



Dave Yost • Auditor of State

LORAIN COUNTY PORT AUTHORITY
LORAIN COUNTY

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Dave Yost • Auditor of State

INDEPENDENT AUDITOR'S REPORT

Lorain County Port Authority
Lorain County
226 Middle Avenue
Elyria, Ohio 44035

To the Board of Directors:

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities and the discretely presented component unit of the Lorain County Port Authority, Lorain County, Ohio (the Authority), a component unit of Lorain County, Ohio as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Lorain County Port Authority, Lorain County, Ohio as of December 31, 2016, and the respective changes in its financial position and where applicable its cash flows thereof for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require this presentation to include *Management's discussion and analysis*, and schedules of net pension liabilities and pension contributions listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 20, 2017, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Dave Yost
Auditor of State
Columbus, Ohio

July 20, 2017

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE PERIOD ENDING
DECEMBER 31, 2016
(UNAUDITED)**

The following Management's Discussion and Analysis (MD&A) of the Lorain County Port Authority's (the Authority) financial performance provides an introduction to the financial statements for the period January 1, 2016 through December 31, 2016.

FINANCIAL HIGHLIGHTS

- At December 31, 2016, the assets plus deferred outflows of resources of the Authority exceeded the liabilities plus deferred inflows of resources by \$7,023,145.
- Total net position increased by \$1,133,083 since December 31, 2015.
- The Authority's total revenue for 2016 is \$907,696 of which \$394,488 is operating revenues and \$513,208 is non-operating revenues.
- The Authority has \$553,248 in total expenses for 2016, of which \$509,644 are operating expenses and \$43,604 are non-operating expenses.

FINANCIAL STATEMENTS

The Authority's financial statements are prepared on the accrual basis of accounting. The Authority is divided into two kinds of activities: 1) A single business-type activity with revenues recognized when earned, not when received. Expenses are recognized when incurred, not when paid. 2) A Component Unit - The Authority includes financial data of the Lorain County Land Reutilization Corporation (Corporation). This component unit is described in Note 1 of the Notes to the Basic Financial Statements. The component unit is a separate entity and may buy, sell, lease and mortgage property in their own name and can sue or be sued in their own name. The following statements are included:

Statement of Net Position - presents information on all the Authority and Corporation's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

Statement of Revenues, Expenses and Changes in Net Position - has been included to present information showing how the Authority and Corporation's net positions changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Statement of Cash Flows - present only the flow of cash and cash equivalents. Consequently, only transactions that affect the Authority's cash accounts are recorded in this statement. A Statement of Cash Flows is not presented for the Corporation.

Other Information

Notes to the Basic Financial Statements:

The notes provide additional and explanatory data. They are an integral part of the basic financial statements. Notes to the Basic Financial Statements can be found starting on page 13 of this report.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE PERIOD ENDING
DECEMBER 31, 2016
(UNAUDITED)**

FINANCIAL POSITION

The following represents the Authority's financial position for the period ended December 31, 2016 and December 31, 2015:

**Table 1
Lorain County Port Authority
Net Position**

	December 31, 2016	December 31, 2015
ASSETS:		
Current and Other Assets	\$6,661,732	\$6,355,316
Capital Assets, Net of Depreciation	3,694,643	2,898,827
Total Assets	10,356,375	9,254,143
DEFERRED OUTFLOWS OF RESOURCES		
	23,051	7,622
LIABILITIES:		
Current and Other Liabilities	2,874,631	2,920,291
Long-Term Liabilities	475,354	450,891
Total Liabilities	3,349,985	3,371,182
DEFERRED INFLOWS OF RESOURCES		
	6,296	521
NET POSITION:		
Net Investment in Capital Assets	3,694,643	2,898,827
Restricted	2,617,224	2,568,597
Unrestricted	711,278	422,638
Total Net Position	\$7,023,145	\$5,890,062

Current and other Assets are made up of:

Cash	\$348,067
Bond Program Reserves	2,505,567
Accounts Receivable from Customers	15,900
Intergovernmental Receivable from LCLRC	3,021,853
Notes Receivable from LCVB	18,578
Assets Held for Resale	751,767
Total Current and Other Assets	\$6,661,732

The Current and Other Liabilities consists mostly of the Bond Anticipation Note of \$2,790,000. Long-Term Liabilities are made up of an Intergovernmental Payable to the County, a Loan Payable to the County in the amount of \$391,312 and Net Pension Liability of \$54,042.

Restricted Net Position is for Economic Development, Bond Fund Program Reserves, Demolition, and Neighborhood Stabilization.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE PERIOD ENDING
DECEMBER 31, 2016
(UNAUDITED)**

During 2016 the Authority's overall financial position increased by \$1,133,083.

- Total Assets have increased \$1,102,232 from 2015 due mainly to increased cash, assets held for resale, and capital assets. Total Liabilities have decreased (\$21,197) from December 31, 2015 due mainly to a decrease in the bond anticipation note.

The net pension liability (NPL) is reported pursuant to GASB Statement 68, "Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement 27." For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the Authority's actual financial condition by adding deferred inflows related to pension and the net pension liability to the reported net position and subtracting deferred outflows related to pension.

Governmental Accounting Standards Board standards are national and apply to all government financial reports prepared in accordance with generally accepted accounting principles. When accounting for pension costs, GASB 27 focused on a funding approach. This approach limited pension costs to contributions annually required by law, which may or may not be sufficient to fully fund each plan's *net pension liability*. GASB 68 takes an earnings approach to pension accounting; however, the nature of Ohio's statewide pension systems and state law governing those systems requires additional explanation in order to properly understand the information presented in these statements.

GASB 68 requires the net pension liability to equal the Authority's proportionate share of each plan's collective:

1. Present value of estimated future pension benefits attributable to active and inactive employees' past service.
2. Minus plan assets available to pay these benefits.

GASB notes that pension obligations, whether funded or unfunded, are part of the "employment exchange" – that is, the employee is trading his or her labor in exchange for wages, benefits, and the promise of a future pension. GASB noted that the unfunded portion of this pension promise is a present obligation of the government, part of a bargained-for benefit to the employee, and should accordingly be reported by the government as a liability since they received the benefit of the exchange. However, the Authority is not responsible for certain key factors affecting the balance of this liability. In Ohio, the employee shares the obligation of funding pension benefits with the employer. Both employer and employee contribution rates are capped by State statute. A change in these caps requires action of both Houses of the General Assembly and approval of the Governor. Benefit provisions are also determined by State statute. The employee enters the employment exchange with the knowledge that the employer's promise is limited not by contract but by law.

The employer enters the exchange also knowing that there is a specific, legal limit to its contribution to the pension system. In Ohio, there is no legal means to enforce the unfunded liability of the pension system as against the public employer. State law operates to mitigate/lessen the moral obligation of the public employer to the employee, because all parties enter the employment exchange with notice as to the law. The pension system is responsible for the administration of the plan.

Most long-term liabilities have set repayment schedules or, in the case of compensated absences (i.e. sick and vacation leave), are satisfied through paid time-off or termination payments. There is no repayment schedule for the net pension liability. As explained above, changes in pension benefits, contribution rates, and return on investments affect the balance of the net pension liability, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required pension payments, State statute does not assign/identify the responsible party for the unfunded portion. Due to the unique nature of how the net pension liability is satisfied, this liability is separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68, the Authority's statements prepared on an accrual basis of accounting include an annual pension expense for their proportionate share of each plan's change in net pension liability not accounted for as deferred inflows/outflows.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE PERIOD ENDING
DECEMBER 31, 2016
(UNAUDITED)**

The following represents the Authority's summary of changes in net position:

**Table 2
Lorain County Port Authority
Revenues, Expenses and Changes in Net Position**

	For Year Ended December 31, 2016	For Year Ended December 31, 2015
Operating Revenues	\$394,488	\$299,309
Operating Expenses	(509,644)	(525,331)
Operating (Loss)	(115,156)	(226,022)
Non-Operating Revenues	513,208	230,965
Non-Operating Expenses	(43,604)	(41,856)
Income (Loss) Before Contributions and Transfers	354,448	(36,913)
Capital Contributions	757,451	0
Intra-Entity Transfer Capital Assets	21,184	0
Change in Net Position	1,133,083	(36,913)
Net Position, Beginning of Year	5,890,062	5,926,975
Net Position, End of Year	<u>\$7,023,145</u>	<u>\$5,890,062</u>

A comparative analysis of the Authority's financial position and change in net position is as follows:

- Operating Revenues are up \$95,179 from 2015 due mainly to charges for services.
- Non-Operating Revenues increased \$282,243 from 2015 due mainly to monies received from Lorain County and the sale of an asset held for resale
- Operating Expenses decreased slightly from 2015 from \$525,331 to \$509,644.

CAPITAL ASSETS

The Authority's investment in capital assets as of December 31, 2016, amounts to \$3,694,643 (net of accumulated depreciation). This investment in capital assets consists of land, buildings, building improvements, and vehicles.

Table 3
Lorain County Port Authority
Capital Assets, Net of Depreciation

	2016	2015
Land	\$585,348	\$568,688
Buildings	2,665,440	1,993,590
Building Improvements	406,879	285,386
Vehicles	36,976	51,163
Total Capital Assets, Net of Depreciation	<u>\$3,694,643</u>	<u>\$2,898,827</u>

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE PERIOD ENDING
DECEMBER 31, 2016
(UNAUDITED)**

Additional detailed information relating to the Authority's capital assets is contained in Note 6 of the Notes to the Basic Financial Statements.

DEBT

At December 31, 2016, the Authority had outstanding conduit debt of \$2,790,000 in revenue bond anticipation notes. The Authority issued the debt to assist a third party in acquiring real property. The third party is responsible for repaying the debt. The debt is to be primarily paid by the Lorain County Land Reutilization Corp. The outstanding Loan Payable – County of \$391,312 represents the cumulative operating costs incurred by the Authority that have been paid by Lorain County.

Additional information regarding the Authority's conduit debt and loan payable-county can be found in Notes 11 and 14, respectively, of this report.

Table 4
Debt
(As of end of each year)

	2016	2015
Bond Anticipation Notes	\$2,790,000	\$2,819,072
Loan Payable - County	391,312	391,221
Capital Lease	0	5,771
Total Long Term Debt	<u>\$3,181,312</u>	<u>\$3,216,064</u>

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Lorain County Port Authority finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: Patrick Metzger, Lorain County Port Authority, 226 Middle Avenue, Elyria, OH 44035.

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**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2016**

	Primary Government	Component Unit
	Lorain County Port Authority	Lorain County Land Reutilization Corporation
Assets		
Current Assets:		
Cash and Cash Equivalents	\$348,067	\$3,187,083
Accounts Receivable	15,900	4,036
Intergovernmental Receivable	3,021,853	10,989
Assets Held for Resale	751,767	3,023,922
Notes Receivable	18,578	0
Total Current Assets	4,156,165	6,226,030
Noncurrent Assets:		
Restricted Bond Fund Program Reserves	2,505,567	0
Capital Assets:		
Non-Depreciable Capital Assets	585,348	0
Depreciable Capital Assets, Net	3,109,295	0
Total Capital Assets	3,694,643	0
Total Noncurrent Assets	6,200,210	0
Total Assets	10,356,375	6,226,030
Deferred Outflows of Resources		
Pension	23,051	0
Liabilities		
Current Liabilities:		
Accounts Payable	44,757	136,246
Accrued Wages	3,213	0
Accrued Interest	9,300	0
Security Deposits Payable	3,675	0
Bond Anticipation Note	2,790,000	0
Intergovernmental Payable - LCLRC/LCPA	0	3,022,287
Intergovernmental Payable - County	17,400	7,409
Intergovernmental Payable - State	6,286	0
Total Current Liabilities	2,874,631	3,165,942
Noncurrent Liabilities:		
Intergovernmental Payable - County	30,000	0
Loan Payable - County	391,312	0
Net Pension Liability	54,042	0
Total Noncurrent Liabilities	475,354	0
Total Liabilities	3,349,985	3,165,942
Deferred Inflows of Resources		
Pension	6,296	0
Net Position		
Net Investment in Capital Assets	3,694,643	0
Restricted - Economic Development	7,492	0
Restricted - Bond Fund Program Reserves	2,505,567	0
Restricted - Demolition	89,765	0
Restricted-Neighborhood Stabilization	14,400	0
Unrestricted	711,278	3,060,088
Total Net Position	\$7,023,145	\$3,060,088

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

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2016**

	Primary Government	Component Unit
	Lorain County Port Authority	Lorain County Land Reutilization Corporation
Operating Revenues		
Charges for Services	\$117,043	\$0
Rent	270,918	1,800
CVB-Other Monthly Fees	6,527	0
Total Operating Revenues	394,488	1,800
Operating Expenses		
Advertising	657	0
Bank Fees	33,070	0
Condominium	73,152	0
Neighborhood Stabilization	54,801	0
Dues	400	0
Fiscal Training	100	0
Insurance	3,357	0
Depreciation	71,888	0
Miscellaneous	6,511	0
Postage	267	0
Program Administration	0	25,828
Professional Services	119,952	124,935
Project Activities	0	268,151
Repairs & Maintenance	1,298	665
Tools & Supplies	11,767	0
Office Supplies	2,487	0
Scholarships	4,100	0
Economic Development Activity	6,000	0
Payroll	60,770	0
Fringe Benefits	32,138	0
Property Taxes	17,873	0
Trustee Fees	3,000	0
Utilities	0	172
Vehicle	2,893	0
Equipment Maintenance	3,163	0
Total Expenses	509,644	419,751
Operating (Loss)	(115,156)	(417,951)

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

(Continued)

LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2016 *(Continued)*

	Primary Government	Component Unit
	Lorain County Port Authority	Lorain County Land Reutilization Corporation
Non-Operating Revenues (Expenses)		
Administrative Fees	28,000	0
Management Fees	25,828	0
Issuance Fees	49,250	0
Intergovernmental	209,663	3,023,620
Interest Income	30,522	29,016
Sale of Asset Held for Resale	148,880	26,261
Other	21,065	83,861
Intergovernmental Expense	(14,400)	0
Interest Expense	(29,204)	(29,753)
Total Non-Operating Revenues (Expenses)	<u>469,604</u>	<u>3,133,005</u>
Income Before Capital Contributions and Special Items	354,448	2,715,054
Capital Contributions	757,451	0
Special Items		
Intra-Entity Transfer-Assets Held for Resale	21,184	(21,184)
Change in Net Position	1,133,083	2,693,870
Total Net Position (Deficit), Beginning of Year	5,890,062	366,218
Total Net Position, End of Year	<u>\$7,023,145</u>	<u>\$3,060,088</u>

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

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2016**

Cash Flow From Operating Activities

Cash Received from Customers	\$339,552
Cash Payments to Suppliers for Goods and Services	(\$332,011)
Cash Payment to Employees for Services	(\$57,382)
Cash Payments for Employee Benefits	(\$20,439)
Net Cash (Used for) Operating Activities	(\$70,280)

Cash Flow From Noncapital Financing Activities

Administrative Services	29,250
Intergovernmental Revenue	137,475
Bond Issuance Fees	48,000
Interest Income	2,344
Assets Held for Resale	(179,068)
Assets Held for Resale Sold	230,557
Other Non-Operating Revenue	11,190
Proceeds from Bond Anticipation Note	2,790,000
Repayment of Bond Anticipation Note	(2,790,000)
Receipts from Loans to Other Entities	22,685
Receipts from Component Unit	2,847,825
Receivable from Component Unit	(2,790,000)
Interest Expense	(48,825)
Net Cash Provided by Noncapital Financing Activities	311,433

Cash Flow From Capital Financing Activities

Acquisition of Capital Assets	(110,253)
Payments for Capital Leases	(5,771)
Net Cash (Used for) Capital Financing Activities	(116,024)

Net Increase in Cash and Cash Equivalents 125,129

Cash and Cash Equivalents, Beginning of Year 2,728,505
(Includes Restricted Bond Fund Program Reserves)

Cash and Cash Equivalents, End of Year \$2,853,634
(Includes Restricted Bond Fund Program Reserves)

Reconciliation of Operating (Loss) to Net Cash
(Includes Restricted Bond Fund Program Reserves)

Provided by Operating Activities

Operating (Loss)	(\$115,156)
Depreciation	71,888
Changes in Assets and Liabilities:	
Accounts Receivable	(45)
Intergovernmental Receivable	(32)
Deferred Outflows of Resources	286
Accounts Payable	(44,017)
Accrued Wages	3,286
Intergovernmental Payable	13,478
Net Pension Liability	(5,220)
Deferred Inflows of Resources	5,252
	(\$70,280)

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

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The Lorain County Port Authority (the Authority) was created by the Lorain County Board of Commissioners in 2001 to enhance economic development in Lorain County. The Authority is created in accordance with Section 4582.22 of the Ohio Revised Code.

The Authority is governed by a five-member Board of Directors (the Board) appointed by the Lorain County Board of Commissioners. Each member shall serve for a term of four years, except when a person is appointed to fill a vacancy, which is to be appointed to serve only the unexpired term. Members of the Board are eligible for re-appointment. The Board controls the employment of the Executive Director who is responsible for day-to-day operations.

A reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the Authority consists of all funds, departments, boards and agencies that are not legally separate from the Authority. For the Authority, this consists of the operating fund.

Component units are legally separate organizations for which the Authority is financially accountable. The Authority is financially accountable for an organization if the Authority appoints a voting majority of the organization's Governing Board and (1) the Authority is able to significantly influence the programs or services performed or provided by the organizations; or (2) the Authority is legally entitled to or can otherwise access the organization's resources; the Authority is legally obligated or has otherwise assumed the responsibility to finance deficits of or provide financial support to the organization; or the Authority is obligated for the debt of the organization. Component units may also include organizations for which the Authority approves the budget, the issuance of debt, or the levying of taxes. Certain organizations are also included as component units if the nature and significance of the relationship between the primary government and the organization is such that exclusion by the primary government would render the primary government's financial statements incomplete or misleading.

Based on the foregoing criteria, the financial activities of the Lorain County Land Reutilization Corporation (Corporation) have been reflected in the accompanying basic financial statements as a discretely presented component unit due to the nature and significance of the relationship between the Authority and the Corporation being such that exclusion by the Authority would render the Authority's financial statements incomplete or misleading.

Information in the following notes to the basic financial statements is applicable to the primary government. Information relating to the component unit can be found in Note 16. Separately issued financial statements can be obtained by contacting James Cordes, Lorain County Land Reutilization Corporation, 226 Middle Avenue 4th Floor, Elyria, OH 44035.

As of December 31, 2016, the Authority has a liability to the County in the amount of \$391,312 for past and current operating loans. Under GASB Statements No. 14 and 61, this is considered to be a financial burden on the County; also the County can impose its will on the Authority through the appointment of the members of the Board of Directors. Therefore, the Authority is a component unit of the County whose financial statements are discretely presented in the County's financial statements.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

B. Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting, whereby revenues and expenses are recognized in the period earned or incurred. All transactions are accounted for in a single enterprise fund. Enterprise funds are used to account for business-like activities. The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to local governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

C. Budgetary Process

Ohio Revised Code Section 4582.39 requires the Authority to prepare a budget annually. This budget includes estimated receipts and appropriations and is prepared on the cash basis of accounting.

D. Cash, Cash Equivalents and Investments

The Ohio Revised Code prescribes allowable deposits and investments. For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. Investments are reported at fair value, which is based on quoted market prices.

E. Capital Assets

Capital assets are tangible and intangible assets which are intended to be held or used for the long-term. Capital assets include land, buildings, improvements, infrastructure, construction-in-progress and machinery and equipment. In common usage, the term refers only to operation facilities and equipment, not to long term investments or other non-current assets. At the Authority, capital assets are those with a minimum unit cost of \$15,000 and a useful life of two or more years, and that are not specifically excluded by policy. Donated capital assets are recorded at their fair market values as of the date received. Buildings are depreciated using the straight-line method for a period of 20-50 years. Improvements are depreciated using the straight-line method for a period of 5-50 years. Infrastructure is depreciated using the straight-line method for a period of 30-50 years. Machinery and Equipment is depreciated using the straight-line method for a period of 2-20 years.

F. Net Position

Net Investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. There were none restricted by enabling legislation in 2016.

Restricted resources are applied first when an expense is incurred for both restricted and unrestricted assets.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

G. Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activities. For the Authority, these revenues are primarily charges for services, donations, rental income, and CVB-other monthly fees. Operating expenses are necessary costs incurred to provide the good or service that are the primary activity of the Authority. Revenues and expenses not meeting those definitions are reported as non-operating.

H. Contributions of Capital

Contributions of capital arise from outside contributions of capital assets or from outside contributions of resources restricted to capital acquisition and construction.

I. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those expected.

J. Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. For the Authority, deferred outflows of resources are reported on the government-wide statement of net position for pension. The deferred outflows of resources related to pension are explained in Note 9.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources include, pension. Deferred inflows of resources related to pension are reported on the government-wide statement of net position. (See Note 9).

K. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plans and additions to/deductions from their fiduciary net position have been determined on the same basis as they are reported by the pension systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension systems report investments at fair value.

2. CHANGE IN ACCOUNTING PRINCIPLES

A. Change in Accounting Principles

For 2016, the Authority has implemented GASB Statement No. 72, *Fair Value Measurement and Application*, GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68*, and *Amendments to Certain Provisions of GASB Statements 67 and 68*, and GASB Statement No. 79, *Certain External Investment Pools and Pool Participant*.

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GASB Statement No. 72 addresses accounting and financial reporting issues related to fair value measurements. This Statement provides guidance for determining a fair value measurement for financial reporting purposes. This Statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. The implementation of GASB 72 had no affect on the Authority’s net position.

GASB Statement No. 73 establishes requirements for defined benefit pensions that are not within the scope of Statement No. 68, Accounting and Financial Reporting for Pensions, as well as for the assets accumulated for purposes of providing those pensions. In addition, it establishes requirements for defined contribution pensions that are not within the scope of Statement 68. It also amends certain provisions of Statement No. 67, Financial Reporting for Pension Plans, and Statement 68 for pension plans and pensions that are within their respective scopes. The implementation of GASB 73 had no affect on the Authority’s net position.

GASB Statement No. 79 enhances comparability of financial statements among governments by establishing specific criteria used to determine whether a qualifying external investment pool may elect to use an amortized cost exception to fair value measurement. The implementation of GASB 79 had no affect on the Authority’s net position.

3. DEPOSITS AND INVESTMENTS

The provisions of the Ohio Revised Code govern the investments and deposits of Authority monies. In accordance with these statutes, only financial institutions located in Ohio are eligible to hold public deposits. The statutes also permit the Authority to invest its monies in certificate of deposit, savings accounts, money market accounts, the State Treasurer’s Asset Reserve (STAR Ohio) investment pool and obligations of the United States government or certain agencies thereof. The Authority may also enter into repurchase agreements with any eligible depository for a period not exceeding thirty days.

Custodial credit risk is the risk that, in the event of bank failure, the Authority’s deposits may not be returned. All deposits are collateralized with eligible securities in amounts equal to at least 105 percent of the carrying value of the deposits. Such collateral, as permitted by the Ohio Revised Code, is held in single financial institution collateral pools at Federal Reserve banks, or at member banks of the federal reserve system, in the name of the respective depository bank and pledged as collateral against all of the uninsured public deposits it holds or as specific collateral held at the Federal Reserve Bank in the name of the Authority. The Authority does not have a policy for custodial credit risk.

Deposits - At December 31, 2016, the bank balance of the Authority’s deposits was \$348,067. Based on the criteria described in GASB Statement No. 40, “Deposits and Investment Risk Disclosures”, as of December 31, 2016, \$98,067 of the Authority’s bank balance of \$348,067 was exposed to custodial credit risk as discussed above, while \$250,000 was covered by Federal Deposit Insurance Corporation.

Investments

As of December 31, 2016, the Authority had the following investments and maturities:

Measurement/Investment	Measurement Amount	Maturity	Standard & Poor's Rating	Percent of Total Investments
Fair Value-Level Two Input:				
First American Government Obligation Fund	\$2,505,567	Less than one year	AAAm	100%

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The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The above chart identifies the Authority's recurring fair value measurements as of December 31, 2016. The Authority's investments measured at fair value are valued using methodologies that incorporate market inputs such as benchmark yields, reported trades, broker/dealer quotes, issuer spreads, two-sided markets, benchmark securities, bids, offers and reference data including market research publications. Market indicators and industry and economic events are also monitored, which could require the need to acquire further market data. (Level 2 inputs).

Interest Rate Risk: The Ohio Revised Code generally limits security purchases to those that mature within five years of the settlement date. The Authority has no policy regarding interest rate risk.

Credit Risk: Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments had the following ratings by Standard & Poor's. The Authority has no policy regarding credit risk.

First American Government Obligation Fund	AAAm
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Custodial Credit Risk: Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority does not have a policy for custodial credit risk.

Concentration of Credit Risk: Concentration of credit risk is the possibility of loss attributed to the magnitude of the Authority's investment in a single issuer. One hundred percent of the Authority's investments are in First American Government Obligation Fund. The Authority's policy places no limit on the amount that may be invested in any one issuer. The Authority has no policy regarding concentration of credit risk.

4. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; injury and natural disasters. Through Lorain County, the Authority is covered under the County Risk Sharing Authority, Inc. (CORSA). CORSA is a risk sharing pool made up of thirty-nine counties in Ohio and was formed as an Ohio non-profit corporation for the purpose of establishing the CORSA Insurance/Self-Insurance Program, a group of primary and excess insurance/self-insurance and risk management programs. The Authority has not had any claims that exceeded insurance coverage.

A surety bond of \$25,000 through Ohio Casualty Insurance Group covers the Board Secretary.

5. BOND FUND PROGRAM

The Authority has established a Bond Fund Program to provide long-term, fixed interest rate financing for qualified industrial, commercial and public projects. The primary purpose of the Bond Fund Program is to further economic development efforts and investment in Lorain County through the retention and creation of quality, private sector jobs.

The State of Ohio Department of Development (ODOD) awarded the Authority a grant of \$1,000,000, received in April 2003, which was deposited into the Bond Fund Program Reserve account. The conditional grant from ODOD is for 20 years, with the interest earned on the fund remitted back to ODOD through December 2012. Beginning 2013 and continuing through December 2023, 50 percent of the interest earned is required to be remitted back to ODOD. In December 2001, the Authority received a \$1,500,000 grant from Lorain County for the Bond Fund Program, which was also deposited into the Bond Fund Program Reserve account.

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Under the Program, debt service requirements on each bond issue are to be secured by a pledge of amounts to be received under lease or loan agreements with borrowers who utilize the financial facilities. In addition, all borrowers are required to provide a letter of credit as additional security for the related bonds. Amounts in the Bond Fund Program Reserve may be used for debt service in the event the borrower is unable to make the required payments under the lease.

The amounts held in the Authority's Bond Fund Program Reserves were \$2,505,567 at December 31, 2016 and are reflected in the Statement of Net Position.

6. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2016, was as follows:

	Balance 01/01/2016	Additions	Deletions	Balance 12/31/2016
Capital Assets, Not Being Depreciated:				
Land	\$568,688	\$16,660	\$0	\$585,348
Total Capital Assets, Not Being Depreciated	568,688	16,660	0	585,348
Capital Assets, Being Depreciated:				
Buildings	2,192,624	723,021	0	2,915,645
Building Improvements	317,532	128,023	0	445,555
Vehicle	70,934	0	0	70,934
Total Capital Assets, Being Depreciated	2,581,090	851,044	0	3,432,134
Less Accumulated Depreciation:				
Buildings	(199,034)	(51,171)	0	(250,205)
Building Improvements	(32,146)	(6,530)	0	(38,676)
Vehicle	(19,771)	(14,187)	0	(33,958)
Total Accumulated Depreciation	(250,951)	(71,888)	0	(322,839)
Total Capital Assets, Being Depreciated, net	2,330,139	779,156	0	3,109,295
Total Capital Assets, net	<u>\$2,898,827</u>	<u>\$795,816</u>	<u>\$0</u>	<u>\$3,694,643</u>

7. RELATED PARTY ACTIVITY

The County has assigned the following staff to the operation of the Authority, under contract, and will - at its option, request reimbursement periodically from the Authority: Patrick J. Metzger, Director.

Two Authority Board Members are also Board Members of the Lorain County Community College Foundation. Payment totaling \$3,000 were made to the foundation in 2016.

Lorain County Land Reutilization Corporation assigned a building with a value of \$739,680 to the Authority.

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8. LETTER OF CREDIT

On June 27, 2008, the Authority entered into an agreement to increase their Letter of Credit with Northwest Bank from three million dollars to eight million dollars. The purpose of the Letter of Credit is to supplement the reserves available in the Program Reserve Fund and enable the Authority to issue additional series of bonds under the indenture to finance costs of projects and promote the creation and preservation of jobs and employment opportunities within the County. Due to market conditions and with the intent to enhance the marketability and rating on a bond financed expansion project, the Authority supplemented the existing Letter of Credit with an additional wrapping Letter of Credit with the Federal Home Loan Bank of Cincinnati (FHLB). However, market conditions at that time dictated that the firm pull out of the project. As of December 31, 2016, the Authority has not used the Northwest Bank Letter of Credit or the supplemental FHLB Letter of Credit. The Authority has maintained the enhancements with the goal to attract a partnership with another Port Authority, or to attract suitable business attraction/expansion to meet the Authority's core mission of economic development in Lorain County.

9. DEFINED BENEFIT PENSION PLANS

Net Pension Liability

The net pension liability reported on the statement of net position represents a liability to employees for pensions. Pensions are a component of exchange transactions -- between an employer and its employees -- of salaries and benefits for employee services. Pensions are provided to an employee -- on a deferred-payment basis -- as part of the total compensation package offered by an employer for employee services each financial period. The obligation to sacrifice resources for pensions is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net pension liability represents the Authority's proportionate share of each pension plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each pension plan's fiduciary net position. The net pension liability calculation is dependent on critical long-term variables, including estimated average life expectancies, earnings on investments, cost of living adjustments and others. While these estimates use the best information available, unknowable future events require adjusting this estimate annually.

Ohio Revised Code limits the Authority's obligation for this liability to annually required payments. The Authority cannot control benefit terms or the manner in which pensions are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including pension.

GASB 68 assumes the liability is solely the obligation of the employer, because (1) they benefit from employee services; and (2) State statute requires all funding to come from these employers. All contributions to date have come solely from these employers (which also includes costs paid in the form of withholdings from employees). State statute requires the pension plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each pension plan's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net pension liability. Resulting adjustments to the net pension liability would be effective when the changes are legally enforceable.

The proportionate share of each plans' unfunded benefits is presented as a long-term *net pension liability* on the accrual basis of accounting. Any liability for the contractually-required pension contribution outstanding at the end of the year is included in *intergovernmental payable* on the accrual basis of accounting.

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Plan Description - Ohio Public Employees Retirement System (OPERS)

Plan Description - Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS Administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (e.g. Authority employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore the following disclosure focuses on the traditional pension plan.

OPERS provides retirement, disability, survivor and death benefits and annual cost of living adjustments to members of the traditional plan. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that includes financial statements, required supplementary information and detailed information about OPERS' fiduciary net position that may be obtained by visiting <https://www.opers.org/financial/reports.shtml>, by writing to the Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling 800-222-7377.

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (See OPERS CAFR referenced above for additional information):

Group A Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	Group B 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Group C Members not in other Groups and members hired on or after January 7, 2013
State and Local	State and Local	State and Local
Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	Age and Service Requirements: Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Formula: 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	Formula: 2.2% of FAS multiplied by years of service for the first 35 years and 2.5% for service years in excess of 35

Final average Salary (FAS) represents the average of the three highest years of earnings over a member's career for Groups A and B. Group C is based on the average of the five highest years of earnings over a member's career.

Members who retire before meeting the age and years of service credit requirement for unreduced benefits receive a percentage reduction in the benefit amount.

When a benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

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Funding Policy - The Ohio Revised Code (ORC) provides statutory authority for member and employer contributions as follows:

	<u>State and Local</u>
2016 Statutory Maximum Contribution Rates	
Employer	14.0 %
Employee	10.0 %
2016 Actual Contribution Rates	
Employer:	
Pension	12.0 %
Post-employment Health Care Benefits	<u>2.0</u>
Total Employer	<u>14.0 %</u>
Employee	<u>10.0 %</u>

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution was \$7,166 for 2016. Of this amount, \$1,571 is reported as an intergovernmental payable.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

The net pension liability for OPERS was measured as of December 31, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating entities. Following is information related to the proportionate share and pension expense:

Proportion of the Net Pension Liability:	
Current Measurement Date	0.00031200%
Prior Measurement Date	0.00024600%
Change in Proportionate Share	0.00006600%
Proportionate Share of the Net Pension Liability	\$54,042
Pension Expense	\$10,001

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At December 31, 2016, the Authority reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	<u>OPERS</u>
Deferred Outflows of Resources	
Net difference between projected and actual earnings on pension plan investments	\$15,885
Authority contributions subsequent to the measurement date	<u>7,166</u>
Total Deferred Outflows of Resources	<u>\$23,051</u>
Deferred Inflows of Resources	
Differences between expected and actual experience	\$1,044
Changes in proportion and differences between Authority's contributions and proportionate share of contributions	<u>5,252</u>
Total Deferred Inflows of Resources	<u>\$6,296</u>

\$7,166 reported as deferred outflows of resources related to pension resulting from Authority contribution subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

	<u>OPERS</u>
Year Ending December 31:	
2017	\$1,050
2018	1,304
2019	3,641
2020	<u>3,594</u>
Total	<u>\$9,589</u>

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability was determined by an actuarial valuation as of December 31, 2015 using the following actuarial assumptions applied to all periods included in the measurement in accordance with the requirement of GASB 67. Key methods and assumptions used in the latest actuarial valuations are presented below.

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Wage Inflation	3.75 percent
Future Salary Increases, including inflation COLA or Ad Hoc COLA:	4.25 to 10.05 percent including wage inflation
Pre-January 7, 2013 Retirees	3 percent, simple
Post-January 7, 2013 Retirees	3 percent, simple through 2018, then 2.8 percent, simple
Investment Rate of Return	8 percent
Actuarial Cost Method	Individual Entry Age

Mortality rates were based on the RP-2000 Mortality Table projected 20 years using Projection Scale AA. For males, 105 percent of the combined healthy male mortality rates were used. For females, 100 percent of the combined healthy female mortality rates were used. The mortality rates used in evaluating disability allowances were based on the RP-2000 mortality table with no projections. For males 120 percent of the disabled male mortality rates were used set forward two years. For females, 100 percent of the disabled female mortality rates were used.

The most recent experience study was completed for the five year period ended December 31, 2010.

The long-term rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected real rate of return by weighting the expected future real rates of return by the target asset allocation percentage, adjusted for inflation.

OPERS manages investments in four investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, the 115 Health Care Trust portfolio and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan, the annuitized accounts of the Member-Directed Plan and the VEBA trust. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The money weighted rate of return, net of investments expense, for the Defined Benefit portfolio is .4 percent for 2015.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2015 and the long-term expected real rates of return:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	23.00 %	2.31 %
Domestic Equities	20.70	5.84
Real Estate	10.00	4.25
Private Equity	10.00	9.25
International Equities	18.30	7.40
Other investments	18.00	4.59
Total	100.00 %	5.27 %

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Discount Rate The discount rate used to measure the total pension liability was 8 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity to the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate The following table represents the Authority's proportionate share of the net pension liability calculated using the current period discount rate assumption of 8 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage lower (7 percent) or one-percentage-point higher (9 percent) than the current rate:

	1% Decrease (7.00%)	Current Discount Rate (8.00%)	1% Increase (9.00%)
Authority's proportionate share of the net pension liability	\$86,103	\$54,042	\$27,000

Changes between Measurement Date and Report Date In October 2016, the OPERS Board adopted certain assumption changes which will impact their annual actuarial valuation prepared as of December 31, 2016. The most significant change is a reduction in the discount rate from 8.0 percent to 7.5 percent. Although the exact amount of these changes is not known, the impact to the Authority's net pension liability is expected to be significant.

10. POST EMPLOYMENT BENEFITS

A. Ohio Public Employees Retirement System

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: the Traditional Pension Plan – a cost-sharing multiple-employer defined benefit pension plan; the Member-Directed Plan – a defined contribution plan; and the Combined Plan – a cost-sharing multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS maintains two cost-sharing multiple-employer defined benefit post-employment healthcare trusts, which fund multiple health care plans including medical coverage, prescription drug coverage, deposits to a Health Reimbursement Arrangement and Medicare Part B premium reimbursement, to qualifying benefit recipients of both the Traditional Pension and The Combined plans. Members of the Member-Directed Plan do not qualify for ancillary benefits, including OPERS sponsored health care coverage.

In order to qualify for health care coverage, age-and-service retirees under the Traditional Pension and Combined Plans must have 20 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45. See OPERS' CAFR referenced below for additional information.

The Ohio Revised Code permits, but does not require, OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

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OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml#CAFR>, by writing to OPERS at 277 East Town Street, Columbus, OH 43215-4642 or calling 614-222-5601 or 1-800-222-7377.

The Ohio Revised Code provides the statutory authority requiring public employers to fund health care through their contributions to OPERS. A portion of each employer's contribution to the OPERS is set aside for the funding of post-retirement health care coverage.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2016, State and Local employers contributed at a rate of 14% of earnable salary. This is the maximum employer contribution rate permitted by the Ohio Revised Code. Active member contributions do not fund health care.

OPERS maintains three health care trusts. The two cost-sharing, multiple-employer trusts, the 401(h) Health Care Trust and the 115 Health Care Trust, work together to provide health care funding to eligible retirees of the Traditional Pension and Combined Plans. The third trust is a Voluntary Employee's Beneficiary Association (VEBA) that provides funding for a Retiree Medical Account for Member-Directed Plan members. Each year, the OPERS Board of Trustees determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 2.0% during calendar year 2015. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2016 remained at 2.0% for both plans. The Board is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contribution as a percentage of covered payroll deposited to the RMAs for 2016 was 4%.

In March 2016, OPERS received two favorable rulings from the IRS allowing OPERS to consolidate all health care assets into the 115 Trust. Transition to the new health care trust structure occurred during 2016. OPERS Combining Statements of Changes in Fiduciary Net Position for the year ended December 31, 2016, will reflect a partial year of activity in the 401(h) Trust and VEBA Trust prior to the termination of these trusts as of end of business day June 30, 2016, and the assets and liabilities, or net position, of these trusts being consolidated into the 115 Trust on July 1, 2016.

The Authority's actual contributions for the years ending December 31, 2016, 2015, and 2014, were \$1,190, \$733, and \$555, respectively. For 2016, 94.36% has been contributed, with the balance being reported as an intergovernmental payable. The full amount for 2015 and 2014 has been contributed.

11. CONDUIT DEBT

The Authority has issued revenue bonds and certificates of participation to provide financial assistance to governmental and non-profit entities for the acquisition and construction of facilities deemed to be in the public interest. The Authority is not obligated in any manner for repayment of the bonds or certificates of participation. Accordingly, a liability is not reported in the accompanying financial statements. However, the issuance of such conduit debt supports the Authority's purpose and drives local economic development. The aforementioned issuance of conduit debt also produces additional revenues for the Authority.

As of December 31, 2016, revenue bonds were outstanding from the Authority's Program Bond fund with an original issue amount of \$2,365,000 of which \$1,250,000 remain outstanding as of December 31, 2016. However, the Authority's total remaining reserve dollars from the Letter of Credit are \$6,450,000 or approximately 300.0% of the outstanding bonds.

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In November, 2016, the Authority issued revenue bond anticipation notes to repay year 2015 BANs and provide ongoing match funds to Lorain County Land Reutilization Corporation that support the costs of match funds for demolition grant programs that aid in reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other such real property within Lorain County which is the mission of the LCLRC. The various state programs are reimbursement based and require expenditure first, reimbursement requests later. The Authority is not obligated in any manner for repayment of the notes. However, a liability equal to the conduit debt along with a corresponding receivable from the benefitting third party responsible for its ultimate repayment is reported in the accompanying financial statements. The issuance of such conduit debt is an authorized purpose of the Port Authority under O.R.C. and drives local economic development. The aforementioned issuance of conduit debt does not produce additional revenues for the Authority beyond a nominal issuance fee.

As of December 31, 2016, the conduit debt-revenue bond anticipation notes were outstanding with an original issue amount of \$2,790,000, 2.00% interest rate all of which remains outstanding as of December 31, 2016.

12. MANAGEMENT AGREEMENT

Effective May 25, 2012, the Authority entered into a three year Management Agreement with Lorain County Land Reutilization Corp (Corporation). The Agreement’s term will renew for additional, successive one (1) year periods in perpetuity upon mutual consent of the parties. The Authority shall serve as the Management Company and shall assist the Corporation in the administration and execution of the Agreement and Plan entered into with the Lorain Board of County Commissioners, Lorain County, Ohio. The Authority shall act as the executive of the Corporation and will act under the direction of the Corporation as established by the Corporation Board through its Code of Regulation, other policies, and specific direction. The management fee for the Authority’s services is 3% of the delinquent tax and assessment collection monies received by Corporation annually.

13. SUBSEQUENT EVENTS

Subsequent events were evaluated by management through the date of the “Independent Auditor Report,” the date on which the financial statements were available to be issued. There were no events requiring disclosure.

14. LOAN PAYABLE

Loan Payable – County represents the cumulative operating costs incurred by the Authority that have been paid by Lorain County. There is no repayment schedule. At December 31, 2016, the outstanding balance was \$391,312.

Loan payable activity for the year ended December 31, 2016, was as follows:

	Balance 01/01/2016	Additions	Deletions	Balance 12/31/2016
Loan Payable	\$391,221	\$91	\$0	\$391,312

15. CONTINGENCIES

During the normal course of operations, the Authority has become a defendant in a legal action. Liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. Although the outcome of this lawsuit is not presently determinable, it is the opinion of the Authority’s counsel that a resolution of this matter will not have a material adverse effect on the financial condition of the Authority.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

16. LORAIN COUNTY LAND REUTILIZATION CORPORATION

NOTE 1 – DESCRIPTION OF THE CORPORATION AND REPORTING ENTITY

The Lorain County Land Reutilization Corporation (the Corporation) is a body corporate and politic organized on May 25, 2012 by the Lorain County Board of Commissioners (LCBC). The Corporation is created in accordance with Section 1724 of the Ohio Revised Code.

The Corporation meets the criteria for reporting as a discretely presented component unit of the Lorain County Port Authority for reporting purposes, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 14, “The Financial Reporting Entity” as amended by GASB Statement No. 39, “Determining Whether Certain Organizations Are Component Units” and GASB Statement No. 61, “The Financial Reporting Entity: Omnibus.”

The Corporation is governed by a seven-member Board of Directors (the Board) consisting of the County Treasurer (ex officio Director), three County Commissioners (ex officio Directors), one member who is a representative of a municipal corporation, one member who is a representative of a township, and one resident of Lorain County having private sector or nonprofit experience in rehabilitation or real estate acquisitions.

Component units are legally separate organizations for which the Corporation is financially accountable. Financial accountability exists if a primary government/component unit appoints a majority of an organization’s governing board and is able to impose its will on that organization. Financial accountability may also be deemed to exist if there is a potential for the organization to provide financial benefits to, or impose financial burdens on, the primary government/component unit. On this basis, no governmental organization other than the Corporation itself is included in the financial reporting entity.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. *Basis of Presentation*

The Corporation’s basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities.

Government-wide Financial Statements

The statement of net position and the statement of activities display information about the Corporation as a whole. These statements include the financial activities of the primary government. These statements usually distinguish between those activities of the Corporation that are governmental and those that are considered business-type. The Corporation, however, does not have business-type activities.

The statement of net position presents the financial condition of the governmental activities of the Corporation at year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Corporation’s governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Corporation, with certain limited exceptions.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
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FOR THE YEAR ENDED DECEMBER 31, 2016**

The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the Corporation.

B. *Fund Accounting*

The Corporation uses fund accounting to segregate cash and investments that are restricted as to use. A fund is a separate accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and attaining certain objectives in accordance with special regulations, restrictions or limitations.

For financial statement presentation purposes, the Corporation's fund is classified as governmental.

Governmental Funds

Governmental funds focus on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Current liabilities are assigned to the fund from which they will be repaid. The difference between governmental fund assets and deferred outflows of resources and liabilities and deferred inflows of resources is reported as fund balance. The following is the Corporation's only governmental fund:

General Fund The general fund accounts for all financial resources that are received from the County Treasurer from penalties collected on delinquent property taxes and interest on those delinquencies. The general fund receives 5% of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County's Delinquent Tax Assessment and Collection Tax (DTACT) fund. The general fund balance is available to the Corporation for any purpose provided it is expended or transferred according to the general laws of Ohio. In addition, the fund receives monies from The U.S. Treasury through the Ohio Housing Finance Agency.

C. *Measurement Focus*

Government-wide Financial Statements

The government-wide financial statements are prepared using a flow of economic resources measurement focus. All assets, all deferred outflows of resources, all liabilities and all deferred inflows of resources associated with the operation of the Corporation are included on the statement of net position. The statement of activities presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position.

Fund Financial Statements

The general fund is accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balance reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for the general fund.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
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FOR THE YEAR ENDED DECEMBER 31, 2016**

D. *Basis of Accounting*

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. The general fund uses the modified accrual basis of accounting. Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, in the recording of deferred inflows/outflows of resources, and in the presentation of expenses versus expenditures.

Revenues - Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current year. For the Corporation, available means expected to be received within sixty days of year-end.

Nonexchange transactions, in which the Corporation receives value without directly giving equal value in return, include grants, entitlements and donations. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Corporation must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Corporation on a reimbursement basis. On the modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

Under the modified accrual basis, intergovernmental revenue and operating grant sources are considered to be both measurable and available at year-end.

Deferred Outflows/Inflows of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources, represents a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time.

In 2016, the Corporation had no deferred outflows/inflows of resources.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred.

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in governmental funds.

Federal Income Tax

The Corporation is exempt from federal income tax under Section 115(1) of the Internal Revenue Code.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
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E. *Budgetary Process*

The Corporation is not bound by the budgetary laws prescribed by the Ohio Revised Code. The Board of Directors of the Corporation is required by their Code of Regulations to adopt an annual budget prior to the beginning of the fiscal year. Appropriations and subsequent amendments are approved by the Board of Directors during the year as required. For 2016, the Board of Directors did not adopt an annual budget during the fiscal year.

F. *Cash, Cash Equivalents with Fiscal Agents*

The Lorain County Port Authority (the Authority) is currently holding deposits that belong to the Corporation which are represented by "Cash and cash equivalents with fiscal agents" on the Statement of Position. The Authority's cash and investment pool holds the Corporation's cash and investments, which are reported at the Authority's carrying amount. Deposits and investments disclosures for the Authority as a whole may be obtained from the Authority. This information may be obtained by writing Patrick Metzger, Director, 226 Middle Avenue 4th Floor, Elyria, OH 44035.

G. *Assets Held for Resale*

Assets held for resale represent properties purchased by or donated to the Corporation. These properties are valued based upon the purchase price plus any costs of maintenance, rehabilitation, or demolition of homes on the properties. For donated properties, the asset is reported at fair value which is based on the taxable value as determined by the County Auditor. The Corporation holds the properties until the home is either sold to a new homeowner, sold to an individual who will rehabilitate the home, or the home on the property is demolished. Properties with demolished homes could be transferred to the city or township they are in after demolition, until those parcels may be merged with adjacent parcels for development or green space projects, or the Corporation may sell other lots to the owners of adjacent parcels for a nominal cost.

H. *Capital Assets*

General capital assets are capital assets which are associated with and generally arise from governmental activities. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the financial statements of the general fund.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received.

All capital assets, excluding land, are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method for buildings over useful lives of fifty years. The Corporation had no capital assets in 2016.

I. *Accrued Liabilities*

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements. The Corporation did not have any long-term obligations in 2016.

Governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the fund.

J. *Fund Balance*

Fund balance is divided into five classifications based primarily on the extent to which the Corporation is bound to observe constraints imposed upon the use of the resources in the governmental funds. The classifications are as follows:

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
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Nonspendable The nonspendable fund balance category includes amounts that cannot be spent because they are not in spendable form, or legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash. It also includes the long-term amount of interfund loans, loans receivable, as well as property acquired for resale, unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

Restricted Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or is imposed by law through constitutional provisions.

Committed The committed fund balance classification includes amounts that can be used only for the specific purposes imposed by formal action (resolution) of the Board. Those committed amounts cannot be used for any other purpose unless the Board removes or changes the specified use by taking the same type of action (resolution) it employed to previously commit those amounts. Committed fund balance also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Assigned Amounts in the assigned fund balance classification are intended to be used by the Corporation for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the general fund, assigned amounts represent intended uses established by the Board or a Corporation official delegated that authority, or by State Statute.

Unassigned The unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications.

The Corporation applies restricted resources first when expenditures are incurred for purposes for which either restricted or unrestricted (committed, assigned, and unassigned) amounts are available. Similarly, within unrestricted fund balance, committed amounts are reduced first followed by assigned, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

K. Net Position

Net position represents assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the Corporation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The Corporation had no deferred outflows or inflows of resources.

L. Intergovernmental Revenue

The Corporation receives operating income through Lorain County. This money represents the penalties and interest on current unpaid and delinquent property taxes once these taxes are paid. Pursuant to ORC 321.263, these penalty and interest monies are collected by the County when taxes are paid and then are paid to the Corporation. In addition, the fund receives monies from The U.S. Treasury through the Ohio Housing Finance Agency.

M. Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. The Corporation had no extraordinary items in 2016. Special items are transactions or events that are within the control of the Corporation Administration and that are either unusual in nature or infrequent in occurrence. The Corporation had a loss on the transfer of assets held for resale, which was recorded as a special item in 2016.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

N. Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NOTE 3 – Receivables

Receivables at December 31, 2016 consisted of funds due from the Lorain County Court of Common Pleas, which are presented as intergovernmental receivables. In addition, receivables consisted of accounts receivable from vendors. Allowance for doubtful accounts were not recorded because all receivables are expected to be collected.

NOTE 4 – Transactions with Lorain County

Pursuant to and in accordance with Section 321.261 (B) of the Ohio Revised Code, the Corporation has been authorized by the Lorain County Board of Commissioners to receive 5% of all collections of delinquent real property, personal property, and manufactured and mobile home taxes that are deposited into the County’s Delinquent Tax Assessment and Collection Tax (DTACT) fund and will be available for appropriation by the Corporation to fund operations. At December 31, 2016, the Corporation recognized revenues of \$860,948 for these fees that were collected by the County in 2016.

NOTE 5 – Management Agreement and Activities

Effective May 25, 2012, the Corporation entered into a three year Management Agreement with Lorain County Port Authority (the Authority). The Agreement’s term will renew for additional, successive one (1) year periods in perpetuity upon mutual consent of the parties. The Authority shall serve as the Management Company and shall assist the Corporation in the administration and execution of the Agreement and Plan entered into with the Lorain Board of County Commissioners, Lorain County, Ohio. The Authority shall act as the executive of the Corporation and will act under the direction of the Corporation as established by the Corporation Board through its Code of Regulation, other policies, and specific direction. During 2016, the Corporation paid \$25,828 in administration fees to the Authority.

In November 2016, the Authority issued a \$2,790,000, 2.00% interest revenue bond anticipation notes to provide financial assistance to the Corporation to pay the costs of acquiring real property and interests therein for the purpose of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other such real property within Lorain County. The notes mature in November 2017. The Authority is not obligated in any manner for repayment of the notes. However, a liability equal to the conduit debt along with a corresponding receivable from the Corporation responsible for its ultimate repayment is reported in the Authority’s financial statements. An intergovernmental payable has been reported on the Corporation’s financial statements.

NOTE 6 - Risk Management

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. During 2016, the Corporation contracted with Allied World Assurance Co Holding Ltd. for various types of insurance as follows:

Type	Coverage
Public Officials Liability	\$2,000,000
Non-Monetary Coverage	\$50,000/\$100,000
Employment Practices Liability	\$2,000,000
Public Officials Crisis Management	\$25,000

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

Settled claims resulting from these risks have not exceeded commercial insurance coverage in the past three years.

NOTE 7 – Subsequent Events

The Corporation has evaluated subsequent events through the date of the “Independent Auditor Report,” the date on which the financial statements were available to be issued. There were no events requiring disclosure.

NOTE 8 – Contingencies

A. Grants

The Corporation received financial assistance from a Federal agency in the form of a grant. The disbursement of funds received under this program generally requires compliance with terms and conditions specified in the grant agreement and are subject to audit by the grantor agency. Any disallowed claims resulting from such audits could become a liability of the Corporation. However, the effect of any such disallowed claims on the overall financial position of the Corporation at December 31, 2016, if applicable, cannot be determined at this time.

B. Litigation

The Corporation is not party to any legal proceedings.

NOTE 9 – Related Party Transactions

On June 16, 2016, the Corporation acquired by capital contribution a building with the fair market value of \$739,680. The Corporation assigned the building to the Authority on July 7, 2016.

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**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2016**

**Schedule of the Authority's Proportionate Share of the Net Pension Liability
Ohio Public Employees Retirement System
Last Three Fiscal Years (1)**

	2016	2015	2014
Authority's Proportion of the Net Pension Liability	0.000312%	0.000246%	0.000246%
Authority's Proportionate Share of the Net Pension Liability	\$54,042	\$29,670	\$29,000
Authority's Covered-Employee payroll	\$59,717	\$38,833	\$33,925
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	90.50%	76.40%	85.48%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	81.08%	86.45%	86.36%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2013 is not available. An additional column will be added each year.

**LORAIN COUNTY PORT AUTHORITY
(A COMPONENT UNIT OF LORAIN COUNTY)
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2016**

**Schedule of the Authority's Contributions
Ohio Public Employees Retirement System of Ohio
Last Four Fiscal Years (1)**

	2016	2015	2014	2013
Contractually Required Contributions	\$7,166	\$4,660	\$4,071	\$2,414
Contributions in Relation to the Contractually Required Contributions	(7,166)	(4,660)	(4,071)	(2,414)
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0
Authority Covered-Employee Payroll	\$59,717	\$38,833	\$33,925	\$18,569
Contributions as a percentage of Covered-Employee Payroll	12.00%	12.00%	12.00%	13.00%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2013 is not available. An additional column will be added each year.



Dave Yost • Auditor of State

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

Lorain County Port Authority
Lorain County
226 Middle Avenue
Elyria, Ohio 44035

To the Board of Directors:

We have audited, in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of the business-type activities and the discretely presented component unit of the Lorain County Port Authority, Lorain County, Ohio (the Authority), a component unit of Lorain County, Ohio as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated July 20, 2017.

Internal Control Over Financial Reporting

As part of our financial statement audit, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinions on the financial statements, but not to the extent necessary to opine on the effectiveness of the Authority's internal control. Accordingly, we have not opined on it.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all internal control deficiencies that might be material weaknesses or significant deficiencies. Therefore, unidentified material weaknesses or significant deficiencies may exist. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings that we consider material weaknesses. We consider findings 2016-001 and 2016-002 to be material weaknesses.

Compliance and Other Matters

As part of reasonably assuring whether the Authority's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

Entity's Response to Findings

The Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings. We did not audit the Authority's responses and, accordingly, we express no opinion on them.

Purpose of this Report

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Dave Yost
Auditor of State
Columbus, Ohio

July 20, 2017

LORAIN COUNTY PORT AUTHORITY
LORAIN COUNTY

SCHEDULE OF FINDINGS
DECEMBER 31, 2016

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

FINDING NUMBER 2016-001

Material Weakness – Separation of Financial Activities

The Authority acts as the fiscal agent for the Lorain County Land Reutilization Corporation (the Corporation). The Corporation is also a component unit of the Authority. The day to day financial activities of the Corporation are accounted for within the Authority's accounting system. Further, the Authority and Corporation "run" their financial activity through the same bank account at Northwest Savings Bank (excluding the Corporations *delinquent real estate tax assessment and collection* bank account). This practice has existed for a number of years.

By combining the financial activities of both the Authority and Corporation into one accounting system, as well as sharing the same bank account, the risk for errors and irregularities going undetected significantly heightens during the revenue, disbursement and reconciliation process.

In 2016, a \$30,145 Corporation receipt was incorrectly recorded as an Authority receipt. This overstated revenues by 3.2%. This was considered qualitatively material because the money legally belonged to the Corporation.

The Authority indicated this was an oversight. The Authority adjusted the financial statements and trial balances for this error.

We recommend the Authority carefully scrutinize all receipts to ensure they are being posted to the proper entity and utilize a separate bank account for the Authority's financial activities.

Official's Response:

The recommendation to more carefully scrutinize all receipts to ensure that they are posted to the proper entity is very useful to the operations of the Authority and Landbank as they work in tandem and share responsibility for many financial transactions. The Authority will continue to investigate the best procedures to separate financial operations that minimize the risks of error.

**LORAIN COUNTY PORT AUTHORITY
LORAIN COUNTY**

**SCHEDULE OF FINDINGS
DECEMBER 31, 2016**

FINDINGS RELATED TO THE FINANCIAL STATEMENTS REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS
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FINDING NUMBER 2016-002

Material Weakness – Financial Reporting

Sound financial reporting is the responsibility of the Authority and is essential to ensure the information provided to the readers of the financial statements is complete and accurate.

The following deficiencies were identified:

- Authority Unrestricted Net Position was understated by \$748,767 because it incorrectly utilized a Governmental Accounting Standards Board (GASB) 54 fund balance classification; Nonspendable. GASB 54 applies to governmental funds only and not to enterprise funds. The Authority only presents enterprise funds.
- Lorain County Land Reutilization Corporation (the Corporation) Intergovernmental revenue of \$30,145 was improperly recorded as Authority Intergovernmental Revenue. This overstated Authority Intergovernmental Revenue and Cash by \$30,145 and understated Authority Component Unit Intergovernmental Revenue and Cash by \$30,145.

In addition to the financial statement adjustments above there were numerous errors identified in the notes to the basic financial statements that were considered qualitatively material and required correction.

The financial statements (including the notes to the basic financial statements) and accounting records were adjusted by the Authority for these errors.

Failure to adopt policies and procedures over recording of financial transaction and financial reporting contributed to these misstatements and errors. Also, there is no evidence that management or the Board of Directors actually reviews the unaudited compilation for accuracy prior to it being submitted for audit.

We recommend the Authority evaluates its procedures over the recording of financial transactions into the Authority accounting system and over financial reporting to increase assurance the information accurately reflects the activity of the Authority; thereby, increasing the reliability of the financial data. Also, management and the Board of Directors should carefully review the unaudited compilation for accuracy.

Official's Response:

The Authority understands that there is a disparity of accounting standards applied to itself as opposed the Land Bank and administration will work closely with the IPA to more definitively classify various transactions as pertaining to one standard of another while working to reconcile factors so that essential information may be represented more succinctly in financial statements and the final compilation submitted for audit.



Dave Yost • Auditor of State

LORAIN COUNTY PORT AUTHORITY

LORAIN COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

CERTIFIED
AUGUST 8, 2017