



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF ACCOUNTS
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June 29, 2022

To: The Officials of the Allen County Fort Wayne Capital Improvements Board of Managers
Allen County Fort Wayne Capital Improvements Board of Managers
120 W Washington Blvd
Fort Wayne, IN 46802

As authorized under Indiana Code 5-11-1, we engaged private examiners under our review to perform the audit of Allen County Fort Wayne Capital Improvements Board of Managers. We have reviewed the audit report opined upon by Crowe LLP, Independent Public Accountants, for the period January 1, 2021 to December 31, 2021. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of Allen County Fort Wayne Capital Improvements Board of Managers as of December 31, 2021, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Crowe LLP prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

In addition to the report presented herein, a Supplemental Report for Allen County Fort Wayne Capital Improvements Board of Managers was prepared in accordance with the guidelines established by the State Board of Accounts.

The report is filed with this letter in our office as a matter of public record.

A handwritten signature in cursive script that reads "Tammy R. White".

Tammy R. White, CPA
Deputy State Examiner

**ALLEN COUNTY FORT WAYNE
CAPITAL IMPROVEMENTS BOARD OF MANAGERS**

A COMPONENT UNIT OF THE CITY OF FORT WAYNE

ALLEN COUNTY, INDIANA

FINANCIAL STATEMENTS AUDIT REPORT

December 31, 2021

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
A COMPONENT UNIT OF THE CITY OF FORT WAYNE
FINANCIAL STATEMENTS AUDIT REPORT
December 31, 2021

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ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
SCHEDULE OF OFFICIALS
December 31, 2021

<u>Office</u>	<u>Official</u>	<u>Term</u>
Business Manager	Christina Williams Karlie Ressler	01-01-21 to 10-08-21 10-05-21 to 02-22-22
Executive Director	Barton Shaw	01-01-21 to 12-31-21
Controller	Rebecca S. Zulager	01-01-21 to 12-31-21
Treasurer	Yogesh S. Parikh	01-01-21 to 12-31-21
President of the Board of Managers	James E. Cook	01-01-21 to 12-31-21

INDEPENDENT AUDITOR'S REPORT

Those Charged with Governance
Allen County Fort Wayne Capital Improvements Board of Mangers
Allen County, Indiana

Report on the Audit of the Financial Statements***Opinion***

We have audited the financial statements of the governmental activities, the business-type activities, and each major fund of the Allen County Fort Wayne Capital Improvements Board of Managers (CIB), a component unit of the City of Fort Wayne, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the CIB's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the CIB, as of December 31, 2021, 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.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 CIB, 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 CIB'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.

(Continued)

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, 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 CIB'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 CIB'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 Supplementary Information

Accounting principles generally accepted in the United States of America require that the Schedule of Proportionate Share of the Net Position Liability and Schedule of Employer Contributions on pages 30-32 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.

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

(Continued)

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Schedule of Officials and Supplementary Information Schedules but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Crowe LLP
Crowe LLP

Indianapolis, Indiana
June 28, 2022

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF NET POSITION
December 31, 2021

	Primary Government		Total
	Governmental Activities	Business Type Activities	
ASSETS			
Cash and cash equivalents	\$ 10,484	\$ 5,483,815	\$ 5,494,299
Accounts receivable	-	76,469	76,469
Room tax receivable	-	626,195	626,195
Royalties receivable	-	124,026	124,026
Prepaid items	-	5,066	5,066
Restricted assets:			
Due from Fort Wayne Redevelopment Commission	-	2,933,997	2,933,997
Food and beverage tax reserve cash and cash equivalents	20,446,520	-	20,446,520
Food and beverage tax receivable	6,457,901	-	6,457,901
Capital assets:			
Nondepreciable - Land	-	975,000	975,000
Depreciable capital assets (net of accumulated depreciation)	-	31,605,392	31,605,392
Total assets	<u>26,914,905</u>	<u>41,829,960</u>	<u>68,744,865</u>
Deferred outflows of resources	-	254,471	254,471
LIABILITIES			
Accounts payable and other accrued expenses	-	407,696	407,696
Due to Visit Fort Wayne	-	234,823	234,823
Rental deposits	-	172,231	172,231
Noncurrent liabilities:			
Due within one year:			
Capital lease payable, current portion	-	1,617,500	1,617,500
Bond payable, current portion	30,000	-	30,000
Due in more than one year:			
Capital lease payable	-	9,812,500	9,812,500
Bond payable (net of unamortized premium)	7,978,746	-	7,978,746
Net pension liability	-	304,487	304,487
Total liabilities	<u>8,008,746</u>	<u>12,549,237</u>	<u>20,557,983</u>
Deferred inflows of resources	-	485,357	485,357
NET POSITION			
Net investment in capital assets	-	21,150,392	21,150,392
Restricted for debt service	-	2,933,997	2,933,997
Restricted for food and beverage tax reserve	18,906,160	-	18,906,160
Unrestricted	-	4,965,448	4,965,448
Total net position	<u>\$ 18,906,160</u>	<u>\$ 29,049,837</u>	<u>\$ 47,955,997</u>

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF ACTIVITIES
For the year ended December 31, 2021

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Primary Government		Totals
				Governmental Activities	Business-Type Activities	
Primary government:						
Governmental activities:						
Capital Improvement/economic development	\$ 2,077,000	\$ -	\$ -	\$ (2,077,000)	\$ -	\$ (2,077,000)
Interest on long-term debt	245,119	-	-	(245,119)	-	(245,119)
Total governmental activities	2,322,119	-	-	(2,322,119)	-	(2,322,119)
Business-type activities						
Grand Wayne Center	5,585,471	1,550,048	1,623,868	-	(2,411,555)	(2,411,555)
Total primary government	7,907,590	1,550,048	1,623,868	(2,322,119)	(2,411,555)	(4,733,674)
General revenues:						
				6,457,901	-	6,457,901
				-	3,821,428	3,821,428
				8,609	400,000	408,609
				55,239	11,783	67,022
				6,521,749	4,233,211	10,754,960
				4,199,630	1,821,656	6,021,286
				14,706,530	27,228,181	41,934,711
				\$ 18,906,160	\$ 29,049,837	\$ 47,955,997

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 BALANCE SHEET – GOVERNMENTAL FUNDS AND
 RECONCILIATION TO THE STATEMENT OF NET POSITION
 December 31, 2021

	Food and Beverage Tax
ASSETS	
Cash and cash equivalents	\$ 10,484
Cash and cash equivalents - restricted	20,446,521
Food and beverage tax receivable	6,457,901
Total assets	\$ 26,914,906
 FUND BALANCES	
Restricted	26,904,422
Assigned	10,484
Total fund balances	\$ 26,914,906
 RECONCILIATION OF GOVERNMENTAL FUND BALANCE TO THE STATEMENT OF NET POSITION	
Fund Balance	\$ 26,914,906
Amounts reported for governmental activities in the Statement of Net Position are different due to:	
Long term liabilities are not due and payable in the current period:	
Bonds payable (net of unamortized premium)	(8,008,746)
Net position of governmental activities	\$ 18,906,160

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES AND
AND RECONCILIATION TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2021

	Food and Beverage Tax
Revenues:	
Intergovernmental	\$ 6,457,901
Other	63,848
Total revenues	6,521,749
Expenditures:	
Current:	
Economic development	2,077,000
Debt service:	
Principal	38,609
Interest	245,119
Total expenditures	2,360,728
Net change in fund balance	4,161,021
Fund Balance - beginning	22,753,885
Fund Balance - ending	\$ 26,914,906

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES**

Net change in fund balance	\$ 4,161,021
Amounts reported for governmental activities in the Statement of Net Position different due to:	
Long-term debt expense recorded at fund level, not on government wide:	
Payment of principal on bonds payable	38,609
Change in net position of governmental activities	\$ 4,199,630

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF NET POSITION – PROPRIETARY FUNDS
December 31, 2021

	Grand Wayne Center
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 5,483,815
Accounts receivable	76,469
Room tax receivable	626,195
Royalties receivable	124,026
Prepaid items	5,066
Total current assets	6,315,571
Noncurrent assets:	
Restricted assets:	
Due from Fort Wayne Redevelopment Commission	2,933,997
Capital assets:	
Land	975,000
Other capital assets (net of accumulated depreciation)	31,605,392
Total capital assets	32,580,392
Total noncurrent assets	35,514,389
Total assets	41,829,960
DEFERRED OUTFLOWS OF RESOURCES	254,471
LIABILITIES	
Current liabilities:	
Accounts payable and other accrued expenses	407,696
Capital lease payable, current portion	1,617,500
Due to Visit Fort Wayne	234,823
Rental deposits	172,231
Total current liabilities	2,432,250
Noncurrent liabilities:	
Capital lease payable	9,812,500
Net pension liability	304,487
Total noncurrent liabilities	10,116,987
Total liabilities	12,549,237
DEFERRED INFLOWS OF RESOURCES	485,357
NET POSITION	
Net investment in capital assets	21,150,392
Restricted for debt service	2,933,997
Unrestricted	4,965,448
Total net position	\$ 29,049,837

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION -
PROPRIETARY FUNDS
For the year ended December 31, 2021

	Grand Wayne Center
Operating revenues:	
Rental income	\$ 843,521
Royalties	476,264
Other	230,263
Total operating revenues	1,550,048
Operating expenses:	
Salaries and wages	1,538,187
Employee pensions and benefits	531,100
Materials and supplies	173,090
Utilities and telephone	664,867
Advertising and promotion	197,107
Repairs and maintenance	274,955
Professional services	198,724
Insurance expense	104,166
Depreciation	1,271,083
Miscellaneous expenses	63,691
Total operating expenses	5,016,970
Operating income (loss)	(3,466,922)
Nonoperating revenues (expenses):	
Interest and investment revenue	11,783
Indiana room tax	3,821,428
PSCDA and other revenue	400,000
Interest expense	(568,500)
Total nonoperating revenues (expenses)	3,664,711
Income (loss) before City of Fort Wayne funding	197,788
City of Fort Wayne Funding	
Tax increment financing	1,434,575
Redevelopment Commission	189,293
Total City of Fort Wayne funding	1,623,868
Change in net position	1,821,656
Fund Balance - beginning	27,228,181
Fund Balance - ending	\$ 29,049,837

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the year ended December 31, 2021

	Grand Wayne Center
Cash flows from operating activities:	
Receipts from customers and users	812,649
Receipts from royalties	352,840
Payments to suppliers and contractors	(1,685,553)
Payments to employees	(2,069,287)
Other receipts	247,098
	(2,342,254)
Cash flows from noncapital financing activities:	
Indiana room tax receipts	3,579,787
PSCDA tax receipts	400,000
Visit Fort Wayne distribution	90,617
Payments from Fort Wayne Redevelopment Commission	189,293
	4,259,697
Cash flows from capital and related financing activities:	
Net activity with Fort Wayne Redevelopment Commission for capital debt	(443,646)
City of Fort Wayne funding	1,434,575
Acquisition and construction of capital assets	(599,350)
Principal paid on capital debt	(1,617,500)
Interest paid on capital debt	(568,500)
	(1,794,421)
Cash flows from investing activities:	
Interest received	11,783
	11,783
Net increase in cash and cash equivalents	134,805
Cash and cash equivalents, January 1	5,349,010
Cash and cash equivalents, December 31	\$ 5,483,815

See accompanying notes to financial statements.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the year ended December 31, 2021

	Grand Wayne Center
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	\$ <u>(3,466,922)</u>
Adjustments to reconcile operating income to net cash provided (used) by operating activities:	
Depreciation expense	1,271,083
(Increase) decrease in assets:	
Deferred outflows - pension related	(83,435)
Accounts receivable	(70,313)
Royalties receivable	(123,425)
Prepaid items	16,835
Increase (decrease) in liabilities:	
Accounts payable and other accrued expenses	167,385
Rental deposits payable	39,443
Net Pension Liability	(411,648)
Deferred Inflows - pension related	<u>318,743</u>
Total adjustments	<u>1,124,668</u>
Net cash provided (used) by operating activities	<u><u>\$ (2,342,254)</u></u>

See accompanying notes to financial statements.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General Information

Reporting Entity: The Allen County Fort Wayne Capital Improvements Board of Managers (CIB) was created and is in existence pursuant to the laws of the State of Indiana. The statutory provisions under which the CIB operates and conducts its business specifically state the nature and type of transactions that can be entered into by the CIB. The CIB operates the Grand Wayne Center convention facility. It is also authorized to enter into capital improvement projects funded by supplemental food and beverage tax revenues.

The CIB is a component unit of the City of Fort Wayne and is included as such in the City's Annual Comprehensive Financial Report. A seven-member board governs the CIB. The City and County each appoint three members, and the appointed members elect the seventh member. The CIB's overall budget for funds are subject to approval by the City and County Councils. Any resolutions for the sale of revenue bonds are subject to review by the Mayor. All sales of general obligation bonds are subject to the approval by the City Council.

The accompanying financial statements present the activities of the CIB. There are no significant component units which require inclusion.

Government-Wide and Fund Financial Statements: Government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on activities of the primary government. The effect of interfund activity has been removed from these statements except for interfund services provided and used. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which direct expenses of a given function or segments are offset by program revenues. Direct expenses 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 and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation: The government-wide financial statements and the proprietary fund 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 the related cash flows.

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 primary government considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, are recorded only when payment is due.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Tax and interest revenues associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when the primary government receives cash.

Enterprise funds distinguish operating receipts and disbursements from nonoperating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating receipts of the enterprise funds are charges to customers for sales and services. Operating disbursements for enterprise funds include the cost of sales and services and administrative costs. All receipts and disbursements not meeting this definition are reported as nonoperating receipts and disbursements.

The primary government reports the following major governmental fund:

- The Food and Beverage Tax fund is a special revenue fund. Pursuant to IC 6-9-33, Allen County levies a one percent Supplemental Food and Beverage Tax on all food and beverage sales in the county and remits funds to the CIB.

The primary government reports the following proprietary fund:

- The Grand Wayne Center is an enterprise fund responsible for operation of the convention facility.

Restricted Asset Spending Policy: Restricted assets are released from restriction by incurring expenses satisfying the restricted purpose or by occurrence of other events. When both restricted and unrestricted resources are available for use, the CIB's policy is to use restricted resources first, then unrestricted resources as they are needed.

Use of Estimates in Preparation of Financial Statements: 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 the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflow of resources at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Risk Management: The CIB is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; job related illnesses or injuries to employees; and natural disasters. The risks of torts; theft of, damage to, and destruction of assets; errors and omissions; job related illnesses or injuries to employees; and natural disasters are covered by commercial insurance from independent third parties.

Settled claims from these risks have not exceeded commercial insurance coverage for the past three years. There were no significant reductions in insurance by major category of risk.

The Board receives both Food and Beverage Tax and Innkeeper's Tax both of which are a type of sales taxes imposed in Allen County, Indiana (the "County"). The Food and Beverage Tax is imposed on certain transactions in which food or beverage is furnished, prepared or sold as set forth in IC 6-9-33-4. The Innkeeper's Tax is based upon the gross retail income received by the merchant from transactions. It is probable that the Board may experience lingering effects of the 2020 public crisis as consumers take time to regain confidence and tourism and convention activity take time to normalize.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Management has reported that as of the date of this filing, all payments of debt service on the 2019 Bonds have been made in full on a timely basis and all required deposits have been made in full in accordance with Resolution No. 2 adopted by the Board on April 26, 2018, as amended by Resolution No. 2018-9, adopted by the Board on December 6, 2018, and Resolution No. 2019-4 adopted by the Board on May 23, 2019, which authorized the issuance of the 2019 Bonds.

Related Organizations: The CIB is a significant discretely presented component unit of the City of Fort Wayne, Indiana. The City appoints three members of the seven-member board. The City and County approve CIB's annual budget. Any resolutions for the sale of revenue bonds are subject to review by the Mayor. Any sales of general obligation bonds are subject to approval by the City Council. A financial benefit/burden relationship exists between the CIB and the City of Fort Wayne.

Subsequent Events: Management has performed an analysis of the activities and transactions subsequent to December 31, 2021, to determine the need for any adjustments or disclosures to the financial statements for the year ended December 31, 2021. Management has performed their analysis through June 28, 2022, the date the financial statements were available to be issued.

- In 2018, the CIB paid \$200,000 as an option to acquire property. In December 2021, the option was not exercised but was extended.
- In February 2021, the CIB entered into an agreement with the City Redevelopment Commission for a parking garage structure, that would commence on the date of completion. The notice of completion was provided on January 21, 2022. The future pledged revenues total \$25,750,000 over 22 years.

Adoption of New Accounting Pronouncements: For the year ended December 31, 2021, the CIB adopted the following accounting pronouncements. However, these did not have any financial impact on the CIB.

- GASB Statement No. 89, Accounting for Interest Cost Incurred Before the End of a Construction Period, was adopted with no impact.
- GASB Statement No. 93, Replacement of Interbank Offered Rates, was adopted with no impact.

Assets, Liabilities and Net Position:

Deposits and Investments: The CIB's cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit, and short-term investments with original maturities of three months or less from the date of acquisition. Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. Indiana Code 5-13-8-1 allows a political subdivision of the State of Indiana to deposit public funds in a financial institution only if the financial institution is a depository eligible to receive state funds and has a principal office or branch that qualifies to receive public funds of the political subdivision. At December 31, 2021, the bank balances held in financial institutions were entirely insured by the Federal Depository Insurance Corporation or by the Indiana Public Deposit Insurance Fund, which covers all public funds held in approved depositories. At December 31, 2021, the CIB held only demand deposits and nonnegotiable certificates of deposit with all maturities occurring in 2022. Investment income, including changes in the fair value of investments, is reported as revenue in the operating statement.

State statute (IC 5-13-9) authorizes the CIB to invest in securities, including but not limited to, federal government securities, repurchase agreements, and certain money market mutual funds. Certain other statutory restrictions apply to all investments made by local governmental units.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2021

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Restricted Assets: Certain assets are classified as restricted assets on the Statement of Net Position because their use is limited by enabling legislation for debt service or economic development projects. The balances of restricted asset accounts are as follows:

	Primary Government		Total
	Governmental Activities	Business Type Activities	
Enterprise Fund: Grand Wayne Center			
Due from Fort Wayne Redevelopment Commission	\$ -	\$ 2,933,997	\$ 2,933,997
Governmental fund : Food and beverage tax			
Food and beverage tax reserve cash and cash equivalents	20,446,521	-	20,446,521
Food and beverage tax receivable	6,457,901	-	6,457,901
Total	\$ 26,904,422	\$ 2,933,997	\$ 29,838,419

Receivables and Allowance for Uncollectible Accounts: Receivables are recognized when earned. The allowance for uncollectible accounts is determined by management based upon historical losses, specific circumstances and general economic conditions. Periodically, management reviews taxes and accounts receivable and records an allowance based on current circumstances, and charges off the receivable against the allowance when all attempts to collect the receivable are deemed to have failed in accordance with the collection policy. Management estimated that no material allowance was necessary at December 31, 2021.

Prepaid Items: Certain payments to vendors reflect costs applicable to future accounting periods. They are recorded as prepaid items and expenses over the period benefitted.

Capital Assets: Capital assets, which include property, plant, and equipment, are reported in the financial statements. Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed or donated assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar values above which asset acquisitions are added to the capital asset accounts), depreciation methods and estimated useful lives of capital assets are as follows:

	<u>Capitalization Threshold</u>	<u>Depreciation Method</u>	<u>Estimated Useful Life</u>
Other Capital Assets:			
Buildings and improvements	\$ 5,000	Straight-line	5 to 50 years
Furniture, fixtures and equipment	5,000	Straight-line	3 to 15 years

For depreciated assets, the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Deferred Inflows/Outflows of Resources: Deferred inflows of resources represent an acquisition of net position that applies to future periods. Deferred outflows of resources represent a consumption of net position that applies to future periods. The CIB's activities are related to recognition of changes in its defined benefit plan's net pension liability and from a deferred outflow of resources for the food and beverage tax pledges payable recognition of pledges payable.

Compensated Absences: CIB's compensated absences liability is reported in Accounts Payable and Other Accrued Expenses. At December 31, 2021, the balance was \$100,593. This balance is reported with accounts Payable and other accrued expenses on the Statement of Net Position. The following represent CIB policies:

- Paid Time Off (PTO) – CIB employees earn PTO at the rate of 10 days per year. Unused PTO may be accumulated to a maximum of 90 days. Accumulated hours in excess of 90 days (720 hours) will be paid to employees on the first payroll of the following calendar year.
- Vacation Leave – CIB employees earn vacation leave at rates from 10 days to 25 days per year based upon the number of years of service. Employees may elect to carry up to 5 vacation days to the next year. Any carry over in excess of the 5 vacation days will be forfeited by the employee.
- Vacation leave is accrued when incurred.

Long-Term Obligations: Long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Related policies include the following:

- Bonds payable are recorded at the principal amount outstanding, net of any applicable premium or discount.
- Original issue discounts and premiums on bonds are amortized as a component of interest expense using the effective interest method over the lives of the bonds to which they relate.
- Bond issue costs are expensed in the period of the debt transaction.
- A pledge payable and related deferred outflow of resources has been recorded for amounts due to the Redevelopment Commission. The City's Redevelopment Commission records a corresponding unearned revenue liability and deferred outflow of resources.
- Capital leases are recorded at the present value of minimum lease payments.
- City Funding - The CIB typically uses transfers to and from the City of Fort Wayne to fund ongoing debt service subsidies that the City of Fort Wayne agreed to fund for renovation and expansion of the Grand Wayne Center.

Net Pension Liability: The CIB has recorded a net pension liability reflecting their proportionate share of the difference between the total pension liabilities and the fiduciary net positions of the Indiana Public Retirement System (INPRS) PERF Plan. For purposes of measuring the net pension liability, deferred outflows and inflows of resources related to pensions, and pension expense, information about the fiduciary net position of INPRS PERF Plan and additions to/deductions from the INPRS PERF Plan fiduciary net position have been determined on the same basis as they are reported by the INPRS system. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position: Net position is the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in the statements of net position. Net position is reported as:

- Unrestricted which may be designated for specific purposes at the option of the Board.
- Restricted when there are legal limitations imposed on their use by laws or regulations of other governments or external restrictions by creditors or grantors.
- Net Investment in Capital Assets which consists of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, notes or other borrowings, and payables that are attributable to the acquisition, construction or improvement of those assets.

Fund Balances: The CIB adopted the provisions of Governmental Accounting Standards Board Statement No. 54 (GASB 54). The intention of GASB 54 is to provide more structured classification of fund balance reporting. The reporting standard establishes a hierarchy for fund balance classifications and the constraints imposed on the uses of those resources. The classifications are as follows:

- Nonspendable fund balances are those assets that are not likely to convert to a spendable form because of their form (I.E. inventory supplies) or because legal or contractual requirements dictate the assets remain intact (I.E. endowment principal amounts).
- Restricted fund balances are those fund balances that are subject to externally enforceable legal restrictions or imposed by law through constitutional provisions or enabling legislation. These restrictions are typically imposed by outside parties, such as creditors through debt covenants or when the authorization to raise revenues is conditioned upon those revenues being used for a particular purpose, often through enabling legislation. A significant portion of the Food and Beverage tax fund is reported due to enabling legislation at the State level.
- Committed fund balances are those portions of the fund balance that are constrained by limitations placed upon them by the highest level of decision making, normally the governing body. These constraints remain binding unless removed by action of the same body and typically must occur before the close of reporting period.
- Assigned fund balances include those portions of the fund balance that reflect the governments "intended" use of resources that can be established by the highest level of decision making or by some other body who has been delegated authority for such decisions. In addition, no formal action is required to designate assigned portions of the fund balance. A portion of the of the Food and Beverage tax fund for purposes supporting similar objectives.
- Unassigned fund balances will only be reported in the Library General Fund. Because the General Fund is the principal operating fund, there will often be resources in excess of what can be classified in one of the other four classifications. Those excess resources are presented as the unassigned portion of the fund balance.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Tax Revenues: The following discloses significant tax revenues:

- Innkeepers Tax Revenue - The Indiana Innkeepers (Room) Tax is levied on every person engaged in the business of renting lodgings for periods of less than 30 days. The County distributes 100% of this tax revenue to the CIB to be used for daily operations of the Grand Wayne Center and the Convention and Tourism Bureau (Visit Fort Wayne).
- Supplemental Food and Beverage Tax Revenue – Pursuant to IC 6-9-33, Allen County levies a one percent Supplemental Food and Beverage Tax on all food and beverage sales in the county. Tax collections are used to first fund annual debt service requirements on debt obligations for the Allen County War Memorial Coliseum (Series 2011B and 2016 Refunding Bonds). Any tax collections in excess of these debt service requirements are distributed to the CIB by February 1 of the following year. After holding the funds for at least twelve months, the CIB may use them to undertake capital improvement projects throughout the county.

At December 31, 2021, CIB contributed Supplemental Food and Beverage Tax Revenue to the following capital improvement/economic development projects.

Capital Improvement/Economic Development	
Skyline Garage (see Note 3)	\$ 650,000
Electric Works	<u>1,427,000</u>
Total	<u>\$ 2,077,000</u>

These contributions are shown as grants to other organizations on the Statement of Revenues, Expenses and Changes in Net Position.

NOTE 2 - DETAILED NOTES

Deposits: Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. Indiana Code 5-13-8-1 allows a political subdivision of the State of Indiana to deposit public funds in a financial institution only if the financial institution is a depository eligible to receive state funds and has a principal office or branch that qualifies to receive public funds of the political subdivision. The CIB does not have a deposit policy for custodial credit risk.

At December 31, 2021, the CIB had deposit balances with a carrying value of \$25,940,819 and a bank balance of \$26,000,195. At December 31, 2021, the CIB held only demand deposits and nonnegotiable certificates of deposit with all maturities occurring in 2022.

The bank balances were insured by the Federal Deposit Insurance Corporation or the Public Deposit Insurance Fund, which covers all public funds held in approved depositories.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2021

NOTE 2 - DETAILED NOTES (Continued)

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

Business Type Activities: Grand Wayne Center	Beginning Balance	Additions	Reductions	Ending Balance
2021				
Capital assets, not being depreciated:				
Land	\$ 975,000	\$ -	\$ -	\$ 975,000
Capital assets, being depreciated:				
Buildings and improvements	50,875,801	538,827	-	51,414,628
Furniture, fixtures and equipment	4,693,196	60,523	-	4,753,719
Totals	<u>55,568,997</u>	<u>589,350</u>	<u>-</u>	<u>56,168,347</u>
Less accumulated depreciation for:				
Buildings and improvements	(18,936,620)	(1,176,155)	-	(20,112,775)
Furniture, fixtures and equipment	(4,355,254)	(94,928)	-	(4,450,182)
Totals	<u>(23,291,874)</u>	<u>(1,271,083)</u>	<u>-</u>	<u>(24,562,957)</u>
Total capital assets, being depreciated, net	<u>32,277,123</u>	<u>(671,733)</u>	<u>-</u>	<u>31,605,390</u>
Total capital assets, net	<u>\$ 33,252,123</u>	<u>\$ (671,733)</u>	<u>\$ -</u>	<u>\$ 32,580,390</u>

Depreciation expense of \$1,271,083 was charged to functions/programs of the Grand Wayne Center for 2021.

Changes in Long-Term Liabilities: Long-term debt and other long-term liability activity for the year ended December 31, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Revenue bonds payable	\$ 7,920,000	\$ -	\$ 30,000	\$ 7,890,000	\$ 30,000
Business-Type Activities:					
Capital lease payable	13,047,000	-	1,617,000	11,430,000	1,615,000
Net pension liability	716,135	83,435	495,083	304,487	-
Total long-term liabilities	<u>\$ 21,683,135</u>	<u>\$ 83,435</u>	<u>\$ 2,142,083</u>	<u>\$ 19,624,487</u>	<u>\$ 1,645,000</u>

Revenue Bonds Payable: On July 30, 2019 the CIB issued Revenue Bonds Series 2019A (Parking Garage Project) to provide a portion of a \$10,464,713 grant to the Fort Wayne Redevelopment Commission (Commission) pursuant to a grant agreement dated as of July 1, 2019 between the CIB and the Commission, to fund a debt service reserve and to pay issuance costs. The grant was used by the Commission to finance the construction of one or more additional floors on the southern half of the Civic Center Parking Garage (Garage) and to make any other improvements to the Garage. The \$10,464,713 grant was funded with the \$7,000,000 of bond proceeds and \$3,464,713 of equity from the CIB.

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ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2021

NOTE 2 - DETAILED NOTES (Continued)

Information on the bonds follows:

<u>Purpose</u>	<u>Interest Rates</u>	<u>Balance at December 31, 2021</u>	<u>Current Portion</u>	<u>Premium</u>	<u>Net Non-Current</u>
Revenue Bond Series 2019A (Parking Garage Project)	3.0% to 4.0%	\$ 7,890,000	\$ 30,000	\$ 118,745	\$ 7,978,745

The bonds are publicly traded debt. The bonds are payable from the net income received from the operation of the Project and food and beverage tax revenues on parity with Ash Brokerage Project pledge. Additional security is provided through the funding of a debt service reserve. Revenue bonds debt service requirements to maturity are as follows:

	<u>Food and Beverage Tax</u>	
	<u>Principal</u>	<u>Interest</u>
2022	\$ 30,000	\$ 244,219
2023	30,000	243,319
2024	30,000	242,419
2025	35,000	241,519
2026	220,000	239,044
2027-2031	1,215,000	1,086,895
2032-2036	1,435,000	868,370
2037-2041	1,655,000	639,020
2042-2046	1,930,000	371,576
2047-2049	<u>1,310,000</u>	<u>72,422</u>
Totals	<u>\$ 7,890,000</u>	<u>\$ 4,248,803</u>

Capital Lease Payable: On May 1, 2003, the Fort Wayne Redevelopment Authority (Authority) issued Lease Rental Revenue Bonds in the amount of \$31,985,000, at fixed rates ranging from 2.5 percent to 5.0 percent, for the expansion of the Grand Wayne Center (Project). On May 22, 2012, the Authority refinanced the remaining balance of the 2003 bonds by issuing Lease Rental Revenue Refunding bonds in the amount of \$25,135,000, at fixed rates ranging from 3.0 percent to 5.0 percent. The bonds are secured by the net revenue of the Center and property. The Authority owns the existing and expanded facilities and leases them back to the Fort Wayne Redevelopment Commission (Commission), who leases them to the CIB until the bonds mature on February 1, 2028. Since ownership of the Project assets will ultimately revert to the CIB, these assets and the corresponding capital lease obligation have been recorded on the Statement of Net Position of the CIB and the proprietary fund financial statements (GWC fund).

The primary lease agreement between the Authority and the Commission is funded by the following revenue sources: Grand Wayne Center primary pledge payments, a portion of the City of Fort Wayne's share of the County Economic Development Income Tax (CEDIT), tax increment financing (TIF) revenue, and Professional Sports and Convention Development Area (PSCDA) revenue. TIF and PSCDA revenue sources are based on annual revenue generated through TIF and PSCDA districts, whereas the Grand Wayne Center and CEDIT are pledges. Actual revenue for TIF and PSCDA could change depending on actual results. The Commission may also levy a property tax on all property in the City of Fort Wayne Development district in an amount sufficient to meet its lease obligation.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2021

NOTE 2 - DETAILED NOTES (Continued)

Commitments at December 31, 2021, are as follows:

	Grand Wayne Center	City of Fort Wayne CEDIT	TIF	PSCDA
2022	\$ 825,000	\$ 435,000	\$ 1,434,575	\$ 175,000
2023	825,000	435,000	1,434,575	175,000
2024	825,000	435,000	1,434,575	175,000
2025	825,000	435,000	1,434,575	175,000
2026	825,000	435,000	1,434,575	175,000
2027-2030	<u>1,650,000</u>	<u>870,000</u>	<u>2,869,150</u>	<u>350,000</u>
Total	<u>\$ 5,775,000</u>	<u>\$ 3,480,000</u>	<u>\$10,042,025</u>	<u>\$ 1,225,000</u>

The future payments on the CIB's lease obligation as of December 31, 2021, are as follows:

	Grand Wayne Center
2022	\$ 2,119,000
2023	2,051,500
2024	2,052,000
2025	2,049,500
2026	2,049,500
2027-2028	<u>3,079,000</u>
Total minimum lease payments	13,400,500
Less amount representing interest	<u>(1,970,500)</u>
Present value of net minimum lease payments	<u>\$ 11,430,000</u>

Assets acquired through capital leases still in effect are as follows at December 31, 2021:

	Grand Wayne Center
Land	\$ 975,000
Buildings and improvements	51,414,628
Furniture, fixtures and equipment	<u>4,753,719</u>
Totals	57,143,347
Accumulated depreciation	<u>(24,562,957)</u>
Totals	<u>\$ 32,580,390</u>

(Continued)

NOTE 3 - OTHER INFORMATION

Food and Beverage Tax Revenues

The CIB has entered into agreements to provide funding to other governments as described below:

Voluntary Nonexchange Transaction Food and Beverage Tax Revenues: In 2016, the CIB approved a contribution of funds for the sum of \$6,500,000, payable over a ten-year period with annual payments of \$650,000, from its expected future revenues in the Food and Beverage Tax Fund. The funds will be used to pay the debt service on Lease Rental Revenue Bonds issued by the Fort Wayne Redevelopment Authority for the Ash Brokerage Project. The funds will be paid to the Redevelopment Commission upon a written request. The pledge is accounted for under GASB 33.

The remaining anticipated payments are as follows:

	<u>Payments</u>
2022	\$ 650,000
2023	650,000
2024	650,000
2025	650,000
2026	325,000
Totals	<u>\$ 2,925,000</u>

Pledge of Expected Future Food and Beverage Tax Revenues: In December 2020, the CIB agreed to pledge \$65,765,000 of food and beverage tax revenues pursuant to Resolution 2018-8 adopted by the CIB on November 6, 2018, as reaffirmed by Resolution 2020-6 adopted on October 21, 2020. The pledge relates to the lease rentals associated with the \$43,165,000 Fort Wayne Redevelopment Authority Lease Rental Revenue Bonds of 2020 (Electric Works Project). The pledge of food and beverage revenues is on parity with the pledge of food and beverage revenues other Outstanding Obligations. The pledge is accounted for under GASB 48. The anticipated annual payments starting in 2021 range from \$1,427,000 to a maximum per year of \$2,931,000 as follows:

	<u>Payments</u>
2022	\$ 1,439,000
2023	1,439,000
2024	1,439,000
2025	1,439,000
2026	2,928,800
2027-2031	14,650,000
2032-2036	14,650,000
2037-2041	14,644,000
2042-2045	11,709,200
Totals	<u>\$ 64,338,000</u>

(Continued)

NOTE 3 - OTHER INFORMATION (Continued)

Deferred Compensation Plan

CIB offers a deferred compensation plan to all its employees under plans administered by the State of Indiana Public Employee Deferred Compensation Plan (Hoosier S.T.A.R.T) which is a multiple employer plan, and each is established in accordance with Internal Revenue Code Section 457. Employees are permitted to defer a portion of their salary until future years. Only upon terminations, retirement, death, or an unforeseen emergency is the deferred compensation available to an employee. Federal House Bill 3448 mandated that, effective January 1, 2000; all existing Internal Revenue Code Section 457 plan assets must be held in a qualified trust for the benefit of participants and their beneficiaries. There are no employer contributions to the plans.

Because these assets are held by a custodian for the specific benefit of participants and their beneficiaries, they are not reflected in the financial statements and are free from claims of CIB creditors.

Pension Plan - Cost Sharing Multiple-Employer Defined Benefit Pension Plan:

Plan Description: The CIB contributes to the Indiana Public Employees' Retirement Fund (PERF), a cost-sharing multiple-employer defined benefit pension plan. PERF provides retirement, disability, and survivor benefits to plan members and beneficiaries. All full-time employees hired before December 31, 2014 or hired after December 31, 2014 and are a previous PERF member are eligible to participate in the defined benefit plan. State statutes (IC 5-10.2 and 5-10.3) govern, through the Indiana Public Retirement System (INPRS) Board, most requirements of the system and give the CIB authority to contribute to the plan. The PERF retirement benefit consists of the pension provided by employer contributions plus an annuity provided by the member's annuity savings account (ASA). The annuity savings account consists of member's contributions, set by state statute at three percent of compensation, plus the interest credited to the member's account. The employer may elect to make the contributions on behalf of the member.

INPRS administers the plan and issues a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole and for its participants. The report is available online at <http://www.inprs.in.gov/> or may be obtained by contacting:

Indiana Public Retirement System
One North Capitol Street, Suite 001
Indianapolis, IN 46204
Ph. (888) 526-1687

Benefits Provided: The PERF retirement benefit consists of the sum of a defined pension benefit provided by the CIB contributions plus the amount credited to the member's annuity savings account. Pension benefits vest after 10 years of creditable service. Members are immediately vested in their annuity savings account. At retirement, a member may choose to receive a lump sum payment of the amount credited to the member's annuity savings account, receive the amount as an annuity, or leave the contributions invested with INPRS.

A member who has reached age 65 and has at least 10 years of creditable service is eligible for normal retirement and is entitled to 100 percent of the pension benefit component. This annual pension benefit is equal to 1.1 percent times the average annual compensation time the number of years of creditable service. The average annual compensation in this calculation uses the highest 20 calendar quarters of salary in a covered position.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

NOTE 3 - OTHER INFORMATION (Continued)

A member who has reached age 60 and has at least 15 years of creditable service is eligible for normal retirement and is entitled to 100 percent of the pension benefit. A member who is at least 55 years old and whose age plus number of years of creditable service is at least 85 is entitled to 100 percent of the pension benefit. A member who has reached age 50 and has at least 15 years of creditable service is eligible for early retirement with a reduced pension. A member retiring early receives a percentage of the normal pension benefit, which remains the same for the member's lifetime.

The PERF plan also provides disability benefits to members. A member who has at least 5 years of creditable service and becomes disabled while in active service, on FMLA leave, receiving worker's compensation benefits, or receiving employer provided disability insurance benefits may retire for the duration of the disability if they have qualified for social security disability benefits and furnish proof of the qualification. The disability benefit is calculated the same as that for a normal retirement without reduction for early retirement. Also, under certain circumstances, upon the death in service of a member, a survivor benefit may be paid to a surviving spouse or surviving dependent children under the age of 18.

The monthly pension benefits for members in pay status may be increased periodically as cost of living adjustments (COLA), however, such increases are not guaranteed by statute and have historically been provided on an "ad hoc" basis. These increases can only be granted by the Indiana General Assembly.

Contributions: The contribution requirements of plan members are established and may be amended by the INPRS Board of Trustees. The required contributions are based on actuarial investigation and valuation in accordance with IC 5-10.2. The funding policy provides for periodic employer contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to fund the pension benefits when they become due. PERF members are required to contribute three percent of their annual covered salary. The CIB elected to make this contribution on behalf of their members in 2021. For 2021, the CIB was required to contribute at an actuarially determined rate of 11.2 percent of annual covered payroll. The CIB's contributions to the plan for the year ending December 31, 2021 were \$148,646, equal to the required contributions for each year.

Actuarial Assumptions: The actuarial assumptions used in the June 30, 2021 valuation of the Public Employee's Retirement Fund were adopted by the INPRS Board in April 2015. The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.00%
Salary Increases	2.65% to 8.65%
Cost-of-living increases	2020-2021 - 13th Check Beginning Jan 1, 2022 – 1.00%

Actuarial assumptions include two mortality tables (healthy and disabled), rather than healthy only. Mortality rates (healthy) were based on the RP-2014 (with MP-2014 improvement removed) Total Data Set Mortality Table, with future mortality improvement projected generationally using future mortality improvement inherent in the Social Security Administration's 2014 Trustee report. Mortality rates (disabled) were based on the RP-2014 (with MP-2014 improvement removed) Disability Mortality Table, with future mortality improvement projected generationally using future mortality improvement inherent in the Social Security Administration's 2014 Trustee report.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
NOTES TO FINANCIAL STATEMENTS
December 31, 2021

NOTE 3 - OTHER INFORMATION (Continued)

The actuarial assumptions used are based on plan experience from July 1, 2014 through June 30, 2019 and were first used in the June 30, 2020 valuation. The actuarial cost method used for computing the total pension liability is the Entry Age Normal – Level Percent of Payroll method. Additionally, a load on final average salary of \$400 to reflect unused sick leave accumulated at termination of employment for active and inactive vested members was added.

The actuarial assumptions and methods used in the June 30, 2021 valuation of the Public Employees' Retirement Fund resulted in the following assumption changes:

Inflation Rate	Remained unchanged at 2.00% per year
Future Salary Increases	Updated to a range of 2.65% to 8.65%
Retirement, termination, and disability assumptions	Updated based on recent experience
ASA annuitization assumption	60% of members to annuitize their ASA balance prior to January 1, 2021
Mortality Assumption	Pub-2010 Public Retirement Plans Mortality Tables (Amount-Weighted) with a fully generational projection of mortality improvements using SOA Scale MP-2019.

Healthy Employees – General Employee table with a 3 year set forward for males and a 1 year set forward for females.

Retirees – General Retiree table with a 3 year set forward for males and a 1 year set forward for females.

Beneficiaries – Contingent Survivor table with no set forward for males and a 2 year set forward for females.

Disableds – General Disabled table with a 140% load.

The long-term return expectation for the INPRS defined benefit retirement plans has been determined by using a building block approach and assumes a time horizon, as defined in the INPRS Investment Policy Statement. A forecast rate of inflation serves as the baseline for the return expectation. Various real return premiums over the baseline inflation rate have been established for each asset class. The long term expected nominal rate of return has been determined by calculating a weighted average of the expected real return premiums for each asset class, adding the projected inflation rate, and adding the expected return from rebalancing uncorrelated asset classes.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2021

NOTE 3 - OTHER INFORMATION (Continued)

The target allocation and best estimates of geometric real rates of return for each major asset class for 2021 are summarized below:

	Long Term Target Allocation <u>Percentage</u>	Expected Real Rate of Return <u>Percentage</u>
Public Equity	20.0%	4.4%
Private Equity	15.0%	7.6%
Fixed Income - Ex Inflation Linked	20.0%	1.9%
Fixed Income - Inflation Linked	15.0%	0.5%
Commodities	10.0%	1.6%
Real Estate	10.0%	5.8%
Absolute Return	5.0%	2.9%
Risk Parity	<u>20.0%</u>	5.5%
Total	<u>100.0%</u>	

Discount Rate: The discount rate used to measure the total pension liability was 6.25 percent. The projection of cash flows used to determine the discount rate assumed the contributions from employers would be, at a minimum, made at the actuarially determined required rates computed in accordance with the current funding policy adopted by the INPRS Board. Projected inflows from investment earnings were calculated using the long term assumed investment rate of 6.25 percent. Based on those assumptions, each defined benefit pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefits to determine the total pension liability for each plan.

Sensitivity of the CIB's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate: The following represents the net pension liability of the CIB for 2021, calculated using the discount rate of 6.25 percent, as well as what their respective net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (5.25 percent) or 1- percentage point higher (7.25 percent) than the current rate:

	1% Decrease <u>(5.25%)</u>	Current Discount Rate <u>(6.25%)</u>	1% Increase <u>(7.25%)</u>
CIB's proportionate share of the net pension liability	\$ 796,367	\$ 304,487	\$ (105,806)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions: As of December 31, 2021, the CIB recorded a pension liability of \$304,487 for their proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The CIB's proportion of the net pension liability was based on wages reported by employers relative to the collective wages of the plan. At June 30, 2021, the CIB's proportion was .0002314, which was an decrease of .00000057 from its proportion measured as of June 30, 2020 of .0002371.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2021

NOTE 3 - OTHER INFORMATION (Continued)

For the year ended June 30, 2021, the CIB recognized pension expense of 19,451. At June 30, 2021, the CIB reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 10,414	\$ 6,080
Net difference between projected and actual investment earnings on pension plan investments	-	395,349
Change of assumptions	153,159	68,394
Changes in proportion and differences between employer contributions and proportionate share of contributions	15,293	15,534
Employer contributions subsequent to the measurement date	<u>75,605</u>	<u>-</u>
	<u>\$ 254,471</u>	<u>\$ 485,357</u>

An amount of \$75,605 for the CIB reported as deferred outflows of resources related to pensions resulting from the CIB's contributions subsequent to the measurement date will be recognized as a reduction of net pension liability for the years ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended <u>June 30:</u>	
2022	\$ (80,400)
2023	(67,008)
2024	(46,072)
2025	<u>(113,011)</u>
Total	<u>\$ (306,491)</u>

Pension Plan Fiduciary Net Position: The pension plan's fiduciary net position has been determined on the same basis of accounting used by the pension plan. Detailed information about the pension plan's fiduciary net position is available in the separately issued INPRS financial report, which is available online at <http://www.inprs.in.gov> or may be obtained by contacting:

Indiana Public Retirement System
 One North Capitol Avenue, Suite 001
 Indianapolis, IN 46204
 Ph. (888) 526-1687

Benefit Payment Policies: Pension, disability, special death benefits, and distributions of contributions and interest are recognized when due and payable to members or beneficiaries. Benefits are paid once the retirement or survivor applications have been processed and approved. Distributions of contributions and interest are distributions from inactive, non-vested members' annuity savings accounts. These distributions may be requested by members or automatically distributed by the fund when certain criteria are met.

(Continued)

NOTE 3 - OTHER INFORMATION (Continued)

Valuation of Pension Plan Investments: The pooled and non-pooled investments are reported at fair value. Fair value is the amount at which an investment could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

Short-term investments consist primarily of cash, money market funds, certificates of deposits and fixed income instruments with maturities of less than one year. Short-term investments are reported at cost, which approximates fair value or, for fixed income instruments, valued using similar methodologies as other fixed income securities described below.

Fixed income securities consist primarily of the U.S. government, U.S. government-sponsored agencies, publicly traded debt and commingled investment debt instruments. Equity securities consist primarily of domestic and international stocks in addition to commingled equity instruments. Fixed income and equity securities are generally valued based on published market prices and quotations from national security exchanges and securities pricing services.

Securities that are not traded on a national security exchange are valued using modeling techniques that include market observable inputs required to develop a fair value. Commingled funds are valued using the net asset value (NAV) of the entity.

Alternative investments include limited partnership interests in private equity, absolute return, private real estate and risk parity investment strategies. Publicly traded alternative investments are valued based on quoted market prices. In the absence of readily determinable public market values, alternative investments are valued using current estimates of fair value obtained from the general partner or investment manager. Moreover, holdings are generally valued by a general partner or investment manager on a quarterly or semi-annual basis. Valuation assumptions are based upon the nature of the investment and the underlying business. Additionally, valuation techniques will vary by investment type and involve a certain degree of expert judgment.

Alternative investments, such as investments in private equity or real estate, are generally considered to be illiquid long-term investments. Due to the inherent uncertainty that exists in the valuation of alternative investments, the realized value upon the sale of an asset may differ from the fair value. Derivative instruments are marked to market daily with changes in fair value recognized as part of investments and investment income.

REQUIRED SUPPLEMENTARY INFORMATION

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY AND RELATED RATIOS
December 31, 2021

Last 10 Years*

	2021	2020	2019	2018	2017	2016	2015
Proportion of the net pension liability (asset)	0.02314%	0.02371%	0.02293%	0.02289%	0.02375%	0.02202%	0.02045%
Proportion share of the net pension liability (asset)	\$ 304,487	\$ 716,135	\$ 757,851	\$ 777,584	\$ 1,059,617	\$ 999,365	\$ 874,859
Covered employee payroll	\$ 1,276,057	\$ 1,280,470	\$ 1,194,781	\$ 1,168,073	\$ 1,178,373	\$ 1,055,432	\$ 1,029,068
Proportionate share of the net pension liability (asset) as a percentage of its covered- employee payroll	23.86%	55.93%	63.43%	66.57%	89.92%	94.69%	85.01%
Plan fiduciary net position as percentage of the total pension liability	92.51%	81.40%	80.10%	78.90%	72.70%	71.20%	73.30%

Notes to schedule:

* Information presented for the years that information is available

** The data provided in the schedule is based as of the measurement date of INPRS (PERF) net pension liability

- Asset valuation date – June 30, 2021
- Liability valuation date – June 30, 2020 – Member census data as of June 30, 2020 was used in the valuation and adjusted, where appropriate, to reflect changes between June 30, 2020 and June 30, 2021. Standard actuarial roll forward techniques were then used to project the total pension liability computed as of June 30, 2020 and June 30, 2021 measurement date.
- Actuarial cost method (accounting) – Entry age normal (level percent of payroll)
- Experience study date – Period of 5 years ended June 30, 2020
- Investment rate of return – 6.75%
- COLA – In lieu of a 1% COLA occurring beginning on January 1, 2020, the COLA was replaced by a 13th check for 2020 and 2021. The COLA assumption thereafter will be 0.4% beginning on January 1, 2022, 0.5% beginning on January 1, 2034, and 0.6% beginning on January 1, 2039.
- Future salary increases, including inflation – 2.75% - 8.75% Inflation – 2.25%
- Mortality assumptions – Pub-2010 Public Retirement Plans Mortality Tables (Amount-Weighted) with a fully generational projection of mortality improvements using SOA Scale MP-2019.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, CIB is presenting information for those years for which information is available.

Measurement date: Actuarial valuation reports from the prior fiscal year.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
 SCHEDULE OF EMPLOYER CONTRIBUTIONS
 December 31, 2021

Public Employees Retirement Fund – CIB
 Last 10 Years*

	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	\$ 145,446	\$ 143,063	\$ 141,231	\$ 132,152	\$ 132,773	\$ 122,703	\$ 112,723
Contributions in relation to the contractually required contribution	<u>\$ 145,446</u>	<u>\$ 143,063</u>	<u>\$ 141,231</u>	<u>\$ 132,152</u>	<u>\$ 132,773</u>	<u>\$ 122,703</u>	<u>\$ 112,723</u>
Contributions deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered - employee payroll	\$ 1,298,623	\$ 1,277,347	\$ 1,260,988	\$ 1,179,931	\$ 1,185,476	\$ 1,095,563	\$ 986,072
Contributions as a percentage of covered-employee payroll	11.20%	11.20%	11.20%	11.20%	11.20%	11.20%	11.20%

Notes to schedule:

* Information presented for the years that information is available

** The data provided in the schedule is based as of the measurement date of INPRS (PERF) net pension liability

Note: This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the CIB is presenting information for those years for which information is available.

- Valuation date: Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which the contributions are reported.
- Actuarial cost method: Entry age normal (Level Percent of Payroll)
- Amortization method: Level dollar
- Remaining amortization period: 20 years, closed
- Asset valuation method: 5 year smoothing of gains and losses on the market value of assets subject to a 20% corridor.
- Inflation: 2.25%
- Salary increases: 2.50% - 4.25% based on service
- Investment rate of return: 6.75%
- Mortality: Pub-2010 Public Retirement Plans Mortality Tables (Amount-Weighted) with a fully generational projection of mortality improvements using SOA Scale MP-2019.

(Continued)

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
SCHEDULE OF EMPLOYER CONTRIBUTIONS
December 31, 2021

Other information:

The INPRS Board sets, at its discretion, the State's employer contribution rate upon considering the results of the actuarial valuation and other analysis as appropriate. The actuarially determined contribution rate for the State for the fiscal year ended 6/30/16 was 9.80%; however, the INPRS Board approved a State employer contribution rate of 11.20%. The actuarially determined contribution rate for the State for the fiscal year ended 6/30/17 was 10.11%; however, the INPRS Board approved a State employer contribution rate of 11.2%. The actuarially determined contribution rate for the State for the fiscal year ended 6/30/18 was 9.89%; however, the INPRS Board approved a State employer contribution rate of 11.2%. The actuarially determined contribution rate for the State for the fiscal year ended 6/30/19 was 10.03%; however, the INPRS Board approved a State employer contribution rate of 11.2%. The actuarially determined contribution rate for the State for the fiscal year ended 6/30/20 was 7.83%. In addition, SEA 373-2018 mandated that the cost of any expected postretirement benefit increases after 6/30/2018 be broken out into separate surcharges. The surcharges used in the fiscal year ended 6/30/20 are 0.43% for 7/1/19-12/31/19 and 0.44% for 1/1/20-6/30/20. However, the INPRS Board approved a State employer contribution rate of 11.2%, which includes both the base benefit and surcharge rates. The actual dollar amount of the State's contributions depends on the actual payroll for the fiscal year. Member census data as of the prior year end was used in the valuation and adjusted, where appropriate, to reflect changes during the current fiscal year. Standard actuarial roll forward techniques were then used to project the liabilities computed as of prior year end to the current year measurement date.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
OTHER REPORTS
December 31, 2021

In addition to this report, other reports may have been issued for the CIB. All reports can be found on the Indiana State of Accounts' website: <http://www.in.gov.sboa>.

ALLEN COUNTY FORT WAYNE CAPITAL IMPROVEMENTS BOARD OF MANAGERS
EXIT CONFERENCE
January 1, 2021 to December 31, 2021

The contents of this report were discussed on June 28, 2022, with James Cook, President of the Board of Managers, Barton Shaw, Executive Director, Rebecca Zulager, Controller, and Matthew Whitney, Business Manager.