

**AUDITED
FINANCIAL STATEMENTS**

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE,
NEW YORK)**

DECEMBER 31, 2019

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**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the
Buffalo and Erie County Industrial
Land Development Corporation
Buffalo, New York

Report on the Financial Statements

We have audited the accompanying financial statements of the Buffalo and Erie County Industrial Land Development Corporation (the ILDC), a component unit of the County of Erie, New York, as of and for the years ended December 31, 2019 and 2018, and the related notes to the financial statements which collectively comprise the ILDC's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the ILDC's preparation and fair presentation of the financial statements 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 ILDC's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the ILDC, as of December 31, 2019 and 2018, and the changes in its financial position and its cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information, as listed in the table of contents, is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2020 on our consideration of the ILDC's internal control over financial reporting and on 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 ILDC'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 ILDC's internal control over financial reporting and compliance.

Freed Maxick CPAs, P.C.

Buffalo, New York
March 12, 2020

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
STATEMENTS OF NET POSITION
DECEMBER 31,**

	<u>2019</u>	<u>2018</u>
ASSETS		
Current assets:		
Cash	\$ 207,639	\$ 227,963
Grants receivable	1,919,084	1,670,776
Loans receivable, current	13,812	6,925
Interest receivable	70	30
Due from affiliate	125,000	-
Deposit on land purchase	155,638	-
Total current assets	<u>2,421,243</u>	<u>1,905,694</u>
Noncurrent assets:		
Loans receivable, net	22,750	12,369
Capital assets, net	2,600	-
Land held for sale	5,860,358	6,530,672
Total noncurrent assets	<u>5,885,708</u>	<u>6,543,041</u>
Total assets	<u>\$ 8,306,951</u>	<u>\$ 8,448,735</u>
LIABILITIES		
Accounts payable	\$ 8,885	\$ 1,415,931
Due to affiliate	250,630	208,746
Unearned revenue	1,787,518	161,492
Total liabilities	<u>2,047,033</u>	<u>1,786,169</u>
NET POSITION		
Restricted	220,810	204,456
Unrestricted	6,039,108	6,458,110
Total net position	<u>6,259,918</u>	<u>6,662,566</u>
Total liabilities and net position	<u>\$ 8,306,951</u>	<u>\$ 8,448,735</u>

See accompanying notes to financial statements.

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED DECEMBER 31,**

	<u>2019</u>	<u>2018</u>
Operating revenues:		
Administrative fees	\$ -	\$ 82,985
Land development and other income	17,500	-
Interest from loans	538	450
Loan loss recoveries	18,750	-
Gain on land held for sale	33,791	-
Total operating revenues	<u>70,579</u>	<u>83,435</u>
Operating expenses:		
Transfer to Erie County Industrial Development Agency	61,470	159,717
General and administrative	176,446	114,071
Depreciation	325	-
Total operating expenses	<u>238,241</u>	<u>273,788</u>
Operating loss	(167,662)	(190,353)
Nonoperating revenue (expenses):		
Grant income	1,046,975	3,131,008
Grant expenses	(1,281,975)	(3,011,008)
Interest income	14	13
Total nonoperating revenue	<u>(234,986)</u>	<u>120,013</u>
Change in net position	(402,648)	(70,340)
Net position - beginning of year	<u>6,662,566</u>	<u>6,732,906</u>
Net position - end of year	<u>\$ 6,259,918</u>	<u>\$ 6,662,566</u>

See accompanying notes to financial statements.

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31,**

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Administrative fees	\$ -	\$ 82,985
Land development and other income	17,500	-
Transfers from (to) Erie County Industrial Development Agency	(144,586)	26,420
Principal and interest on loans	(16,770)	7,229
Loan loss recoveries	18,750	-
Payments to vendors and affiliates	(1,583,492)	(105,215)
Net cash provided (used) by operating activities	<u>(1,708,598)</u>	<u>11,419</u>
CASH FLOWS FROM CAPITAL AND FINANCING ACTIVITIES		
Grant income	2,424,693	1,591,724
Grant expense	(1,281,975)	(1,621,008)
Acquisition of capital assets and land held for sale	(158,563)	-
Sale of land held for sale	704,105	-
Net cash provided (used) by capital and financing activities	<u>1,688,260</u>	<u>(29,284)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest income	14	13
Net cash provided by capital and financing activities	<u>14</u>	<u>13</u>
Net decrease in cash	(20,324)	(17,852)
Cash - beginning of year	<u>227,963</u>	<u>245,815</u>
Cash - end of year	<u>\$ 207,639</u>	<u>\$ 227,963</u>
Reconciliation of loss from operations to net cash provided (used) by operating activities:		
Operating loss	\$ (167,662)	\$ (190,353)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation	325	-
Gain on sale of land	(33,791)	-
(Increase) decrease in loans receivable	(17,268)	6,764
(Increase) decrease in interest receivable	(40)	15
(Increase) in due from affiliates	(125,000)	-
Increase (decrease) in accounts payable	(1,407,046)	8,856
Increase (decrease) in due to affiliate	41,884	186,137
Net cash provided (used) by operating activities	<u>\$ (1,708,598)</u>	<u>\$ 11,419</u>

See accompanying notes to financial statements.

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**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
NOTES TO FINANCIAL STATEMENTS**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Buffalo and Erie County Industrial Land Development Corporation (the ILDC) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the ILDC's accounting policies are described below.

A. REPORTING ENTITY

The ILDC was incorporated for the purpose of participating in the acquisition and development of industrial sites and to provide financial assistance for the acquisition or renovation of fixed assets by industrial companies locating or expanding in the County of Erie, New York (the County). ILDC manages a microenterprise revolving loan program which is dedicated to improving economic conditions in the County.

ILDC has related party relationships with Erie County Industrial Development Agency (ECIDA) and Buffalo and Erie County Regional Development Corporation (RDC). All three entities are managed by the same personnel. These entities share the same mission, which is to provide resources that encourage investment, innovation, growth, and global competitiveness, thereby creating a successful business climate that benefits the residents of the region.

In accordance with accounting standards, ILDC is considered a component unit of the County. The County, acting by and through the County Executive, is the sole member of ILDC and is financially accountable for it; as a result, the ILDC is included in the financial statements of the County as a discretely presented component unit.

B. BASIS OF PRESENTATION

Revenues from administrative fees and interest on loans are reported as operating revenues. All expenses related to the ILDC are reported as operating expenses. Capital grants are reported as non-operating income.

When both restricted and unrestricted resources are available for use, it is the ILDC's policy to use restricted resources first, then unrestricted resources as they are needed.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The ILDC is reported as a special-purpose government engaged in business-type activities. Business-type activities are those that are financed in whole or in part by fees charged to external parties for goods or services. The financial statements of the ILDC are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash transaction takes place.

Nonexchange transactions, in which the ILDC gives or receives value without directly receiving or giving equal value in exchange, include grants. Revenue from grants is recognized in the fiscal year in which all eligibility requirements have been satisfied.

D. INCOME TAXES

The ILDC is exempt from federal income tax under Internal Revenue Code Section 501(c)(3) and the income realized will not be subject to New York state corporate franchise tax. The ILDC does not believe that it has any uncertain tax positions and has not recorded any unrecognized tax benefits, liability, penalties or interest.

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
NOTES TO FINANCIAL STATEMENTS**

E. LOANS RECEIVABLE

Loans receivable are presented net of an allowance for uncollectible accounts. The ILDC maintains an allowance for estimated uncollectible accounts which is based on an analysis of the loan portfolio and reflects an amount that, in management's judgment, is adequate to provide for potential loan losses. Loans are written off when, in management's judgment, no legal recourse is available to collect the amount owed.

Interest on loans receivable is accrued as required by the terms of the agreement; management considers the probability of collection based on the current economic condition of the borrower. Accrual of interest ceases when management adjusts a loan reserve to 50% or more of the loan's outstanding balance.

F. TAX EXEMPT BOND TRANSACTIONS

The ILDC is an issuer of tax-exempt bond financing for not-for-profit entities. These bonds are obligations of the borrower. Since ILDC has no obligation to repay the principal and interest of such bonds, they are not reflected as liabilities in the accompanying financial statements. ILDC receives bond issuance fees from the borrower for providing this service. ILDC also has a shared services agreement with ECIDA under which administrative and staffing services are provided to ILDC in connection with bond issuances in exchange for the related bond issuance fees received by ILDC. Bond issuance fees are recognized immediately upon issuance of the related bond. The original value of tax-exempt bonds issued by ILDC was \$0 as of December 31, 2019 (\$15,535,000 – 2018).

G. NET POSITION

Equity is classified as net position and displayed in two components:

- a. Restricted - Consists of net positions with constraints on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. Restrictions include amounts maintained in the Erie County Business Development Fund (Erie County BDF).
- b. Unrestricted - All other net positions that do not meet the definition of "restricted".

H. STATEMENTS OF CASH FLOWS

For the purposes of the statement of cash flows, the ILDC considers all cash to be unrestricted including demand accounts and certificates of deposit with an original maturity of generally three months or less.

I. USE OF ESTIMATES IN PREPARATION OF FINANCIAL STATEMENTS

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions. This affects the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, as well as the reported amounts of revenue and expenses during the reporting periods. Actual results could differ from those estimates.

J. ACCOUNTING PRONOUNCEMENTS

The ILDC has evaluated the provisions of GASB Statement No. 83, *Certain Asset Retirement Obligations*, Statement No. 84, *Fiduciary Activities*, Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowing and Direct Placements*, and Statement No. 90, *Majority Equity Interests-an Amendment of GASB Statements No. 14 and 61*, which became effective for the fiscal year ended December 31, 2019, and determined that they have no significant impact on the ILDC's financial statements.

**BUFFALO AND ERIE COUNTY INDUSTRIAL
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NOTES TO FINANCIAL STATEMENTS**

The following are GASB Statements that have been issued recently and are currently being evaluated, by the ILDC, for their potential impact in future years.

- Statement No. 87, *Leases*, which will be effective for the year ending December 31, 2020.
- Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, which will be effective for the year ending December 31, 2020.
- Statement No. 91, *Conduit Debt Obligations*, which will be effective for the year ending December 31, 2021.
- Statement No. 92, *Omnibus 2020*, which will be effective for the year ending December 31, 2021.

NOTE 2. DETAIL NOTES ON TRANSACTION CLASSES/ACCOUNTS

A. ASSETS

1. CASH AND INVESTMENTS

The ILDC's investment policies are governed by State statutes. In addition, the ILDC has its own written investment policy. ILDC monies must be deposited in FDIC-insured commercial banks or trust companies located within the State. The ILDC's Chief Financial Officer is authorized to use interest bearing demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury and U.S. agencies, repurchase agreements and obligations of the State of New York and its localities.

Collateral is required for demand deposits and certificates of deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities and school districts.

As of December 31, 2019 and 2018, the ILDC's aggregate bank deposits were considered fully collateralized.

Investment and Deposit Policy

The ILDC follows an investment and deposit policy, the overall objective of which is to adequately safeguard the principal amount of funds invested or deposited; conformance with federal, state and other legal requirements; and provide sufficient liquidity of invested funds in order to meet obligations as they become due. Oversight of investment activity is the responsibility of the Chief Financial Officer of the Erie County Industrial Land Development Corporation.

Interest Rate Risk

Interest rate risk is the risk that the fair value of investments will be affected by changing interest rates. The ILDC's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The ILDC's policy is to minimize the risk of loss due to failure of an issuer or other counterparty to an investment to fulfill its obligations. The ILDC's investment and deposit policy authorizes the reporting entity to purchase the following types of investments:

- Interest bearing demand accounts.
- Certificates of deposit.
- Obligations of the United States Treasury and United States agencies.
- Obligations of New York State and its localities.

**BUFFALO AND ERIE COUNTY INDUSTRIAL
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NOTES TO FINANCIAL STATEMENTS**

Custodial Credit Risk

Custodial credit risk is the risk that in the event of a failure of a depository financial institution, the reporting entity may not recover its deposits. In accordance with the ILDC's investment and deposit policy, all deposits of the ILDC including interest bearing demand accounts and certificates of deposit, in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (FDIC) shall be secured by a pledge of securities with an aggregate value equal to 100% of the aggregate amount of deposits. The ILDC restricts the securities to the following eligible items:

- Obligations issued, fully insured or guaranteed as to the payment of principal and interest, by the United States Treasury and United States agencies.
- Obligations issued or fully insured or guaranteed by New York State and its localities.

2. LOANS RECEIVABLE

The microenterprise revolving loan program was originally funded through a Community Development Block Grant (CDBG). Loans receivable maintained in the Erie County Business Development Fund (BDF) are restricted pursuant to the original grant terms.

Loans are made to local business from the Erie County BDF to complement private financing at an interest rate of 2% with varying repayment terms. All loans are classified as commercial loans.

During 2019, the ILDC provided a \$750,000 forgivable loan to a borrower. The full balance of the loan will be forgiven in installments of \$150,000 from 2024 through 2029 as long as the borrower meets certain job creation and retention requirements as set forth in the agreement. The full \$750,000 forgivable loan is included with special project grant expense for the year ended December 31, 2019. The full balance of the loan forgiven is included in loans receivable and fully recognized in the allowance for forgivable loan. The following is a summary of the loans receivable:

	<u>2019</u>	<u>2018</u>
Total loans receivable	786,562	19,294
Less: allowance for forgivable loan	<u>750,000</u>	<u>-</u>
Loans receivable, net	36,562	19,294
Less: current maturities	<u>13,812</u>	<u>6,925</u>
Loans receivable - long-term	<u>\$ 22,750</u>	<u>\$ 12,369</u>

At December 31, 2019, the Erie County BDF loan portfolio consisted of 2 loans that both bear an interest at rate of 2% with varying payment terms.

Scheduled maturities of principal for these loans for the next four years are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>
2020	\$ 13,812	\$ 778
2021	11,045	508
2022	7,021	341
2023	<u>4,684</u>	<u>199</u>
Total	<u>\$ 36,562</u>	<u>\$ 1,826</u>

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
NOTES TO FINANCIAL STATEMENTS**

NOTE 3. GRANTS AND LAND HELD FOR SALE

In February 2017 the ILDC entered into a funding agreement with the ECIDA to accept \$6,700,000 in the form of a partially refundable grant from ECIDA's U.S. Department of Housing and Urban Development Urban Development Action Grant (UDAG) reflow fund in connection with a Brownfield reclamation and redevelopment project at the former Bethlehem Steel site in Lackawanna, New York. \$5,700,000 of the grant was earmarked for the purchase of real property, with the remaining \$1,000,000 to be used for carrying costs during and after property acquisition. Additional funding of up to \$700,000 for property acquisition was granted from ECIDA's UDAG reflow fund in September 2017. As of December 31, 2019, \$6,338,416 of the \$6,400,000 total granted for the purchase of real property and \$481,000 of the \$1,000,000 granted for carrying costs was utilized.

In connection with the land purchase, ILDC authorized the execution of a \$2,780,000 grant from Empire State Development (ESD). Proceeds from this grant will be used to reimburse ECIDA. ILDC also resolved to remit to ECIDA 50% of the net proceeds received upon the future sale of portions of the Bethlehem Steel site acquired using ECIDA grant funds, in an amount not to exceed \$6,700,000. As of December 31, 2019, \$3,155,000 in reimbursements have been made to ECIDA.

The following is a summary of grants receivable at December 31:

	<u>2019</u>	<u>2018</u>
Bethlehem Steel Master Plan/GEIS - EDA	\$ 164,084	\$ 280,776
Bethlehem Steel Acquisition Phase II - ESD	1,755,000	-
Bethlehem Steel Acquisition Phase I - ESD	-	1,390,000
Total	<u>\$ 1,919,084</u>	<u>\$ 1,670,776</u>

Land held for sale are recorded is net realizable value based on assessment of the fair value of each project. The net realizable value as of December 31, 2019 and 2018 amounted to \$5,860,358 and \$6,530,672, respectively.

NOTE 4. DEPOSIT ON LAND PURCHASE

In April 2019, the ILDC entered into agreements to purchase property at the former Angola Airport site. The total deposit on the land purchases was \$155,638. Of that amount, \$155,000 is related to the earnest money deposit and the remaining \$638 is related to consulting expenses incurred in conjunction with the purchase.

NOTE 5. RELATED PARTY TRANSACTIONS

ECIDA allocates a portion of its personnel and overhead costs to ILDC which amounted to \$61,470 as of December 31, 2019 (\$76,732 – 2018). The amount outstanding to ECIDA at December 31, 2019 related to these costs amounted to \$61,470 (\$76,732 – 2018). ILDC owed ECIDA for reimbursable costs of \$1,017 as of December 31, 2019 (\$515 – 2018).

ILDC has a shared services agreement with ECIDA under which administrative and staffing services are provided to ILDC in connection with bond issuances in exchange for the administrative fees received by ILDC related to these bond transactions. ILDC transferred \$0 in administrative fees to ECIDA in 2019 (\$82,985 – 2018).

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
NOTES TO FINANCIAL STATEMENTS**

NOTE 6. SUBSEQUENT EVENT

On January 30, 2020, the World Health Organization declared the coronavirus outbreak a "Public Health Emergency of International Concern" and on March 10, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, and quarantines in certain areas, and forced closures for certain types of public places and businesses. Management has discussed the ILDC's operations and the impact of this event. They have determined that this event will likely not have a significant impact on the assets or operations of the ILDC.

Management has evaluated subsequent events through March 12, 2020, which is the date the financial statements are available for issuance and have determined there are no subsequent events that require disclosure under generally accepted accounting principles other than the event noted in the above paragraph.

SUPPLEMENTARY INFORMATION

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**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
COMBINING STATEMENTS OF NET POSITION
DECEMBER 31, 2019**

	<u>Operating</u>	<u>Erie County BDF Program</u>	<u>Total</u>
ASSETS			
Current assets:			
Cash	\$ 21,313	\$ 186,326	\$ 207,639
Grants receivable	1,919,084	-	1,919,084
Loans receivable, short-term	-	13,812	13,812
Interest receivable	-	70	70
Due from affiliates	125,000	-	125,000
Deposit on land purchase	155,638	-	155,638
Total current assets	<u>2,221,035</u>	<u>200,208</u>	<u>2,421,243</u>
Noncurrent assets:			
Loans receivable, net	-	22,750	22,750
Capital assets, net	2,600	-	2,600
Land held for sale	5,860,358	-	5,860,358
Total noncurrent assets	<u>5,862,958</u>	<u>22,750</u>	<u>5,885,708</u>
Total assets	<u>\$ 8,083,993</u>	<u>\$ 222,958</u>	<u>\$ 8,306,951</u>
LIABILITIES			
Accounts payable	\$ 8,844	\$ 41	\$ 8,885
Due to affiliate	248,523	2,107	250,630
Unearned revenue	1,787,518	-	1,787,518
Total liabilities	<u>2,044,885</u>	<u>2,148</u>	<u>2,047,033</u>
NET POSITION			
Restricted	-	220,810	220,810
Unrestricted	6,039,108	-	6,039,108
Total net position	<u>6,039,108</u>	<u>220,810</u>	<u>6,259,918</u>
Total liabilities and net position	<u>\$ 8,083,993</u>	<u>\$ 222,958</u>	<u>\$ 8,306,951</u>

**BUFFALO AND ERIE COUNTY INDUSTRIAL
LAND DEVELOPMENT CORPORATION
(A COMPONENT UNIT OF COUNTY OF ERIE, NEW YORK)
COMBINING STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Operating</u>	<u>Erie County BDF Program</u>	<u>Total</u>
Operating revenues:			
Land Development and other income	\$ 17,500	\$ -	\$ 17,500
Interest from loans	-	538	538
Loan loss recoveries	-	18,750	18,750
Gain on land held for sale	33,791	-	33,791
Total operating revenues	<u>51,291</u>	<u>19,288</u>	<u>70,579</u>
Operating expenses:			
Transfer to ECIDA	59,363	2,107	61,470
General and administrative	175,619	827	176,446
Depreciation	325	-	325
Total operating expenses	<u>235,307</u>	<u>2,934</u>	<u>238,241</u>
Operating loss	(184,016)	16,354	(167,662)
Non-operating revenue (expenses):			
Grant income	1,046,975	-	1,046,975
Grant expenses	(1,281,975)	-	(1,281,975)
Interest income	14	-	14
Total non-operating revenue (expenses)	<u>(234,986)</u>	<u>-</u>	<u>(234,986)</u>
Change in net position	(419,002)	16,354	(402,648)
Net position - beginning of year	<u>6,458,110</u>	<u>204,456</u>	<u>6,662,566</u>
Net position - end of year	<u>\$ 6,039,108</u>	<u>\$ 220,810</u>	<u>\$ 6,259,918</u>



**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the
Buffalo and Erie County Industrial
Land Development Corporation

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, the financial statements of the Buffalo and Erie County Industrial Land Development Corporation (the ILDC), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the ILDC's financial statements, and have issued our report thereon dated March 12, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the ILDC's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the ILDC's internal control. Accordingly, we do not express an opinion on the effectiveness of the ILDC'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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the ILDC'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 the 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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the ILDC's financial statements are free of 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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. 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 ILDC'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Freed Maxick CPAs, P.C.

Buffalo, New York

March 12, 2020

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