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# Louisville Renaissance Zone Corporation

(a component unit of Louisville Regional Airport Authority)

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**Financial Report**  
**June 30, 2024 and 2023**

# **Louisville Renaissance Zone Corporation**

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## **Independent Auditor's Report**

To the Board of Directors  
Louisville Renaissance Zone Corporation

We have audited the financial statements of the business-type activities of Louisville Regional Airport Authority (the "Authority") and its discretely presented component unit, Louisville Renaissance Zone Corporation (the "Corporation"), as of and for the years ended June 30, 2024 and 2023, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated October 18, 2024, which contained an unmodified opinion on the financial statements of the business-type activities of the Authority and its discretely presented component unit. Our audits were performed for the purpose of forming opinions on the financial statements as a whole. We have not performed any procedures with respect to the audited financial statements subsequent to October 18, 2024.

### ***In Relation to Opinion on Accompanying Financial Schedules***

The accompanying schedule of full accrual net position and schedule of full accrual revenue, expenses, and changes in net position of Louisville Renaissance Zone Corporation are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audits of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Plante & Moran, PLLC*

October 18, 2024

# Louisville Renaissance Zone Corporation

## Schedule of Full Accrual Net Position

June 30, 2024 and 2023

	2024	2023
<b>Assets</b>		
Current assets:		
Cash and cash equivalents (Note 2)	\$ 10,599,735	\$ 21,350,105
Investments (Note 2)	-	6,502,938
Fees receivable - Net	15,994,332	6,945,258
Leases receivable (Note 4)	1,434,237	229,320
Total current assets	28,028,304	35,027,621
Noncurrent assets:		
Leases receivable (Note 4)	15,807,763	17,242,000
Fees receivable	5,248,502	16,500,000
Capital assets:		
Assets not subject to depreciation (Note 3)	18,474,416	20,824,231
Assets subject to depreciation - Net (Note 3)	50,972,498	27,285,461
Total noncurrent assets	90,503,179	81,851,692
Total assets	118,531,483	116,879,313
<b>Liabilities</b>		
Accounts payable	554,885	468,499
Unearned revenue	22,450	46,445
Total liabilities	577,335	514,944
<b>Deferred Inflows of Resources</b> - Leases (Note 4)	14,903,567	16,611,085
<b>Net Position</b>		
Net investment in capital assets	69,446,914	48,109,692
Unrestricted	33,603,667	51,643,592
Total net position	<u>\$ 103,050,581</u>	<u>\$ 99,753,284</u>

## Louisville Renaissance Zone Corporation

### Schedule of Full Accrual Revenue, Expenses, and Changes in Net Position

Years Ended June 30, 2024 and 2023

	<u>2024</u>	<u>2023</u>
<b>Operating Revenue</b>		
TIF revenue	\$ 2,891,671	\$ 5,483,751
Lease revenue	<u>1,894,516</u>	<u>1,024,975</u>
Total operating revenue	4,786,187	6,508,726
<b>Operating Expenses</b>		
Management and general	515,542	2,335,775
Depreciation	<u>2,339,814</u>	<u>1,600,677</u>
Total operating expenses	<u>2,855,356</u>	<u>3,936,452</u>
<b>Operating Income</b>	1,930,831	2,572,274
<b>Nonoperating Revenue (Expense)</b>		
Investment income - Net	793,003	1,028,942
Loss on sale of assets	(4,728)	(2,385,800)
Interest income - Leases	<u>578,191</u>	<u>240,334</u>
Total nonoperating revenue (expense)	<u>1,366,466</u>	<u>(1,116,524)</u>
<b>Change in Net Position</b>	3,297,297	1,455,750
<b>Net Position - Beginning of year</b>	<u>99,753,284</u>	<u>98,297,534</u>
<b>Net Position - End of year</b>	<u><u>\$ 103,050,581</u></u>	<u><u>\$ 99,753,284</u></u>

June 30, 2024 and 2023

### Note 1 - Significant Accounting Policies

#### ***Reporting Entity***

Louisville Renaissance Zone Corporation (the "Corporation") is governed by an 11-member board of directors that consists of the same individuals as the Louisville Regional Airport Authority (the "Authority") board. In accordance with government accounting principles, there are no separate legal entities appropriate to be reported within these financial schedules.

The Corporation is a nonstock, nonprofit public property corporation set up to carry out the public purposes of the Authority to promote and develop aviation and air transportation and/or establish, operate, or expand any airport or air navigation facilities. This includes identifying, developing, acquiring, financing, and accomplishing public projects within the development area and serving as the agency of tax increment financing (TIF) and public project development within the development area and for the acquisition and financing of public projects for and on behalf of the Authority. The Corporation is a component unit of the Authority.

The development area overseen by the Corporation is bordered at the north by Fern Valley Road, at the east by I-65, at the south by I-265, and at the west by CSX railroad. This area is being developed for commercial or industrial uses.

The Corporation entered into an interlocal cooperation agreement with the government of the Louisville Metro and the Commonwealth of Kentucky whereby funding will be provided by TIF. Under this agreement, the Corporation is to acquire property, construct, and maintain improvements to accomplish approved public purposes. The Corporation received approval for an initial project totaling \$41,700,000 primarily for land acquisition and infrastructure improvements. In 2018, approval was received for an additional project totaling \$30,500,000 primarily for further infrastructure improvements. In June 2023, the additional project was amended to a total of \$40,200,000. Under the TIF agreements, approved projects were to be completed by December 31, 2023.

#### ***Basis of Accounting***

The schedules of the Corporation presented in this report reflect the full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

#### ***Specific Balances and Transactions***

##### **Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity of three months or less when acquired.

##### **Investments**

Investments are reported at amortized cost. Investments are made only in government-backed securities. All investments are held in the Corporation's name.

##### **Fees Receivable**

Receivables represent TIF requests submitted to or earned from state and local governments. At June 30, 2024, fees receivable include TIF revenue calculated based on actual project costs through December 31, 2023 not yet recovered through prior TIF payments. The TIF receivables recognized are limited to the eligible spending incurred by the Corporation through December 31, 2023. Amounts not expected to be collected within one year are reported as long-term receivables. Receivables are reported at fair value and are reduced by the estimated portion that is expected to be uncollectible. Interest is not normally charged on receivables. As of June 30, 2024, management has estimated all amounts to be fully collectible.

**Note 1 - Significant Accounting Policies (Continued)**

**Capital Assets**

Capital assets, which include land, construction projects, land improvements, and utility systems, are reported in the schedule of full accrual net position. Capital assets are defined by the Corporation as assets with an initial individual cost of more than \$50,000 and an estimated useful life of three years or greater. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Costs are allocated to project components by the specific identification method whenever possible. Otherwise, costs are allocated based on their relative fair value to the total project. The Corporation is depreciating land improvements, buildings, and utility systems over periods of 10 to 20 years and equipment over a period of 7 years. The assets are reviewed for impairment when events indicate the carrying amount may not be recoverable.

**Net Position**

Net position of the Corporation is classified in three components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. The restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Unrestricted net position is the remaining net position that does not meet the definition of net investment in capital assets or restricted.

**Revenue**

The Corporation recognizes revenue from land sales upon transfer of title. Revenue from the TIF agreements is recognized when reasonably measurable and determinable based on the terms of the respective agreements. TIF revenue included in operating revenue represents the estimated TIF revenue earned in the most recent calendar year and any differences between actual collections and prior estimates. Revenue from lease agreements is recognized when earned based on the terms of the respective lease agreements. Lease revenue is included in operating revenue.

**Unearned Revenue**

Unearned revenue consists of concessionaire rentals and payments received in advance, which will be recognized as revenue when earned.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

**Leases**

The Corporation is a lessor for a noncancelable lease of land, buildings, and equipment. The Corporation recognizes a lease receivable and a deferred inflow of resources in the financial statements.

At the commencement of a lease, the Corporation initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

**Note 1 - Significant Accounting Policies (Continued)**

Key estimates and judgments include how the Corporation determines the discount rate it uses to discount the expected lease receipts to present value, lease term, and lease receipts. The Corporation uses its incremental borrowing rate at lease inception as the discount rate for leases. The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The Corporation monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

**Note 2 - Deposits and Investments**

The Corporation's cash and investments are subject to several types of risk, which are examined in more detail below:

***Custodial Credit Risk of Bank Deposits***

Custodial credit risk is the risk that, in the event of a bank failure, the Corporation would not be able to recover the full value of its deposits. The Corporation's investment policy states that all deposits exceeding the federal depository insurance coverage level are collateralized with securities held by the Corporation's agents in the Corporation's name. The balances of each institution are insured by the Federal Deposit Insurance Corporation up to \$250,000 per bank. The Corporation's policy regarding custodial credit risk for deposits is for all overnight repurchase agreements to be fully collateralized by U.S. government securities held by the Corporation or by the Corporation's agent in the Corporation's name. Repurchase agreements are recorded at cost. At year end, the Corporation had no uninsured or uncollateralized deposits.

	2024	2023
Covered by federal depository insurance	\$ 500,000	\$ 250,000
Uninsured and collateralized	3,357,923	17,404,014
Total	\$ 3,857,923	\$ 17,654,014

***Custodial Credit Risk of Investments***

Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Corporation does not have a policy for custodial credit risk. At June 30, 2024 and 2023, the Corporation does not have investments with custodial credit risk.

***Interest Rate Risk***

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The Corporation's investment policy follows Kentucky Revised Statute 66.480, and, as such, interest rate risk is minimized due to the limitations contained within this statute.



**June 30, 2024 and 2023**

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

**Credit Risk**

Credit risk is the risk the issuer or other counterparty to an investment will not fulfill its obligations. The Corporation's investment policy minimizes credit risk by investing only in investments allowed by the Kentucky Revised Statute 66.480.

**Concentration of Credit Risk**

Concentration of credit risk is the risk of loss attributed to the magnitude of the Corporation's investment in a single issuer. The Corporation's investment policy minimizes concentration of credit risk by limiting uncollateralized certificates of deposit, bankers' acceptances, commercial paper, equity securities, and corporate bonds to 20 percent of invested assets per category or 40 percent of total invested assets for shares of mutual funds, equity securities, and corporate bonds combined, with certain limited exceptions. At the time the investment is made, no more than 5 percent of invested assets shall be invested in any one issuer. At June 30, 2024, the Corporation was not invested in U.S. government agency obligations, as all of the Corporation funds were held as cash and cash equivalents. At June 30, 2023, approximately \$6,500,000 was invested in U.S. government agency obligations.

**Note 3 - Capital Assets**

Capital asset activity for the Corporation for the year ended June 30, 2024 and 2023 was as follows:

	Balance July 1, 2023	Additions	Disposals and Reclassifications	Balance June 30, 2024
Capital assets not being depreciated:				
Land	\$ 13,135,112	\$ -	\$ 13,496	\$ 13,148,608
Construction in progress	7,689,119	23,677,036	(26,040,347)	5,325,808
Total capital assets not being depreciated	20,824,231	23,677,036	(26,026,851)	18,474,416
Capital assets being depreciated:				
Buildings	12,975,970	-	-	12,975,970
Land improvements	22,645,581	-	26,026,851	48,672,432
Utility systems	5,688,264	-	-	5,688,264
Total capital assets being depreciated	41,309,815	-	26,026,851	67,336,666
Accumulated depreciation:				
Buildings	54,067	648,798	-	702,865
Land improvements	11,516,883	1,363,379	-	12,880,262
Utility systems	2,453,404	327,637	-	2,781,041
Total accumulated depreciation	14,024,354	2,339,814	-	16,364,168
Net capital assets being depreciated	27,285,461	(2,339,814)	26,026,851	50,972,498
Net capital assets	<u>\$ 48,109,692</u>	<u>\$ 21,337,222</u>	<u>\$ -</u>	<u>\$ 69,446,914</u>

**June 30, 2024 and 2023**

**Note 3 - Capital Assets (Continued)**

	Balance July 1, 2022	Additions	Disposals and Reclassifications	Balance June 30, 2023
Capital assets not being depreciated:				
Land	\$ 9,108,156	\$ -	\$ 4,026,956	\$ 13,135,112
Construction in progress	22,301,093	5,051,346	(19,663,320)	7,689,119
Total capital assets not being depreciated	31,409,249	5,051,346	(15,636,364)	20,824,231
Capital assets being depreciated:				
Buildings	-	-	12,975,970	12,975,970
Land improvements	22,370,989	-	274,592	22,645,581
Utility systems	5,688,264	-	-	5,688,264
Total capital assets being depreciated	28,059,253	-	13,250,562	41,309,815
Accumulated depreciation:				
Buildings	-	54,067	-	54,067
Land improvements	10,297,910	1,218,973	-	11,516,883
Utility systems	2,125,767	327,637	-	2,453,404
Total accumulated depreciation	12,423,677	1,600,677	-	14,024,354
Net capital assets being depreciated	15,635,576	(1,600,677)	13,250,562	27,285,461
Net capital assets	\$ 47,044,825	\$ 3,450,669	\$ (2,385,802)	\$ 48,109,692

During 2023, a previously approved project for an interstate interchange was canceled. The costs incurred to date for that project were written off, which resulted in a loss on disposal of assets of approximately \$2,400,000.

**Construction Commitments**

The Corporation has active construction projects at year end. The projects primarily include sanitary sewer extension - South Park Road, Universal Way reconstruction, Air Commerce Drive reconstruction, and warehouse development. At year end, the Corporation's commitments with contractors were approximately \$1,300,000.

**Note 4 - Leases**

The Corporation, as a lessor, recognizes a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for short-term leases. As lessor, the asset underlying the lease is not unrecognized. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. The deferred inflow of resources is measured at the value of the lease receivable in addition to any payments received at or before the commencement of the lease term that relate to future periods.

The Corporation leases land and a building to third parties. There is also equipment that is leased to the Authority. Fixed payments are received monthly or annually. Certain leases contain annual escalation clauses. Lease terms vary from 4 years to over 10 years, and the leases do not contain early termination provisions.

**Note 4 - Leases (Continued)**

The Corporation has adopted the following policies to assist in determining lease treatment:

- The maximum possible lease term is noncancelable by both lessee and lessor and is more than 12 months.
- The term of the lease will include possible extension periods that are deemed to be reasonably certain, given all available information, regarding the likelihood of renewal. The term of the lease will exclude possible termination periods that are not deemed to be reasonably certain, given all available information, regarding the likelihood of exercise.
- For the fiscal years ended June 30, 2024, and 2023, all leases with associated receivables are based on fixed payments and do not have variable payment components included in the receivable.

During the years ended June 30, 2024 and 2023, the Corporation recognized the following related to its lessor agreements:

	<u>2024</u>	<u>2023</u>
Lease revenue	\$ 1,707,217	\$ 829,853
Interest income related to its leases	\$ 578,191	\$ 240,334
Revenue from variable payments not previously included in the measurement of the lease receivable	\$ 51,988	\$ 42,344

Future principal and interest payment requirements related to the Corporation's lease receivable at June 30, 2024 are as follows:

<u>Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 1,434,237	\$ 547,894	\$ 1,982,131
2026	1,536,453	503,116	2,039,569
2027	1,523,245	454,971	1,978,216
2028	1,531,038	404,168	1,935,206
2029	1,652,854	349,890	2,002,744
2030-2034	<u>9,564,173</u>	<u>783,543</u>	<u>10,347,716</u>
Total	<u>\$ 17,242,000</u>	<u>\$ 3,043,582</u>	<u>\$ 20,285,582</u>