



OHIO AUDITOR OF STATE  
**KEITH FABER**





**LORAIN COUNTY PORT AUTHORITY  
LORAIN COUNTY**

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# OHIO AUDITOR OF STATE KEITH FABER



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## INDEPENDENT AUDITOR'S REPORT

Lorain County Port Authority  
Lorain County  
226 Middle Avenue, 5<sup>th</sup> Floor  
Elyria, Ohio 44035

To the Board of Directors:

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited 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, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the discretely presented component unit of the Lorain County Port Authority, Lorain County, Ohio as of December 31, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Emphasis of Matter***

As discussed in Note 18, to the financial statements, during 2023, the December 31, 2022 Net Position of the Discretely Presented Component Unit was restated. Previously reported Intergovernmental Receivables were overstated as incurred costs were determined to not be reimbursable. Our opinion is not modified with respect to this matter.

### ***Responsibilities of Management for the Financial Statements***

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

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

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

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

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

**Required Supplementary Information**

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

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2024, 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. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



Keith Faber  
Auditor of State  
Columbus, Ohio

June 28, 2024

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**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE PERIOD ENDING  
DECEMBER 31, 2023**

**(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, 2023 through December 31, 2023.

**FINANCIAL HIGHLIGHTS**

- At December 31, 2023, the assets plus deferred outflows of resources of the Authority exceeded the liabilities plus deferred inflows of resources by \$6,200,608.
- Total net position decreased by \$1,218,195 since December 31, 2022.
- The Authority's total revenue for 2023 is \$2,208,566 of which \$577,992 are operating revenues and \$1,630,574 are non-operating revenues.
- The Authority has \$3,426,761 in total expenses for 2023, of which 3,049,792 are operating expenses and \$376,969 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 17 of this report.

**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE PERIOD ENDING  
DECEMBER 31, 2023**

**(UNAUDITED)**

FINANCIAL POSITION

The following represents the Authority's financial position for the period ended December 31, 2023 and December 31, 2022:

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

	<u>December 31, 2023</u>	<u>December 31, 2022 Restated</u>
<b>ASSETS:</b>		
Current and Other Assets	\$10,043,699	\$9,494,204
Capital Assets, Net of Depreciation	<u>16,753,836</u>	<u>3,976,529</u>
Total Assets	<u>26,797,535</u>	<u>13,470,733</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	 <u>1,385,110</u>	 <u>495,800</u>
 <b>LIABILITIES:</b>		
Current and Other Liabilities	980,257	2,089,005
Long-Term Liabilities	<u>19,198,968</u>	<u>3,765,100</u>
Total Liabilities	<u>20,179,225</u>	<u>5,854,105</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>	 <u>1,802,812</u>	 <u>693,625</u>
 <b>NET POSITION:</b>		
Net Investment in Capital Assets	16,753,836	3,976,529
Restricted	2,773,295	2,657,901
Unrestricted	<u>(13,326,523)</u>	<u>784,373</u>
Total Net Position	<u>\$6,200,608</u>	<u>\$7,418,803</u>

Current and Other Assets are made up of:

Cash and Cash Equivalents	\$680,935
Bond Program Reserves	2,661,795
Unamortized Bond Discount	42,000
Accounts Receivable from	
Customers	285,923
Intergovernmental Receivable	987,932
Notes Receivable	29,352
Due From Other Entities	3,066,827
Lease Receivable	80,000
Assets Held for Resale	<u>2,208,935</u>
Total Current and Other Assets	<u>\$10,043,699</u>

The Current and Other Liabilities consists mostly of Accounts Payable of \$40,745, Revenue Bonds Current of \$170,000 and Intergovernmental Payable – LCLRC/LCPA, \$581,742. Long-Term Liabilities are made up of Revenue Bonds Noncurrent of \$2,865,000, a Loan Payable to the County in the amount of \$14,290,755, Net Pension and OPEB Liability of \$1,993,215, and a Transaction Cost Liability of \$50,000.

**LORAIN COUNTY PORT AUTHORITY  
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**(UNAUDITED)**

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

During 2023 the Authority's overall financial position decreased by \$1,218,195.

- Total Assets increased \$13,277,603 from 2022 due mainly to the purchase of a building. Total Liabilities increased \$14,325,120 from December 31, 2022 due mainly to an increase in intergovernmental payables for a loan used to purchase the building.

The net pension liability (NPL) is reported pursuant to GASB Statement 68, "Accounting and Financial Reporting for Pensions – an Amendment of GASB Statement 27." The other post-employment benefits (OPEB) is reported pursuant to GASB Statement 75, "Accounting and Financial Reporting for employment benefits other than pensions." 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 OPEB asset 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.

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DECEMBER 31, 2023**

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The net Other Post-Employment Benefits (OPEB) liability reported on the statement of net position represents a liability to employees for OPEB. OPEB is a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. OPEB 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 OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

The net OPEB liability represents the Authority's proportionate share of each OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each OPEB plan's fiduciary net position. The net OPEB 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 these estimates 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 OPEB are financed; however, the Authority does receive the benefit of employees' services in exchange for compensation including OPEB.

GASB 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB liability would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan's unfunded benefits is presented as a long-term *net OPEB (asset)* on the accrual basis of accounting. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

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, 2023	For Year Ended December 31, 2022
Operating Revenues	\$577,992	\$323,385
Operating Expenses	<u>(3,049,792)</u>	<u>(2,211,519)</u>
Operating Income/(Loss)	(2,471,800)	(1,888,134)
Non-Operating Revenues	1,630,574	1,266,455
Non-Operating Expenses	<u>(376,969)</u>	<u>(70,193)</u>
Change in Net Position	(1,218,195)	(691,872)
Net Position, Beginning of Year - Restated	<u>7,418,803</u>	<u>8,110,675</u>
Net Position, End of Year	<u><u>\$6,200,608</u></u>	<u><u>\$7,418,803</u></u>

**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
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DECEMBER 31, 2023**

**(UNAUDITED)**

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

- Operating Revenues increased \$254,607 from 2022 due mainly to an increase in rental income.
- Non-Operating Revenues increased \$364,119 from 2022 due mainly to an increase in intergovernmental revenues in 2023.
- Operating Expenses increased \$838,273 from 2022 due mainly to the repairs and maintenance expenses for properties owned and an increase in payroll expenses.

**CAPITAL ASSETS**

The Authority's investment in capital assets as of December 31, 2023, amounts to \$16,753,836 (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**

	2023	2022
Land	\$457,608	\$568,688
Buildings	15,371,944	2,462,070
Building Improvements	924,224	945,651
Vehicles	60	120
Total Capital Assets, Net of Depreciation	<u>\$16,753,836</u>	<u>\$3,976,529</u>

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, 2023, the Authority had outstanding debt of \$3,035,000 in revenue bonds. The Authority issued the debt to assist the Lorain County Land Reutilization Corporation (the Corporation) in land acquisition and new money projects. The debt is to be primarily paid by the Lorain County Land Reutilization Corp. The outstanding Loan Payable – County of \$14,290,755 represents the cumulative operating costs incurred by the Authority that have been paid by Lorain County as well as a promissory note with Lorain County for \$13,900,000 with an interest rate of 3.84% per annum.

Additional information regarding the Authority's conduit debt and loan payable-county can be found in Notes 13 and 14, respectively, of this report.

**Table 4  
Lorain County Port Authority  
Debt  
(As of end of each year)**

	2023	2022
Loan Payable - County	14,290,755	390,755
Revenue Bonds	3,035,000	3,205,000
Total Long Term Debt	<u>\$17,325,755</u>	<u>\$3,595,755</u>

**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE PERIOD ENDING  
DECEMBER 31, 2023**

**(UNAUDITED)**

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: James Miller, Lorain County Port Authority, 226 Middle Avenue, Elyria, OH 44035.

**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
STATEMENT OF NET POSITION  
AS OF DECEMBER 31, 2023**

	Primary Government	Component Unit
	Lorain County Port Authority	Lorain County Land Reutilization Corporation
Assets		
Current Assets:		
Cash and Cash Equivalents	\$680,935	\$5,159,815
Accounts Receivable	285,923	2,180
Intergovernmental Receivable	987,932	707,403
Lease Receivable	80,000	0
Assets Held for Resale	2,208,935	2,422,424
Notes Receivable	29,352	0
Total Current Assets	<u>4,273,077</u>	<u>8,291,822</u>
Noncurrent Assets:		
Restricted Bond Fund Program Reserves	2,661,795	0
Due From Other Entities	3,066,827	0
Unamortized Bond Discount	42,000	0
Capital Assets:		
Non-Depreciable Capital Assets	457,608	0
Depreciable Capital Assets, Net	16,296,228	0
Total Capital Assets	<u>16,753,836</u>	<u>0</u>
Total Noncurrent Assets	<u>22,524,458</u>	<u>0</u>
Total Assets	<u>26,797,535</u>	<u>8,291,822</u>
Deferred Outflows of Resources		
Pension	1,255,838	0
OPEB	129,272	0
Total Deferred Outflows of Resources	<u>1,385,110</u>	<u>0</u>
Liabilities		
Current Liabilities:		
Accounts Payable	40,745	75,252
Accrued Wages	31,244	0
Accrued Taxes	20,661	0
Accrued Interest	31,827	0
Security Deposits Payable	3,675	0
Transaction Cost Liability	50,000	0
Due to Other Governments	0	170,000
Due to Other Governments-Accrued Interest	0	31,827
Intergovernmental Payable - LCLRC/LCPA	581,742	0
Intergovernmental Payable - County	16,341	662,833
Intergovernmental Payable - State	24,500	0
Intergovernmental Payable - City	7,984	0
Revenue Bonds	170,000	0
Unamortized Bond Premium	1,538	0
Total Current Liabilities	<u>980,257</u>	<u>939,912</u>
Noncurrent Liabilities:		
Due to Other Governments	30,000	2,865,000
Loan Payable - County	14,290,755	0
Net Pension Liability		
Pension	1,954,369	0
OPEB	38,846	0
Total Net Pension Liability	<u>1,993,215</u>	<u>0</u>
Revenue Bonds	2,865,000	0
Unamortized Bond Premium	19,998	0
Total Noncurrent Liabilities	<u>19,198,968</u>	<u>2,865,000</u>
Total Liabilities	<u>20,179,225</u>	<u>3,804,912</u>

See accompanying notes to the basic financial statements

(Continued)

**LORAIN COUNTY PORT AUTHORITY**  
**(A COMPONENT UNIT OF LORAIN COUNTY)**  
**STATEMENT OF NET POSITION**  
**AS OF DECEMBER 31, 2023**

*(Continued)*

	Primary Government	Component Unit Lorain County Land Reutilization Corporation
Deferred Inflows of Resources		
Deferred Lease Transactions	1,790,000	0
OPEB	12,812	0
Total Deferred Inflows of Resources	1,802,812	0
Net Position		
Net Investment in Capital Assets	16,753,836	0
Restricted - Bond Fund Program Reserves	2,661,795	0
Restricted - Demolition	97,100	0
Restricted-Neighborhood Stabilization	14,400	0
Unrestricted	(13,326,523)	4,486,910
Total Net Position	\$6,200,608	\$4,486,910

See accompanying notes to the basic financial statements



**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, 2023**

	Primary Government	Component Unit
	Lorain County Port Authority	Lorain County Land Reutilization Corporation
Operating Revenues		
Charges for Services	\$91,887	\$0
Operating Grants and Contributions	0	1,394,716
Intergovernmental	0	0
Rent	477,575	0
CVB-Other Monthly Fees	1,750	0
Other	6,780	5,392
Total Operating Revenues	577,992	1,400,108
Operating Expenses		
Bank Fees	3,058	0
Condominium	107,508	0
Depreciation	344,560	0
Fees	1,559	0
Equipment Maintenance	101	0
Fringe Benefits	464,141	0
Insurance	25,168	0
Miscellaneous	2,294	2,024
Commercial	731,045	0
Office Supplies	2,482	0
Payroll	1,223,420	0
Postage	883	0
Professional Services	119,663	231,137
Economic Development Activity	5,235	0
Project Activities	0	872,084
Property Taxes	16,963	0
Repairs & Maintenance	0	22,704
Tools & Supplies	237	0
Utilities	1,220	0
Vehicle	255	0
Total Expenses	3,049,792	1,127,949
Operating Income / (Loss)	(2,471,800)	272,159

*(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, 2023**

*(Continued)*

	Primary Government	Component Unit
	Lorain County Port Authority	Lorain County Land Reutilization Corporation
Non-Operating Revenues (Expenses)		
Issuance Fees	6,337	0
Intergovernmental	1,452,852	0
Interest Income	161,935	0
Intra-Entity Transfer-Assets Held for Resale	(13,950)	0
Gain on Sale of Assets Held for Resale	9,450	104,950
Loss on Transfer/Disposal of Assets/Assets Held for Resale	(328,192)	(766,461)
Interest Expense	(34,827)	(97,831)
Total Non-Operating Revenues (Expenses)	<u>1,253,605</u>	<u>(759,342)</u>
Change in Net Position	(1,218,195)	(487,183)
Total Net Position, Beginning of Year, Restated	7,418,803	4,974,093
Total Net Position, End of Year	<u>\$6,200,608</u>	<u>\$4,486,910</u>

See accompanying notes to the basic financial statements

**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2023**

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Cash Flow From Operating Activities

Cash Received from Customers	\$2,368,677
Cash Payments to Suppliers for Goods and Services	(1,049,276)
Cash Payment to Employees for Services	(1,259,347)
Cash Payments for Employee Benefits	(234,188)
Net Cash Used for Operating Activities	(174,134)

Cash Flow From Noncapital Financing Activities

Intergovernmental Revenue	1,317,036
Bond Issuance Fees	6,337
Loan Proceeds from Lorain County	13,900,000
Loan Repayment to LCLRC	(1,120,667)
Receipts from Loans to Other Entities	340,440
Loans to Other Entities	(300,000)
Net Cash Provided by Noncapital Financing Activities	14,143,146

Cash Flow From Capital Financing Activities

Acquisition of Capital Assets	(13,668,749)
Proceeds from Sale of Capital Assets	225,441
Net Cash (Used for) Capital Financing Activities	(13,443,308)

Cash Flow From Investing Activities

Interest Received	116,497
Net Cash Provided by Investing Activities	116,497
Net Increase in Cash and Cash Equivalents	642,201

Cash and Cash Equivalents, Beginning of Year (Includes Restricted Bond Fund Program Reserves)	2,700,529
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Cash and Cash Equivalents, End of Year (Includes Restricted Bond Fund Program Reserves)	\$3,342,730
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Reconciliation of Operating (Loss) to Net Cash  
(Includes Restricted Bond Fund Program Reserves)

Provided by Operating Activities

Operating (Loss)	(\$2,471,800)
Depreciation	344,560

Changes in Assets, Deferred Outflows, Liabilities and Deferred Inflows:

Accounts Receivable	(80,367)
Intergovernmental Receivable	(12,851)
Net OPEB Asset	96,439
Deferred Outflows of Resources	(889,310)
Accounts Payable	(12,062)
Accrued Wages	(19,926)
Intergovernmental Payable	8,649
Accrued Taxes	(2,059)
Transaction Cost Liability	50,000
Net Pension Liability	1,705,406
Deferred Inflows of Resources	1,109,187
Net Cash (Used for) Operating Activities	(\$174,134)

See accompanying notes to the basic financial statements

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**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
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FOR THE YEAR ENDED DECEMBER 31, 2023**

**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 18. Separately issued financial statements can be obtained by contacting James Miller, Lorain County Land Reutilization Corporation, 226 Middle Avenue 4<sup>th</sup> Floor, Elyria, OH 44035.

As of December 31, 2023, the Authority has a liability to the County in the amount of \$14,290,755 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.

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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 2023.

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

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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. 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.

I. 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 assets 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 and OPEB. The deferred outflows of resources related to pension and OPEB plans are explained in Notes 9 and 10.

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 assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. For the Authority, deferred inflows of resources include pension and OPEB. Deferred inflows of resources related to pension and OPEB plans are reported on the government-wide statement of net position. (See Notes 9 and 10).

J. Pensions/Other Postemployment Benefits (OPEB)

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

K. Debt Issuance Costs, Premiums, and Discounts

Debt issuance costs are reported as expenses in the period incurred. Bond premiums and discounts are deferred and amortized over the life of the bonds.

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**2. RESTATEMENT**

In 2023 it was determined by management that previously incurred property maintenance, improvement or demolition costs associated with the building, demolition, and site revitalization program would be reimbursed through various grant programs. These costs were previously recorded as intergovernmental receivables in prior years. It has been determined that some of these costs were not reimbursable costs and an adjustment has been determined to be necessary. The following reflects the change in Net Position:

Net Position, December 31, 2022	\$7,468,002
Intergovernmental Receivable	<u>(49,199)</u>
Adjustment Net Position, December 31, 2022	<u><u>\$7,418,803</u></u>

**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 government’s deposits may not be returned. Protection of Authority cash and deposits is provided by the federal deposit insurance corporation as well as qualified securities pledged by the institution holding the assets. The Authority has no policy on custodial credit risk and is governed by Ohio Revised Code. Ohio Law requires that deposits be placed in eligible banks or savings and loan associations located in Ohio. Any public depository in which the Authority places deposits must pledge as collateral eligible securities of aggregate market value equal to the excess of deposits not insured by the Federal Deposit Insurance Corporation (FDIC). The securities pledged as collateral are pledged to a pool for each individual financial institution in amounts equal to at least 105% of the carrying value of all public deposits held by each institution. Ohio law requires that deposits be either insured or be protected by eligible securities pledged to the Authority and deposited with a qualified trustee by the financial institution as security for repayment whose market value at all times shall be at least 105 percent of the deposits being secured, or participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution. OPCS requires the total market value of the securities pledged to be 102 percent of the deposits being secured or a rate set by the Treasurer of State.

Deposits - At December 31, 2023, the bank balance of the Authority’s deposits was \$680,935. Based on the criteria described in GASB Statement No. 40, “Deposits and Investment Risk Disclosures”, as of December 31, 2023, \$250,000 of the Authority’s bank balance was covered by Federal Deposit Insurance Corporation with the remaining \$430,935 being covered by the Ohio Pooled Collateral System (OPCS).

**Investments**

As of December 31, 2023, the Authority had the following investments and maturities:



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Measurement/Investment	Measurement Amount	Maturity	Standard & Poor's Rating	Percent of Total Investments
Fair Value-Level Two Input:				
First American Government Obligation Fund	\$2,661,795	Less than one year	AAAm	100%

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, 2023. 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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**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

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was also deposited into the Bond Fund Program Reserve account. 100% of the interest is required to be remitted back to the County.

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 \$2,661,795 at December 31, 2023 and are reflected in the Statement of Net Position.

**6. CAPITAL ASSETS**

Capital asset activity for the year ended December 31, 2023, was as follows:

	Balance 12/31/2022	Additions	Deletions	Balance 12/31/2023
Capital Assets, Not Being Depreciated:				
Land	\$568,688	\$0	(\$111,080)	\$457,608
Total Capital Assets, Not Being Depreciated	568,688	0	(111,080)	457,608
Capital Assets, Being Depreciated:				
Buildings	2,986,453	13,666,049	(528,608)	16,123,894
Building Improvements	1,074,642	0	0	1,074,642
Vehicle	71,234	0	0	71,234
Total Capital Assets, Being Depreciated	4,132,329	13,666,049	(528,608)	17,269,770
Less Accumulated Depreciation:				
Buildings	(524,385)	(319,072)	91,507	(751,950)
Building Improvements	(128,989)	(21,429)	0	(150,418)
Vehicle	(71,114)	(60)	0	(71,174)
Total Accumulated Depreciation	(724,488)	(340,561)	91,507	(973,542)
Total Capital Assets, Being Depreciated, net	3,407,841	13,325,488	(437,101)	16,296,228
Total Capital Assets, net	\$3,976,529	\$13,325,488	(\$548,181)	\$16,753,836

**7. RELATED PARTY ACTIVITY**

The County has assigned staff to the operation of the Authority, under contract, and will - at its option, request reimbursement periodically from 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, 2023, 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 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 pension contributions to date have come solely from these employers (which also include pension costs paid in the form of withholdings from employees). State statute requires the retirement systems to amortize unfunded liabilities within 30 years. If the pension amortization period exceeds 30 years, each retirement system'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*.

***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

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plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. Effective January 1, 2022 the Combined Plan is no longer available for member selection. While members (e.g. Authority employees) may elect the member-directed plan, 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 ACFR referenced above for additional information):

<b>Group A</b>	<b>Group B</b>	<b>Group C</b>
Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Members not in other Groups and members hired on or after January 7, 2013
<b>State and Local</b>	<b>State and Local</b>	<b>State and Local</b>
<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 60 with 60 months of service credit or Age 55 with 25 years of service credit	<b>Age and Service Requirements:</b> Age 57 with 25 years of service credit or Age 62 with 5 years of service credit
<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 2.2% of FAS multiplied by years of service for the first 30 years and 2.5% for service years in excess of 30	<b>Formula:</b> 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. The initial amount of a member's pension benefit is vested upon receipt of the initial benefit payment for calculation of an annual cost-of-living adjustment.

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.

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

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	<u>State and Local</u>
<b>2023 Statutory Maximum Contribution Rates</b>	
Employer	14.0 %
Employee	10.0 %
<b>2023 Actual Contribution Rates</b>	
Employer:	
Pension	14.0 %
Post-employment Health Care Benefits	<u>0.0</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 \$183,531 for 2023. Of this amount, \$20,211 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, 2022, 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	0.00661600%
Prior Measurement Date	0.00330800%
Change in Proportionate Share	0.02646000%
Proportionate Share of the Net Pension Liability	\$1,954,369
Pension Expense	\$558,001

At December 31, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

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	<u>OPERS</u>
<b>Deferred Outflows of Resources</b>	
Differences between expected and actual experience	\$64,916
Changes of assumptions	\$20,647
Changes in proportion and the difference between Authority contributions and proportionate share of contributions	429,687
Net difference between projected and actual earnings on pension plan investments	557,057
Authority contributions subsequent to the measurement date	<u>183,531</u>
Total Deferred Outflows of Resources	<u>\$1,255,838</u>

\$183,531 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, 2024. 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:	
2024	(\$126,211)
2025	(\$217,142)
2026	(\$273,653)
2027	<u>(\$455,303)</u>
Total	<u>(\$1,072,308)</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, 2022, using the following key actuarial assumptions and methods applied to all periods included in the measurement in accordance with the requirements of GASB 67:

Wage Inflation	2.75 percent
Future Salary Increases, including inflation	2.75 to 10.75 percent including wage inflation
COLA or Ad Hoc COLA:	
Pre-January 7, 2013 Retirees	3 percent, simple
Post-January 7, 2013 Retirees	3 percent, simple through 2023, then 2.05 percent, simple
Investment Rate of Return	6.9 percent
Actuarial Cost Method	Individual Entry Age

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and

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females) for State and Local Government divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disables retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five-year period ended December 31, 2020.

During 2022, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio, and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets for the Traditional Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. 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 the return is considered to be the same for all plans within the profile. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for changing amounts actually invest, for the Defined Benefit portfolio was 12.1 percent for 2022.

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 long-term expected 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. Best estimates of geometric rates of return were provided by the Board's investment consultant. For each major class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2022, these best estimates are summaries in the following table:

Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Geometric)
Fixed Income	22.00 %	2.62 %
Domestic Equities	22.00	4.60
Real Estate	13.00	3.27
Private Equity	15.00	7.53
International Equities	21.00	5.51
Risk Parity	2.00	4.37
Other investments	5.00	3.27
Total	100.00 %	

**Discount Rate** The discount rate used to measure the total pension liability was 6.9 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.

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***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 6.9 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 (5.9 percent) or one-percentage-point higher (7.9 percent) than the current rate:

	1% Decrease (5.90%)	Current Discount Rate (6.90%)	1% Increase (7.90%)
Authority's proportionate share of the net pension liability	\$2,927,580	\$1,954,369	\$1,144,833

**10. Defined Benefit OPEB Plans**

***Net OPEB Liability***

The net OPEB liability reported on the statement of net position represents a liability to employees for OPEB. OPEB is a component of exchange transactions – between an employer and its employees – of salaries and benefits for employee services. OPEB 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 OPEB is a present obligation because it was created as a result of employment exchanges that already have occurred.

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

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

GASB 75 assumes the liability is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio Revised Code permits, but does not require the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability. Resulting adjustments to the net OPEB asset would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

The proportionate share of each plan’s unfunded benefits is presented as a long-term *net OPEB liability* on the accrual basis of accounting. Any liability for the contractually-required OPEB contribution outstanding at the end of the year is included in *intergovernmental payable* on both the accrual and modified accrual bases of accounting.

***Ohio Public Employees Retirement System (OPERS)***

Plan Description - The 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 a defined contribution plan.



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OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust. The 115 Health Care Trust (115 Trust or Health Care Trust) was established in 2014, under Section 115 of the Internal Revenue Code (IRC). The purpose of the 115 Trust is to fund health care for the Traditional Pension, Combine and Member-Directed plans. Medicare-enrolled retirees in the Traditional Pension and Combined plans may have an allowance deposited into a health reimbursement arrangement (HRA) account to be used toward the health care program of their choice selected with the assistance of an OPERS vendor. Non-Medicare retirees have converted to an arrangement similar to the Medicare-enrolled retirees, and are no longer participating in OPERS provided self-insured group plans.

With one exception, OPERS-provided health care coverage is neither guaranteed nor statutorily required. Ohio law currently requires Medicare Part A equivalent coverage or Medicare Part A premium reimbursement for eligible retirees and their eligible dependents.

OPERS offers a health reimbursement arrangement (HRA) allowance to traditional pension plan and combined plan benefit recipients meeting certain age and service credit requirements. The HRA is an account funded by OPERS that provides tax-free reimbursement for qualified medical expenses such as monthly post-tax insurance premiums, deductibles, co-insurance, and co-pays incurred by eligible benefit recipients and their dependents.

OPERS' members enrolled in the Traditional Pension Plan returning with an effective date of January 1, 2022, or after must meet the following health care eligibility requirements to receive an HRA allowance:

**Medicare Retirees** – Medicare-eligible with a minimum of 20 years of qualify service credit

**Non-Medicare Retirees** - Non-Medicare retirees qualify based on the following age-and-service criteria:

**Group A** – 30 years of qualifying service credit at any age;

**Group B** – 32 years of qualifying service credit at any age or 31 years of qualifying service credit and minimum age 52;

**Group C** – 32 years of qualifying service and minimum age 55; or,

A retiree from groups A, B or C who qualifies for an unreduced pension, but a portion of their service credit is not health care qualifying service, can still qualify for health care at age 60 if they have at least 20 years of qualifying health care service credit.

Retirees who do not meet the requirement for coverage anon-Medicare participant con become eligible for coverage at age 65 if they have at least 20 years of qualifying service.

Members with a retirement date prior to January 1, 2022, who were eligible to participate in the OPERS health care program, will continue to be eligible after January 1, 2022.

Eligible retirees may receive a monthly HRA allowance for reimbursement of health care coverage premiums an other qualified medical expenses. Monthly allowances, based on years of service and the age at which the retiree first enrolled in OPERS coverage, are provided to eligible retirees, and are deposited into their HRA account.

Retirees will have access to the OPERS Connector, which is a relationship with a vendor selected by OPERS to assist retirees participating in the health care program. The OPERS Connector may assist retirees in selecting and enrolling in the appropriate health care plan.

When members become Medicare-eligible, recipients enrolled in OPERS health care programs must enroll in Medicare Part A (hospitalization) and Medicare Part B (medical).

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OPERS reimburses retirees who are not eligible for premium-free Medicare Part A (hospitalization) for their Part A premiums as well as any applicable surcharges (late-enrollment fees). Retirees within this group must enroll in Medicare Part A and select medical coverage, and may select prescription coverage, through the OPERS Connector. OPERS also will reimburse 50 percent of the Medicare Part A premium and any applicable surcharges for eligible spouses. Proof of enrollment in Medicare Part A and confirmation that the retiree is not receiving reimbursement or payment from another source must be submitted. The premium reimbursement is added to the monthly pension benefit.

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.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml>, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

**Funding Policy** - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by Systems' Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Beginning in 2018, OPERS no longer allocated a portion of its employer contributions to health care for the traditional plan.

Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2023, state and local employers' contribution rate was 14.00 percent of earnable salary. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care.

Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. For 2023, OPERS did not allocate any employer contribution to health care for members in the Traditional Pension Plan and Combined Plan. The OPERS Board is also authorized to establish rules for the retiree, or their surviving beneficiaries, to pay a portion of the health care benefits 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 into the RMA for participants in the Member-Directed Plan for 2022 was 4.0%; however, effective July 1, 2022, a portion of the health care rate was funded with reserves.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution was reduced to zero for 2023.

***OPEB Liability, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB***

The net OPEB liability and total OPEB liability for OPERS were determined by an actuarial valuation as of December 31, 2021, rolled forward to the measurement date of December 31, 2022, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB liability was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share:

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Proportion of the Net Pension Liability:	
Current Measurement Date	0.00616100%
Prior Measurement Date	0.00307900%
Change in Proportionate Share	0.00308200%
Proportionate Share of the Net Pension Liability	\$38,846
Pension Expense	(\$142,746)

At December 31, 2023 the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>OPERS</u>
<b>Deferred Outflows of Resources</b>	
Changes of assumptions	\$37,942
Changes in proportion and the difference between Authority contributions and proportionate share of contributions	14,180
Net difference between projected and actual earnings on pension plan investments	<u>77,150</u>
Total Deferred Outflows of Resources	<u><u>\$129,272</u></u>
<b>Deferred Inflows of Resources</b>	
Differences between expected and actual experience actual experience	\$9,690
Changes of assumptions	<u>3,122</u>
Total Deferred Inflows of Resources	<u><u>\$12,812</u></u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	<u>OPERS</u>
Year Ending	
December 31:	
2024	\$14,499
2025	32,131
2026	27,391
2027	<u>42,439</u>
Total	<u><u>\$116,460</u></u>

***Actuarial Assumptions – OPEB***

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.

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Projections of health care costs 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 coverage provided at the time of each valuation and the historical pattern of sharing of costs between OPERS and plan members. The total OPEB liability was determined by an actuarial valuation as of December 31, 2021, rolled forward to the measurement date of December 31, 2022. The actuarial valuation used the following key actuarial assumptions and methods, applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Wage Inflation	2.75 percent
Projected Salary Increases, including inflation	2.75 to 10.75 percent including wage inflation
Single Discount Rate:	5.22 percent
Prior Year Single Discount Rate:	6.00 percent
Investment Rate of Return	6.00 percent
Municipal Bond Rate	4.05 percent
Health Care Cost Trend Rate	5.5 percent, initial 3.50 percent, ultimate in 2036
Actuarial Cost Method	Individual Entry Age

Pre-retirement mortality rates are based 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

The most recent experience study was completed for the five-year period ended December 31, 2020.

During 2022, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, if any contributions are made into the plans, the contributions are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions were made. Health-care related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a gain of 15.6 percent for 2022.

The allocation of investment assets with the Health Care portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Assets are managed on a total return basis with a long-term objective of continuing to offer a sustainable health care program for current and future retirees. OPERS' primary goal is to achieve and maintain a fully funded status for the benefits provided through the defined pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric rates of return were provided by OPERS investment consultant. For each major asset class that is included in the Health Care portfolio's target asset allocation as of December 31, 2022, these best estimates are summarized in the following table:

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Asset Class	Target Allocation	Weighted Average Long-Term Expected Real Rate of Return (Arithmetic)
Fixed Income	34.00 %	2.56 %
Domestic Equities	26.00	4.60
Real Estate Investment Trust	7.00	4.70
International Equities	25.00	5.51
Risk Parity	2.00	4.37
Other investments	6.00	1.84
Total	100.00 %	

**Discount Rate** A single discount rate of 5.22 percent was used to measure the OPEB liability on the measurement date of December 31, 2022. However, the single discount rate used at the beginning of the year was 6.0 percent. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on an expected rate of return on the health care investment portfolio of 6.00 percent and a municipal bond rate of 4.05 percent (Fidelity Index’s “20-Year Municipal GO AA Index”). The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through 2054. As a result, the actuarial assumed long-term expected rate of return on health care investments was applied to projected costs through the year 2054 and the municipal bond rate was applied to all health care costs after that date.

**Sensitivity to the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate** The following table represents the Authority's proportionate share of the net OPEB liability calculated using the single discount rate of 5.22 percent, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage lower (4.22 percent) or one-percentage-point higher (6.22 percent) than the current rate:

	1% Decrease 4.22%	Current Discount Rate 5.22%	1% Increase 6.22%
Authority's proportionate share of the net OPEB asset	\$132,215	\$38,846	(\$38,198)

**Sensitivity to the Authority's Proportionate Share of the Net OPEB Asset to Changes in the Health Care Cost Trend Rate** Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability. The following table represents the net OPEB liability calculated using the assumed trend rates, and the expected net OPEB liability if it were calculated using a health care cost trend rate that is 1.0 percent lower or 1.0 percent higher than the current rate.

Retiree health care valuations use a health care cost-trend assumption that changes over several years built into the assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2023 is 5.50 percent. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is that in the not-too-distant future, the health plan cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuaries project premium

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rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50 percent in the most recent valuation.

Authority's proportionate share of the net OPEB asset	Current Health Care Cost Trend Rate		
	<u>1% Decrease</u>	<u>Assumption</u>	<u>1% Increase</u>
	\$36,412	\$38,846	\$41,587

**11. BOND AND NET PENSION LIABILITIES**

***Long-Term Obligations***

Changes in bond and net pension and OPEB liabilities of the Authority during fiscal year 2023 were as follows:

	<u>Balance 12/31/2022</u>	<u>Additions</u>	<u>Deletions</u>	<u>Principal Outstanding 12/31/2023</u>	<u>Amounts Due in One Year</u>
<b>Revenue Bond Series</b>					
2017 \$4,000,000 2%-4% Maturing on 09/01/2037					
Revenue Bonds	\$3,205,000	\$0	(\$170,000)	\$3,035,000	\$170,000
Unamortized Premium on Bonds	23,074	0	(1,538)	21,536	1,538
Total General Obligation Bonds	<u>\$3,228,074</u>	<u>\$0</u>	<u>(\$171,538)</u>	<u>\$3,056,536</u>	<u>\$171,538</u>
<b>Net Pension Liability</b>					
OPERS-Pension	<u>\$287,809</u>	<u>\$1,666,560</u>	<u>\$0</u>	<u>\$1,954,369</u>	<u>\$0</u>
Total Net Pension Liability	<u>\$287,809</u>	<u>\$1,666,560</u>	<u>\$0</u>	<u>\$1,954,369</u>	<u>\$0</u>
<b>Total Bond and Net Pension and OPEB Liabilities</b>					
	<u>\$3,515,883</u>	<u>\$1,666,560</u>	<u>(\$171,538)</u>	<u>\$5,010,905</u>	<u>\$171,538</u>

In November, 2017, the Authority issued revenue bonds to repay year 2016 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 LCLRC will repay the bonds using DRETAC receipts. The Authority is not obligated in any manner for repayment of the bonds. However, a liability equal to the 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 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.

The annual requirements to amortize the long-term debt are as follows:

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Fiscal Year Ending December 31	Revenue Bond Series 2017		
	Principal Payment	Interest	Total
2024	170,000	95,742	265,742
2025	185,000	92,343	277,343
2026	185,000	88,413	273,413
2027	200,000	82,863	282,863
2028	195,000	76,863	271,863
2029-2033	1,090,000	267,365	1,357,365
2034-2037	1,010,000	82,119	1,092,119
Totals	<u>\$3,035,000</u>	<u>\$785,708</u>	<u>\$3,820,708</u>

**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. LOAN PAYABLE**

Loan Payable – County represents the cumulative operating costs incurred by the Authority that have been paid by Lorain County as well as a promissory note with the County. There is no repayment schedule or the cumulative operating costs. The Lorain County Port Authority, a component unit of Lorain County, entered into a promissory note with Lorain County on January 19, 2023. Security of the note is an open-end mortgage, assignment of leases and rents, security agreement and fixture filing on the property known as Midway Mall. The note is for \$13,900,000 with interest on the outstanding balance of the loan at the applicable federal rate of 3.84% annum. The principal balance of the loan and accrued interest shall be paid in full on or before January 19, 2033. At any time or from time to time the Lorain County Port Authority may prepay all or any part of the amount due without any premium or penalty. Outstanding principal will further be reduced by the amount of operating expenses of the property paid for by the Lorain County Port Authority that are not covered by rent payments or grants received by the Lorain County Port Authority. At December 31, 2023, the outstanding balance was \$14,290,755.

Loan payable activity for the year ended December 31, 2023, was as follows:

	Balance 12/31/2022	Additions	Deletions	Balance 12/31/2023
Loan Payable	\$390,755	\$13,900,000	\$0	\$14,290,755

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**14. CONDUIT DEBT OBLIGATIONS**

To further economic development in the County, the Authority has issued Lease Revenue Bonds that provide capital financing for the construction of a facility to be leased to Bendix Commercial Vehicles Systems LLC for use as its “North American Headquarters and R&D facility. The property financed is pledged as collateral, and the bonds are payable solely from payments received from the Master Lease Agreement with Bendix Commercial Vehicle System LLC. In addition, no commitments beyond the lease payments were extended by the Authority for any of the bonds. At December 31, 2023 the bonds have an outstanding principal amount payable of \$72,284,958.

**15. LEASE**

On September 27, 2023, the Lorain County Port Authority (Tenant) and the Ford Motor Company (Landlord) entered into a five-year ground lease agreement. The Ford Motor Company provided a leasehold estate to the Lorain County Port Authority for one dollar a year.

A Construction Manager At-Risk Agreement was entered into at the same time between the Ford Motor Company and the Lorain County Port Authority requesting the Lorain County Port Authority to undertake and proceed with the development of a 2,700,000 sq. ft. electric vehicle manufacturing facility located at 650 Miller Rd, Sheffield, Ohio. The Ford Motor Company will be the Construction Manager for the construction project and the Lorain County Port Authority will lease the premises to the Ford Motor Company through a Project Lease Agreement.

The Project Lease Agreement was also entered into on September 27, 2023, where the Lorain County Port Authority (the Lessor) will lease the above-described property back to the Ford Motor Company (the Lessee). The lease is for a period of five years commencing on September 27, 2023. The Lessee paid the lessor a one-time advance in the amount of \$1,800,000 (the Purchase Advance) for fulfillment of their obligations to the project. In addition, the lessor paid a deposit of \$50,000 to pay any transaction costs of the Lessor. The base rent of \$20,000 per year is payable on the first day of December of each year. The lease is deemed to be a Triple Net Lease and accordingly, the Lessee will pay as additional rent all other costs associated with the property.

The purchase advance will be accounted for by setting up a deferred inflow of resources with revenues being recognized over the term of the lease as follows:

<u>Year</u>	<u>Revenue</u>
2024	360,000
2025	360,000
2026	360,000
2027	360,000
2028	270,000
<b>Total</b>	<b><u><u>\$1,710,000</u></u></b>

The base rent will be accounted for by setting up a deferred inflow of resources with revenues being recognized as follows:



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<u>Year</u>	<u>Revenue</u>
2024	20,000
2025	20,000
2026	20,000
2027	20,000
<b>Total</b>	<b><u><u>\$80,000</u></u></b>

A Transaction Cost Liability has been set up for the deposit of \$50,000 to pay any future transaction costs that may be incurred by the Lorain County Port Authority. The liability will be reduced as transaction costs are incurred.

**16. CONTINGENCIES**

**Litigation**

The Corporation is not party to any legal proceedings.

**17. COVID-19**

The United States and the State of Ohio declared a state of emergency in March of 2020 due to the COVID-19 pandemic. Ohio’s state of emergency ended in June 2021, while the national state of emergency ended in April 2023. The Corporation did not receive any COVID-19 funding in 2023.

**18. 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.

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**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. 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:

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**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.

**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.

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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 assets 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 will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time.

In 2023, 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.

***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 2023, the Board of Directors adopted an annual budget prior to the beginning of the fiscal year.

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***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 holds the Corporation’s cash, which is 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 James Miller, Director, 226 Middle Avenue 4<sup>th</sup> 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 2023.

***I. Accrued Liabilities***

All payables, accrued liabilities and non-current liabilities are reported in the government-wide financial statements. The Corporation had non-current liabilities in 2023.

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:

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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.

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**M. 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 – Restatement**

In 2023 it was determined by management that previously incurred property maintenance, improvement or demolition costs associated with the building, demolition, and site revitalization program would be reimbursed through various grant programs. These costs were previously recorded as intergovernmental receivables in prior years. It has been determined that some of these costs were not reimbursable costs and an adjustment has been determined to be necessary. The following reflects the change in Net Position and the change in Fund Balance:

Net Position, December 31, 2022	\$5,390,279
Intergovernmental Receivable	<u>(416,186)</u>
Adjustment Net Position, December 31, 2022	<u><u>\$4,974,093</u></u>
Fund Balance, December 31, 2022	\$8,628,418
Intergovernmental Receivable	<u>(416,186)</u>
Adjustment Fund Balance, December 31, 2022	<u><u>\$8,212,232</u></u>

**NOTE 4 – Receivables**

Intergovernmental receivables at December 31, 2023 consisted of funds due from the Authority and the Ohio Department of Development. Allowance for doubtful accounts were not recorded because all receivables are expected to be collected.

**NOTE 5 – 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, 2023, the Corporation recognized revenues of \$1,176,470 for these fees that were collected by the County in 2023.

**NOTE 6 – Management Agreement and Activities**

Effective May 25, 2012, the Corporation entered into a three-year Management Agreement with 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.

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In November 2017, the Authority issued \$4,000,000 in Land Reutilization Project Revenue Bonds 2.00%-3.25% interest Land Reutilization Project Revenue Bonds to facilitate the effective reutilization of nonproductive, land situated within the boundaries of Lorain County and the payment of the costs of issuance related thereto. The bonds mature in September 2037. The Authority, as issuer and the Corporation, as borrower, are the primary obligated parties on the bonds. A liability equal to the debt along with a corresponding receivable from the Corporation responsible for its ultimate repayment is reported in the Authority’s financial statements. A due to other governments has been reported on the Corporation’s financial statements.

**NOTE 7 - 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 2023, the Corporation contracted with Allied World Assurance Co Holding Ltd. for various types of insurance as follows:

<u>Type</u>	<u>Coverage</u>
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

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

**NOTE 8 – Debt**

The following is a summary of the amount due to other governments for the year ended December 31, 2023:

	<u>Governmental Activities</u>
Due to Other Governments at January 1, 2023	3,205,000
Principal Payments	<u>(\$170,000)</u>
Due to Other Governments at December 31, 2023	<u><u>\$3,035,000</u></u>

The following is a summary of the Corporation’s future debt service requirements as of December 31, 2023:



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Fiscal Year Ending December 31:	Due to Other Governments	
	Principal	Interest
2024	170,000	95,742
2025	185,000	92,343
2026	185,000	88,413
2027	200,000	82,863
2028	195,000	76,863
2029-3033	1,090,000	267,365
2034-2037	1,010,000	82,119
Totals	<u>3,035,000</u>	<u>785,708</u>

On November 1, 2017, the Authority issued bonds for the benefit of the Corporation. The payment of principal and interest will be made first with the DRETAC/LCLRC receipts and second with the non-tax revenue funds of the County. As issuer, the bonds are presented on the Authority’s financial statements. The amount payable to the Authority by the Corporation for the payment on the bonds is presented on the Corporation’s books as due to other governments.

**NOTE 9 – Contingencies**

**A. Litigation**

The Corporation is not party to any legal proceedings.

**NOTE 10 – COVID-19**

The United States and the State of Ohio declared a state of emergency in March of 2020 due to the COVID-19 pandemic. Ohio’s state of emergency ended in June 2021, while the national state of emergency ended in April 2023. The Corporation did not receive any COVID-19 funding in 2023.

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**LORAIN COUNTY PORT AUTHORITY  
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REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2023**

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

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Authority's Proportion of the Net Pension Liability	0.006616%	0.003308%	0.001043%	0.004234%	0.003597%	0.001653%	0.000462%	0.000312%	0.000246%	0.000246%
Authority's Proportionate Share of the Net Pension Liability	\$1,954,369	\$287,809	\$154,446	\$836,879	\$985,145	\$259,324	\$94,797	\$54,042	\$29,670	\$29,000
Authority's Covered-Employee payroll	\$911,824	\$510,948	\$154,407	\$595,731	\$485,881	\$73,377	\$59,717	\$38,833	\$33,925	\$18,569
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	214.34%	56.33%	100.02%	140.48%	202.75%	353.41%	158.74%	139.17%	87.46%	156.17%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	75.74%	86.88%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.36%

(1) Amounts presented for each year were determined as of the Authority's measurement date which is the prior year end.

**LORAIN COUNTY PORT AUTHORITY  
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**Schedule of the Authority's Contributions  
Ohio Public Employees Retirement System of Ohio  
Last Ten Fiscal Years**

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Contractually Required Contributions	\$183,531	\$129,398	\$68,013	\$21,617	\$83,402	\$68,023	\$9,539	\$7,166	\$4,660	\$4,071
Contributions in Relation to the Contractually Required Contributions	(183,531)	(129,398)	(68,013)	(21,617)	(83,402)	(68,023)	(9,539)	(7,166)	(4,660)	(4,071)
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Authority Covered-Employee Payroll	\$1,223,420	\$911,824	\$510,948	\$154,407	\$595,731	\$485,881	\$73,377	\$59,717	\$38,833	\$33,925
Contributions as a percentage of Covered-Employee Payroll	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	12.00%	12.00%	12.00%

**LORAIN COUNTY PORT AUTHORITY  
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**Schedule of the Authority's Proportionate Share of the Net OPEB Liability  
Ohio Public Employees Retirement System - OPEB Plan  
Last Seven Fiscal Years (1)**

	2023	2022	2021	2020	2019	2018	2017
Authority's Proportion of the Net OPEB Liability	0.006161%	0.003079%	0.000971%	0.003943%	0.003350%	0.001540%	0.000430%
Authority's Proportionate Share of the Net OPEB Liability / (Asset)	\$38,846	(\$96,439)	(\$17,299)	\$544,631	\$436,761	\$167,233	\$46,664
Authority's Covered-Employee payroll	\$911,824	\$510,948	\$154,407	\$595,731	\$485,881	\$73,377	\$59,717
Authority's Proportionate Share of the Net OPEB Liability/(Asset) as a Percentage of its Covered-Employee Payroll	4.26%	-18.87%	-11.20%	91.42%	89.89%	227.91%	78.14%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability/(Asset)	94.79%	115.57%	115.57%	47.80%	46.33%	54.14%	54.04%

(1) Although this schedule is intended to reflect information for ten years, information prior to 2017 is not available.  
An additional column will be added each year.

(2) Amounts presented for each year were determined as of the Authority's measurement date which is the prior year end.

**LORAIN COUNTY PORT AUTHORITY  
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**Schedule of the Authority's Contributions - OPEB  
Ohio Public Employees Retirement System of Ohio  
Last Eight Fiscal Years (1)**

	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>
Contractually Required Contributions	\$0	\$0	\$0	\$0	\$0	\$194	\$748	\$1,218
Contributions in Relation to the Contractually Required Contributions	0	0	0	0	0	(194)	(748)	(1,218)
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Authority Covered-Employee Payroll	\$1,223,420	\$911,824	\$510,948	\$154,407	\$595,731	\$485,881	\$73,377	\$59,717
Contributions as a percentage of Covered-Employee Payroll	0.00%	0.00%	0.00%	0.00%	0.00%	4.00%	1.02%	2.04%

(1) Beginning in 2016, OPERS used one trust fund as the funding vehicle for all health care plans; therefore, information prior to 2016 is not presented.

(2) The OPEB plan includes the members from the traditional plan, the combined plan and the member directed plan.

**LORAIN COUNTY PORT AUTHORITY  
(A COMPONENT UNIT OF LORAIN COUNTY)  
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION  
FOR THE YEAR ENDED DECEMBER 31, 2023**

*OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)*

*Changes in assumptions:* For 2022, the following changes of assumptions affected the total pension liability since the prior measurement date: (a) reduction in actuarial assumed rate of return from 7.3% to 6.9% (b) decrease in wage inflation from 3.25% to 2.75% (c) change in future salary increases from a range of 3.25%-10.75% to 2.75%-10.75%.

*OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (OPERS)-OPEB*

*Changes in assumptions:* For 2022, the following changes of assumptions affected the total OPEB liability since the prior measurement date: (a) the municipal bond rate decreased from 2.00% to 1.84% (b) the initial health care cost trend rate decreased from 8.5% to 5.5% (c) decrease in wage inflation from 3.25% to 2.75% (d) change in future from 7.5% to 10%.

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# OHIO AUDITOR OF STATE KEITH FABER



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Columbus, Ohio 43215  
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(800) 282-0370

## 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, 5<sup>th</sup> Floor  
Elyria, Ohio 44035

To the Board of Directors:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*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, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated June 28, 2024, wherein we noted the Discretely Presented Component Unit restated its December 31, 2022 Net Position.

### ***Report on Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purposes of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected, on a timely basis. 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 deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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Efficient • Effective • Transparent

***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of This Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Keith Faber  
Auditor of State  
Columbus, Ohio

June 28, 2024

# OHIO AUDITOR OF STATE KEITH FABER



**LORAIN COUNTY PORT AUTHORITY**

**LORAIN COUNTY**

**AUDITOR OF STATE OF OHIO CERTIFICATION**

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



**Certified for Release 9/5/2024**

65 East State Street, Columbus, Ohio 43215  
Phone: 614-466-4514 or 800-282-0370

This report is a matter of public record and is available online at  
[www.ohioauditor.gov](http://www.ohioauditor.gov)