installments of principal and semiannual installments of interest for 19 years. Interest is at a fixed rate for each maturity ranging from 2% to a maximum average interest rate of 3.5%.

Future annual requirements are as follows:

Total

Year Ended June 30,	Principal	Interest
2023	\$ 125,000	\$ 57,875
2024	125,000	54,050
2025	130,000	49,675
2026	140,000	45,038
2027	140,000	40,137
2028-2032	775,000	125,314
2033-2034	285,000	12,600
	<u>\$ 1,720,000</u>	<u>\$ 384,689</u>

Changes in long-term liabilities from direct borrowings and direct placement for the fiscal year ended June 30, 2022, are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Oregon Infrastructure Financing Authority	\$ 668,403	\$ -	\$ 36,748	631,655	\$ 37,085
Urban Renewal Bonds	1,845,000	-	125,000	1,720,000	125,000
Deferred Premium	105,081	-	8,403	96,678	-
Total Long Term Obligations	<u>\$ 2,618,484</u>	<u>\$ -</u>	<u>\$ 170,151</u>	<u>\$ 2,448,333</u>	<u>\$ 162,085</u>

F. Fund Balance Classification

Fund balance by classification for the year ended June 30, 2022 are as follows:

Fund Balance	URA General Fund	URA Debt Fund	Total
Restricted for:			
Urban Renewal	<u>\$ 192,878</u>	<u>\$ 1,456,794</u>	<u>\$ 1,649,672</u>
Total Fund Balance	<u>\$ 192,878</u>	<u>\$ 1,456,794</u>	<u>\$ 1,649,672</u>

G. Risk Management

The Agency is exposed to various risks of loss related to torts; theft or damage to and destruction of assets; errors and omissions; and natural disasters for which the Agency carries commercial insurance coverage in the name of the City. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage for the past three years.

H. Commitments & Contingencies

The Agency committed to funding of \$1,054,453 to plan projects, and \$200,000 to traded sector for 2022 fiscal year along with the annual budget process.

I. Related Party Transactions

The Urban Renewal Agency paid the City of La Grande \$92,532 for administration and overhead and \$122,468 to reimburse costs reported in the economic development department during the year.

REQUIRED SUPPLEMENTARY INFORMATION

RSI Disclosures for The Agency's Street System Based on a Condition Index
La Grande Urban Renewal Agency
June 30, 2022

Pavement Condition Index of the City of La Grande Street System

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Gravel	100	100	100
Oil Mat	69	69	74
Concrete	79	79	84
Major Asphalt	88	88	86
Minor Asphalt	73	72	74

Comparison of Needed-to-actual Maintenance/Preservation

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Gravel					
Needed	-	-	-	-	-
Actual	-	-	-	-	-
Oil Mat					
Needed	93,606	353,002	93,782	163,091	223,469
Actual	93,606	353,002	93,782	163,091	223,469
Concrete					
Needed	-	-	-	-	-
Actual	-	-	-	-	-
Major Asphalt					
Needed	258,480	439,922	-	374,058	116,223
Actual	258,480	439,922	-	374,058	116,223
Minor Asphalt					
Needed	109,309	51,682	192,808	353,073	330,746
Actual	109,309	51,682	192,808	353,073	330,746

The condition of road pavement is measured using a pavement management system. All of the streets maintained by the Agency are asphalt-surfaced and make up only a small portion of the total infrastructure system. The pavement management system uses a measurement scale that is based on a Pavement condition Index (PCI) ranging from zero for a failed pavement to 100 for pavement in perfect condition. The City's policy is to maintain an average PCI of at least 50 for Oil Mat, 60 for Minor Asphalt, and 70 for Gravel, Concrete, and Major Asphalt. Complete condition assessments are determined every three years.

SUPPLEMENTAL INFORMATION

LA GRANDE URBAN RENEWAL AGENCY
(A Component Unit of the City of La Grande, Oregon)

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
DEBT FUND
For the Fiscal Year Ended June 30, 2022

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive /
				(Negative)
REVENUES				
Property taxes	\$ 1,148,000	\$ 1,148,000	\$ 1,072,309	\$ (75,691)
Interest on investments	10,000	10,000	8,107	(1,893)
TOTAL REVENUES	<u>1,158,000</u>	<u>1,158,000</u>	<u>1,080,416</u>	<u>(77,584)</u>
EXPENDITURES				
Debt Service	<u>256,442</u>	<u>256,442</u>	<u>256,441</u>	<u>1</u>
TOTAL EXPENDITURES	<u>256,442</u>	<u>256,442</u>	<u>256,441</u>	<u>1</u>
REVENUES OVER (UNDER) EXPENDITURES	<u>901,558</u>	<u>901,558</u>	<u>823,975</u>	<u>(77,583)</u>
OTHER FINANCING SOURCES (USES)				
Transfers Out	<u>(1,612,518)</u>	<u>(1,612,518)</u>	<u>(366,508)</u>	<u>1,246,010</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(1,612,518)</u>	<u>(1,612,518)</u>	<u>(366,508)</u>	<u>1,246,010</u>
NET CHANGES IN FUND BALANCE	<u>(710,960)</u>	<u>(710,960)</u>	<u>457,467</u>	<u>1,168,427</u>
FUND BALANCE, Beginning	<u>900,730</u>	<u>900,730</u>	<u>999,327</u>	<u>98,597</u>
FUND BALANCE, Ending	<u><u>\$ 189,770</u></u>	<u><u>\$ 189,770</u></u>	<u><u>\$ 1,456,794</u></u>	<u><u>\$ 1,267,024</u></u>

See auditor's report.

AUDITOR'S COMMENTS AND REPORTS

Independent Auditor's Report Required by Oregon State Regulations

We have audited the basic financial statements of La Grande Urban Renewal Agency as of and for the year ended June 30, 2022, and have issued our report thereon dated February 22, 2023. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance

As part of obtaining reasonable assurance about whether the La Grande Urban Renewal Agency financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statements 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.

We performed procedures to the extent we considered necessary to address the required comments and disclosures which included, but were not limited to the following:

- **Deposit of public funds with financial institutions (ORS Chapter 295).**
- **Indebtedness limitations, restrictions and repayment.**
- **Budgets legally required (ORS Chapter 294).**
- **Insurance and fidelity bonds in force or required by law.**
- **Programs funded from outside sources.**
- **Authorized investment of surplus funds (ORS Chapter 294).**
- **Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).**

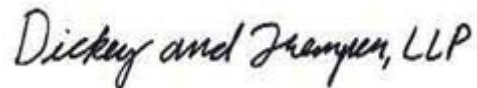
In connection with our testing nothing came to our attention that caused us to believe the Agency was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations.

OAR 162-10-0230 Internal Control

In planning and performing our audit, we considered the Agency internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Agency internal control over financial reporting.

This report is intended solely for the information and use of the board of directors/council members/commissioners and management of the Agency and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these parties.

Dickey and Tremper, LLP

A handwritten signature in black ink that reads "Dickey and Tremper, LLP". The signature is written in a cursive, flowing style.

February 22, 2023



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February 22, 2023

To the Agency Members of the La Grande Urban Renewal Agency

We have audited the financial statements of the governmental activities and each major fund of the La Grande Urban Renewal Agency; hereafter referred to as the Agency, for the year ended June 30, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted audit standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 11, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Agency are described in Note I to the financial statements. No new accounting policies were adopted and application of existing policies was not changed during the year. We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Agency's financial statements was:

Management's estimate of capital assets and depreciation expense is based on the useful lives of acquired assets. We evaluated the key factors, and assumptions used to develop depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements were detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 22, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to Management's Discussion and Analysis and disclosures for the City's street system based on a condition index under the modified approach for infrastructure, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding 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 did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

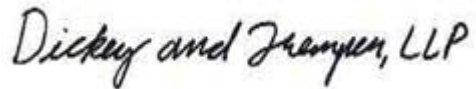
We are engaged to report on the budgetary schedule for the Debt Service Fund, which accompanies the financial statements but are not RSI. With respect to this supplementary

information, accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Agency Members and management of the La Grande Urban Renewal Agency and is not intended to be, and should not be, used by anyone other than these specified parties.

Respectfully,

A handwritten signature in black ink that reads "Dickey and Tremper, LLP". The signature is written in a cursive, flowing style.

DICKEY AND TREMPER, LLP



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To the Agency Members and Management of the City of
La Grande Urban Renewal Agency:

In planning and performing our audit of the financial statements, of the governmental activities and each major fund of the City of La Grande Urban Renewal Agency, as of and for the year ended June 30, 2022, in accordance with auditing standards generally accepted in the United States of America, we considered the City of La Grande Urban Renewal Agency's internal control over financial reporting (internal control) as a basis for designing 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 Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency'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.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. 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.

This communication is intended solely for the information and use of management, Agency Members of the La Grande Urban Renewal Agency, and others within the organization, and is not intended to be, and should not be, used by anyone other than these specified parties.

Dickey and Tremper, LLP

Dickey and Tremper, LLP
Certified Public Accountants
Pendleton, Oregon

February 22, 2023