TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)

FINANCIAL REPORT
June 30, 2019

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TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
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June 30, 2019

RSM US LLP

Independent Auditor's Report

Board of Trustees
Tulsa Public Facilities Authority

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities, each major fund and the aggregate remaining fund information of the Tulsa Public Facilities Authority (Authority), a blended component unit of the City of Tulsa, Oklahoma, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise Authority'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 opinions on these financial statements based on our audit. We did not audit the financial statements of The Operations of the BOK Center, as managed by SMG, or The Operations of the Cox Business Center, as managed by SMG, an agent operating these facilities as discussed in Note 16 to the financial statements, which are included within the financial statements of the Arena and Convention Center major enterprise fund. This activity represents 14% and 46%, respectively, of the total assets and total revenues of the Arena and Convention Center major enterprise fund, and 6% and 34%, respectively, of the total assets and total revenues of the business-type activities. Those statements were audited by other auditors whose reports have been furnished to us and our opinion, insofar as it relates to the amounts included for The Operations of the BOK Center, as managed by SMG, and The Operations of the Cox Business Center, as managed by SMG, are based solely on the reports of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 entity'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 entity'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 opinions.

Opinions

In our opinion, based on our audit and the reports of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, each major fund and the aggregate remaining fund information of the Authority, as of June 30, 2019, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, pension and other postemployment benefit schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, 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 Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Authority's basic financial statements. The combining schedules, listed in the table of contents as supplementary information, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The combining schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion this information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The accompanying other information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

RSM US LLP

Kansas City, Missouri
November 25, 2019

As management of the Tulsa Public Facilities Authority (the "Authority"), a blended component unit of the City of Tulsa (the "City"), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended June 30, 2019. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which begin on page nine. All dollar amounts, unless otherwise indicated, are expressed in thousands of dollars.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent year by $188,382.

- The Authority's net position increased to $188,382 as of June 30, 2019 from $178,987 as of June 30, 2018.

- The Authority's liabilities increased by $111,209 as of June 30, 2019. Bonds payable was the primary driver with an increase of $106,475.

Overview of the Financial Statements

The Authority, a legally separate public trust, is reported by the City as a blended component unit. As such, the activities of the Authority are reported in various enterprise funds and internal service funds within the City's Comprehensive Annual Financial Report. The primary functions of the Authority are to issue revenue bonds, the proceeds of which may be loaned to the City or one of its component units and use bond proceeds to acquire, construct and ultimately lease governmental facilities to the City or one of its component units. The Authority also leases commercial office space to the City and private sector companies and manages the One Technology Center ("OTC"), the BOK Arena, and the Cox Business Convention Center facilities.

This discussion and analysis are intended to serve as an introduction to the Authority's basic financial statements. The basic financial statements also include notes that explain in more detail some of the information in the financial statements.

Financial Statements

The Authority uses fund accounting in its financial statements to demonstrate compliance with finance related legal requirements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has one fund type, proprietary, and reports four enterprise funds. Enterprise funds are used to report functions presented as business-type activities.

The basic financial statements of the Authority report information using accounting methods similar to those used by private sector companies. These statements offer short and long-term financial information about its activities. The Statement of Net Position includes all of the Authority's assets, liabilities and deferred outflows/inflows of resources and provides information about the nature and amounts of investments in resources (assets) and the obligations to creditors (liabilities). It also provides the basis for assessing the liquidity and financial flexibility of the Authority. All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses and Changes in Net Position. This statement measures the financial success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all its costs through its user fees and other charges, profitability, and credit worthiness. The third financial statement is the Statement of Cash Flows. The primary purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and changes in cash resulting from operating, investing, noncapital financing and capital financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the period.

Net Position

The Authority's net position increased to $188,382 at June 30, 2019, from $178,987 at June 30, 2018. The following table provides a summary of net position:

SUMMARY OF NET POSITION

	2019	2018	Dollar Change	Percent Change
Current assets	$ 67,291	$ 59,505	$ 7,786	13.1%
Capital assets, net	218,071	207,791	10,280	4.9%
Other assets	229,294	126,637	102,657	81.1%
Total assets	514,656	393,933	120,723	30.6%
Deferred outflow of resources	1,259	1,424	(165)	(11.6%)
Current liabilities	39,135	33,563	5,572	16.6%
Noncurrent liabilities	287,788	182,151	105,637	58.0%
Total liabilities	326,923	215,714	111,209	51.6%
Deferred inflow of resources	610	656	(46)	(7.0%)
Net investment in capital assets	163,262	151,252	12,010	7.9%
Restricted	3,720	3,577	143	4.0%
Unrestricted	21,400	24,158	(2,758)	(11.4%)
Net position	$ 188,382	$ 178,987	$ 9,395	5.2%

Current assets increased $7,786 primarily due to an increase in the advance to the City of $6,498, offset by a decrease in advance to related entity of $1,389. Capital assets increased $10,280 primarily due to capital improvements at the Cox Business Convention Center. Other assets increased $102,657 primarily as a result of an increase in restricted cash related to the proceeds of the Capital Improvements Revenue Bonds Series 2018. Total liabilities increased $111,209 primarily due to an increase in bonds payable of $106,475 from the issuance of the Capital Improvements Revenue Bonds Series 2018.

Net Position, continued

SUMMARY OF CHANGES IN NET POSITION

	2019	2018	Dollar Change	Percent Change
Operating revenues	$ 31,041	$ 30,189	$ 852	2.8%
Nonoperating revenues	3,273	3,052	221	7.2%
Total revenues	34,314	33,241	1,073	3.2%
Operating expenses	38,095	33,915	4,180	12.3%
Nonoperating expenses	2,370	3,469	(1,099)	(31.7%)
Total expenses	40,465	37,384	3,081	8.2%
Income before contributions	(6,151)	(4,143)	(2,008)	48.5%
Capital contributions	15,546	1,216	14,330	1178.5%
Change in net position	9,395	(2,927)	12,322	421.0%
Net position, beginning of year	178,987	181,914	(2,927)	(1.6%)
Net position, end of year	$ 188,382	$ 178,987	$ 9,395	5.2%

In 2019, the Authority’s operating revenues increased $852 or 2.8% due primarily to increases of $2,195 and $912 in investment income and facilities revenue respectively, offset by a $2,480 decrease in lease revenue. The decrease in lease revenue is primarily due to a decrease in City lease payments correlated to a decrease in Authority debt service requirements resulting from refunding premium proceeds available for debt service.

Operating expenses increased $4,180 or 12.3%. The change was primarily caused by an increase in other services and charges at the BOK Center Arena and Cox Business Convention Center of $1,842. Nonoperating expenses decreased $1,099 or 31.7% due to the absence of 2018 bond issuance costs in the One Technology Center fund. Capital contributions from the City increased $14,330, or 1,178.5% primarily due to capital improvements at the Cox Business Convention Center.

Capital Assets

The Authority's investment in capital assets as of June 30, 2019, amounts to $218,071 (net of accumulated depreciation). This investment in capital assets includes land, buildings, equipment, parking garage, leasehold improvements and artwork. The large increase in construction in progress is due to the large construction projects at the BOK Arena and Cox Business Convention Center that began during the year.

CAPITAL ASSETS

	2019	2018	Dollar Change	Percent Change
Land	$ 16,465	$ 16,465	$ -	0.0%
Artwork	653	653	-	0.0%
Construction-in-progress	16,853	1,720	15,133	879.8%
Leasehold improvements	50,840	50,840	-	0.0%
Buildings	242,695	240,122	2,573	1.1%
Parking garage	3,521	3,521	-	0.0%
Equipment	37,919	35,736	2,183	6.1%
	368,946	349,057	19,889	5.7%
Less accumulated depreciation	(150,875)	(141,266)	(9,609)	6.8%
Capital assets, net	$ 218,071	$ 207,791	$ 10,280	4.9%

Noncurrent Liabilities

At year end, the Authority had debt outstanding of $294,280. The Authority's debt increased $106,475 during the year. The change is primarily a result of the issuance of the Series 2018 Capital Improvement Revenue Bonds. More detailed information about the Authority's debt is presented in Note 10.

OUTSTANDING DEBT

	2019	2018	Dollar Change	Percent Change
One Technology Center:				
Series 2012 Refunding	$ -	$ 2,400	$ (2,400)	(100.0%)
Series 2017A Refunding	34,185	34,185	-	0.0%
Series 2017B Refunding	25,465	25,465	-	0.0%
	59,650	62,050	(2,400)	
Arena and Convention:				
Series 2008	6,800	7,575	(775)	(10.2%)
Financing Funds:				
Series 2012	1,460	2,880	(1,420)	(49.3%)
Series 2017	108,270	115,300	(7,030)	(6.1%)
Series 2018	118,100	-	118,100	100.0%
	227,830	118,180	108,875	
Total debt	$ 294,280	$ 187,805	$ 106,475	56.7%

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Authority's appointed officials considered many factors when setting the 2020 budget and fees charged for business-type activities. Lease revenues are governed by rates negotiated in long-term leases. Event revenues fluctuate as ticket prices vary by type of event at the BOK arena.

At the national level, unemployment declined to 3.7 percent at June 30, 2019. Unemployment in the City was 3.2 percent at the end of fiscal-year 2019 compared to 4.2 percent at the end of fiscal year 2018. The Authority continues to have consistent accounts receivable collections.

U.S. GDP grew 2.9% in calendar year 2018, and is expected to slow to 2.1% in 2019. In Tulsa, GDP in 2018 grew 6.9% due to growth in oil and gas and manufacturing.

The BOK Arena continues to maintain its status as one of the world's busiest concert arenas ranking 23rd in the United States and 47th globally for Year-End 2018 Top 200 Venues awards.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES, continued

Office space vacancy rates in the City increased approximately 1.0% to 13.9% between July 2018 and the end of first quarter 2019. The commercial real estate leasing environment in Tulsa remained relatively stable over the course of the year because the non-energy parts of Tulsa's industry are faring better, continuing a demand for class A office space.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Tulsa, Office of the Controller, 175 East Second Street, Suite 1570, Tulsa, Oklahoma 74103.

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENT OF NET POSITION
June 30, 2019

(in thousands of dollars)

	One Technology Center	Arena and Convention	Financing-Advance Funding Sales Tax Projects	Nonmajor - Other Financing Fund	Business-Type Activities Total
ASSETS					
Current assets:					
Cash and cash equivalents	$ 7,848	$ 18,477	$ -	$ 7	$ 26,332
Cash and cash equivalents, restricted	1,497	11,385	7,511	1,483	21,876
Interest receivable	25	12	263	3	303
Accounts receivable, net	314	2,891	-	-	3,205
Capital lease receivable	746	-	-	-	746
Advance to related entity	-	-	-	12	12
Advance to City	-	-	13,538	-	13,538
Prepaid expenses	-	846	-	-	846
Inventory	-	433	-	-	433
	10,430	34,044	21,312	1,505	67,291
Noncurrent assets:					
Cash and cash equivalents, restricted	3,428	1,648	178,264	-	183,340
Advance to City	-	-	37,269	-	37,269
Capital lease receivable	8,685	-	-	-	8,685
Nondepreciable capital assets	3,164	26,307	-	4,500	33,971
Depreciable capital assets, net	32,266	151,834	-	-	184,100
Total assets	$ 57,973	$ 213,833	$ 236,845	$ 6,005	$ 514,656
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charge on refunding	$ 1,082	$ -	$ -	$ -	1,082
Pension related items	172	-	-	-	172
Other postemployment benefit related items	5	-	-	-	5
Total deferred outflows of resources	$ 1,259	$ -	$ -	$ -	$ 1,259

(Continued)

The accompanying notes are an integral part of these financial statements.

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENT OF NET POSITION
June 30, 2019

(in thousands of dollars)

	One Technology Center	Arena and Convention	Financing-Advance Funding Sales Tax Projects	Nonmajor - Other Financing Fund	Business-Type Activities Total
LIABILITIES					
Current liabilities:					
Accounts payable and accrued expenses	$ 1,085	$ 3,859	$ -	$ -	$ 4,944
Compensated absences	23	-	-	-	23
Unearned revenue	102	4,621	-	-	4,723
Advance ticket sales	-	9,268	-	-	9,268
Accrued bond interest payable	159	103	1,452	15	1,729
Current portion of revenue bonds	2,235	835	13,895	1,460	18,425
Current portion of unamortized premium	-	-	-	23	23
	3,604	18,686	15,347	1,498	39,135
Noncurrent liabilities:					
Unearned revenue	-	817	-	-	817
Revenue bonds payable, net of current portion	57,415	5,965	212,475	-	275,855
Unamortized premium	1,404	-	9,254	-	10,658
Unamortized discount	(418)	-	(231)	-	(649)
Net pension liability	1,065	-	-	-	1,065
Compensated absences	12	-	-	-	12
Total OPEB liability	30	-	-	-	30
	59,508	6,782	221,498	-	287,788
Total liabilities	$ 63,112	$ 25,468	$ 236,845	$ 1,498	$ 326,923
DEFERRED INFLOWS OF RESOURCES					
Deferred gain on refunding	$ 549	$ -	$ -	$ -	$ 549
Pension related items	59	-	-	-	59
Other postemployment benefit related items	2	-	-	-	2
Total deferred inflows of resources	$ 610	$ -	$ -	$ -	$ 610
NET POSITION					
Net investment in capital assets	(14,189)	172,951	-	4,500	163,262
Restricted for:					
Debt service	1,345	-	-	-	1,345
Capital projects	2,375	-	-	-	2,375
Unrestricted	5,979	15,414	-	7	21,400
Total net position (deficit)	$ (4,490)	$ 188,365	$ -	$ 4,507	$ 188,382

The accompanying notes are an integral part of these financial statements.

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
Year Ended June 30, 2019

	One Technology Center	Arena and Convention	Advance Funding Sales Tax Projects	Other Financing Fund	Business-Type Activities Total
Operating revenues:					
Lease revenue	$ 5,971	$ -	$ -	$ -	$ 5,971
Facilities revenue	-	16,842	-	-	16,842
Sponsorship and naming rights revenue	-	1,538	-	-	1,538
Parking facilities revenue	958	-	-	-	958
Investment income	-	-	3,059	36	3,095
Advance/loan interest income	-	-	2,473	15	2,488
Other	116	33	-	-	149
	7,045	18,413	5,532	51	31,041
Operating expenses:					
Personal services	1,045	-	-	-	1,045
Materials and supplies	193	1,077	-	-	1,270
Facility operator services	-	8,050	-	-	8,050
Services and charges	4,640	7,279	5	-	11,924
Bond issue costs	-	-	341	-	341
Interest and amortization expense	-	-	5,186	51	5,237
Depreciation	1,256	8,972	-	-	10,228
	7,134	25,378	5,532	51	38,095
Operating income (loss)	(89)	(6,965)	-	-	(7,054)
Nonoperating revenues (expenses):					
Investment income	808	75	-	-	883
Interest and amortization expense	(1,910)	(448)	-	-	(2,358)
Operating subsidy from the City	-	2,390	-	-	2,390
Loss on disposal of capital assets	-	(12)	-	-	(12)
	(1,102)	2,005	-	-	903
Income (loss) before contributions	(1,191)	(4,960)	-	-	(6,151)
Capital contributions to the City	-	(32)	-	-	(32)
Capital contributions from the City	218	15,360	-	-	15,578
	218	15,328	-	-	15,546
Change in net position	(973)	10,368	-	-	9,395
Net position (deficit), beginning of year	(3,517)	177,997	-	4,507	178,987
Net position (deficit), end of year	$ (4,490)	$ 188,365	$ -	$ 4,507	$ 188,382

The accompanying notes are an integral part of these financial statements.

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENT OF CASH FLOWS
Year Ended June 30, 2019

(in thousands of dollars)

	One Technology Center	Arena and Convention	Financing-Advance Funding Sales Tax Projects	Nonmajor - Other Financing Fund	Business-Type Activities Total
Cash flows from operating activities:					
Interest paid on revenue bonds	$ -	$ -	$ (5,715)	$ (118)	$ (5,833)
Receipts from customers	6,871	14,129	-	-	21,000
Investment income received	-	-	3,046	36	3,082
Investment sales	-	-	19,729	-	19,729
Payments to suppliers and service providers	(4,143)	(15,910)	(5)	-	(20,058)
Payments to employees for salaries and benefits	(918)	-	-	-	(918)
Payments for bond issuance costs	-	-	(341)	-	(341)
Payments to City	-	-	(47,599)	-	(47,599)
Payments from primary government	-	-	10,450	-	10,450
Payments from related entity	-	-	-	1,497	1,497
Principal paid on long-term debt	-	-	(7,030)	(1,420)	(8,450)
Net cash provided (used) by operating activities	1,810	(1,781)	(27,465)	(5)	(27,441)
Cash flows from noncapital financing activities:					
Advance payments from primary government	-	2,390	-	-	2,390
Proceeds from issuance of revenue bonds	-	-	118,100	-	118,100
Proceeds from revenue bond premium	-	-	7,830	-	7,830
Net cash provided by noncapital financing activities	-	2,390	125,930	-	128,320
Cash flows from capital and related financing activities:					
Acquisition of capital assets	-	(20,892)	-	-	(20,892)
Capital contributions from the City	218	15,360	-	-	15,578
Principal paid on revenue bonds	(2,400)	(775)	-	-	(3,175)
Interest paid on revenue bonds	(1,921)	(460)	-	-	(2,381)
Proceeds from sale of capital assets	-	6	-	-	6
Payments received for capital lease transaction	1,100	-	-	-	1,100
Net cash used by capital and related financing activities	$ (3,003)	$ (6,761)	$ -	$ -	$ (9,764)

The accompanying notes are an integral part of these financial statements.

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
STATEMENT OF CASH FLOWS
Year Ended June 30, 2019

(in thousands of dollars)

	One Technology Center	Arena and Convention	Financing-Advance Funding Sales Tax Projects	Nonmajor - Other Financing Fund	Business-Type Activities Total
Cash flows from investing activities:					
Investment income	$ 362	$ 76	$ -	$ -	$ 438
Sale of investments	750	-	-	-	750
Net cash provided by investing activities	1,112	76	-	-	1,188
Net change in cash and cash equivalents	(81)	(6,076)	98,465	(5)	92,303
Cash and cash equivalents, beginning of year	12,854	37,586	87,310	1,495	139,245
Cash and cash equivalents, end of year	$ 12,773	$ 31,510	$ 185,775	$ 1,490	$ 231,548
Reconciliation of cash and cash equivalents to the Statement of Net Position					
Unrestricted cash and cash equivalents	$ 7,848	$ 18,477	$ -	$ 7	$ 26,332
Current restricted cash and cash equivalents	1,497	11,385	7,511	1,483	21,876
Noncurrent restricted cash and cash equivalents	3,428	1,648	178,264	-	183,340
Total cash and cash equivalents	$ 12,773	$ 31,510	$ 185,775	$ 1,490	$ 231,548
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	$ (89)	$ (6,965)	$ -	$ -	$ (7,054)
Adjustments:					
Depreciation	1,256	8,972	-	-	10,228
Change in accounts receivable and other assets	55	(1,179)	-	-	(1,124)
Change in deferred inflows of resources	(7)	-	-	-	(7)
Change in accounts payable and other liabilities	689	502	-	-	1,191
Change in net pension liability	178	-	-	-	178
Change in deferred outflows of resources	(43)	-	-	-	(43)
Change in deferred revenue	(229)	(3,111)	-	-	(3,340)
Change in financing assets	-	-	12,688	(1)	12,687
Change in financing liabilities	-	-	(530)	(1,487)	(2,017)
Change in advance	-	-	(39,623)	1,483	(38,140)
Net cash provided (used) by operating activities	$ 1,810	$ (1,781)	$ (27,465)	$ (5)	$ (27,441)
Noncash transactions:					
Appreciation of fair value of investments	$ 2	$ -	$ 162	$ -	$ 164
Purchase of capital assets in accounts payable	$ -	$ 315	$ -	$ -	$ 315

The accompanying notes are an integral part of these financial statements.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES

NATURE OF BUSINESS AND REPORTING ENTITY - The Tulsa Public Facilities Authority (the "Authority") is a public trust created on March 10, 1981, as the Tulsa Civic Center Authority. On March 12, 1982, the Authority amended its Trust Indenture to change its name to the Tulsa Public Facilities Authority and expand its purposes to promote the acquisition, construction, and operation of various facilities and public improvements in and for the City of Tulsa, Oklahoma (the "City"). The Authority serves as a financing authority for the City as well as an enterprise authority for the operation of the One Technology Center ("OTC"), and the BOK Arena and Cox Business Convention Center facilities.

The OTC was acquired to consolidate City operations previously located in several locations in or near the central business district in downtown Tulsa and contains approximately 630,000 square feet of commercial office space. Approximately 153,000 square feet of the space is leased under a capital lease to a tenant. Of the remaining 477,000 square feet of space, 259,000 square feet is leased by the City and the remaining is available for leasing to private businesses.

The Cox Business Convention Center, opened in 1964, is an award winning venue that houses an exhibit hall and ballroom.

The BOK Arena was constructed as part of Vision 2025, a project to grow economic and community infrastructure for future generations. The BOK Arena is a 19,199 seat state-of-the-art sports and entertainment venue.

The Authority is included in the City's comprehensive annual financial report ("CAFR") as a blended component unit. The five trustees of the Authority are the Mayor and four individuals appointed by the Mayor and confirmed by the City Council. Although it is legally separate from the City, the Authority is reported as if it were part of the primary government because its primary purposes are to issue revenue bonds to finance major capital improvements and manage certain properties on behalf of the City. The Advance Funding Sales Tax Projects Fund is reported by the City as a capital projects fund because it issued debt to finance governmental capital projects. Other financing activities of the Authority are included as an internal service fund and enterprise activities are included as enterprise funds.

BASIS OF ACCOUNTING - The financial statements of the Authority are prepared in accordance with generally accepted accounting principles ("GAAP") as applied to business type activities of government units. The Governmental Accounting Standards Board ("GASB") is the standard-setting body for governmental accounting and financial reporting.

The financial statements of the Authority have been prepared on the accrual basis of accounting using the economic resources measurement focus. Revenues, expenses, gains, losses, assets, and liabilities from exchange and exchange-like transactions are recognized when the exchange transaction takes place.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

BASIS OF ACCOUNTING, continued

The Authority reports the following major enterprise funds:

The One Technology Center fund accounts for the commercial leasing activities of the One Technology Center building and parking garage in Tulsa, Oklahoma.

Arena and Convention Center Fund accounts for the operations of the BOK Arena and the Cox Business Convention Center; both are sports, entertainment, and convention facilities in downtown Tulsa.

Financing – Advance Funding Sales Tax Projects fund issues revenue bonds, proceeds of which are loaned to the City for the purpose of funding capital projects. The City will transfer to the Authority sales and use tax proceeds to fund debt service.

The Authority reports the following nonmajor fund:

Other Financing Fund - Capital Improvements Revenue Bond 2012 and Capital Improvements Revenue Bond - issues revenue bonds, the proceeds of which are loaned to the City or to one of its component units. Land is also held by the Capital Improvements Revenue Bond sub fund for possible development.

CASH AND CASH EQUIVALENTS – Cash and cash equivalents reported on the statement of net position include both the amounts deposited within the City's pooled portfolio and other cash and cash equivalents.

The Authority's cash and cash equivalents included in the City's pooled portfolio are recorded at the net asset value of their position in the City's pooled portfolio. The Authority is allocated interest monthly based on its average daily position in the City's pooled portfolio. Changes in fair value of the City's pooled portfolio are allocated annually based on the Authority's position as of June 30.

For purposes of reporting cash flows, the Authority considers all highly liquid debt instruments with an original maturity of three months or less when purchased and any amounts held by the City's portfolio pool, to be cash equivalents.

The amounts held in the City's pooled portfolio are considered liquid as they are available to be withdrawn on demand, with no redemption restrictions.

INVESTMENTS –The Authority invests available funds in accordance with the bond indentures and/or state statutes, authorized investments consist of obligations of the U.S. Treasury and federal agencies and instrumentalities. The investments of the Authority are reported at fair value.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

FAIR VALUE MEASUREMENTS – Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is a market based measurement, not an entity specific measurement. For some assets and liabilities, observable market transactions or market information might be available; for others, it might not be available. However, the objective of a fair value measurement in both cases is the same - that is, to determine the price at which an orderly transaction to sell the asset or to transfer the liability would take place between market participants at the measurement date under current market conditions. Fair value is an exit price at the measurement date from the perspective of a market participant that controls the asset or is obligated for the liability. The Authority categorizes its assets and liabilities measured at fair value within the hierarchy established by generally accepted accounting principles. Assets and liabilities valued at fair value are categorized based on inputs to valuation techniques as follows:

Level 1 input – Quoted prices for identical assets or liabilities in an active market that an entity has the ability to access.

Level 2 input – Quoted prices for similar assets or liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the asset or liability.

Level 3 input – Inputs that are unobservable for the asset or liability which are typically based upon the Authority's own assumptions as there is little, if any, related market activity.

Hierarchy – The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs.

Inputs – If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

RESTRICTED ASSETS – Restricted assets of the Authority are restricted under the terms of its bond indentures.

ACCOUNTS RECEIVABLE – Accounts receivable are stated net of an allowance for doubtful accounts. The allowance is determined by the length of time accounts receivable are past due and an analysis of the customer's ability to pay. Accounts receivable are written off when deemed uncollectible.

INVENTORY – Inventory, which consists of food and beverage items and other supplies, is stated at the lower of cost or market. Cost is determined by the first-in, first-out method.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

CAPITAL ASSETS - Capital assets purchased or acquired are carried at historical cost. Contributed assets are recorded at acquisition value as of the date of the contribution. Interest incurred during the construction phase of capital assets of enterprise activities is expensed in accordance with GASB Statement No. 89. The Authority owns artwork housed at the Cox Business Convention Center. The artwork is not depreciated because it meets all the following conditions:

- The artwork is held for public exhibition.
- The artwork is protected, kept unencumbered, cared for, and preserved.
- The artwork is subject to an organizational policy requiring that the proceeds from sales of artwork be used to acquire other artwork.

DEPRECIATION - Capital assets placed in service are depreciated on a straight-line basis over the following estimated service lives and have the following capitalization thresholds:

Buildings	30-50 years	$5
Parking garage	30 years	$5
Leasehold improvements	24 years	$5
Equipment	3-20 years	$5
Land and artwork	Not depreciated	$5

UNEARNED REVENUE – Unearned revenues for the BOK Arena and Cox Business Convention Center are comprised of arena naming rights, sponsorships, advertising and event deposits and are recognized on a straight line basis over the life of the agreement, generally three to ten years or at the completion of the event. Unearned revenues for the OTC are related to leases. The related revenues are recognized in the period earned.

ADVANCE TICKET SALES – A liability is recorded for advance ticket sales to be paid to the promoter at the end of an event. These funds are deposited in an escrow account until the event occurs.

UNAMORTIZED PREMIUMS AND DISCOUNTS– Original issue premiums and discounts on the Authority's revenue bonds are amortized over the lives of the bonds using the effective interest method.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

COMPENSATED ABSENCES – Vacation and sick leave is granted to all regular and part-time employees. The annual amount of vacation time accrued varies from 14 to 26 days depending upon years of service. The maximum amount of vacation time that may be accumulated is twice the amount which may be earned in one calendar year. Accumulated vacation leave vests and the Authority is obligated to make payment even if the employee terminates. Accumulated sick leave is not paid out to employees upon separation, if separation occurs before retirement eligibility. Upon retirement the employee is eligible to receive a lump sum payout of one hour for every three hours accrued if the employee has at least 960 hours. The liability for sick leave consists of unpaid, accumulated annual and sick leave balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive separation payments and other employees who are expected to become eligible in the future to receive such payments upon separation are included. The liability for compensated absences attributable to the Authority are charged to expense during the period earned and is probable of payout, and a corresponding liability is established.

PENSIONS – For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Municipal Employees' Retirement Plan (MERP) and additions to/deductions from MERP's fiduciary net position have been determined on the same basis as they are reported by MERP. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

OTHER POSTEMPLOYMENT BENEFITS – Postemployment benefits (OPEB) are part of an exchange of salaries and benefits for employee services rendered. Of the total benefits offered by employers to attract and retain qualified employees, some benefits, including salaries and active-employee healthcare, are taken while the employees are in active service, whereas other benefits, including postemployment healthcare, are taken after the employees' services have ended. Nevertheless, the benefit constitutes compensation for employee services. The Authority accounts for other postemployment benefit costs on an accrual basis, charging expenses in the period incurred (earned by employees), with a corresponding liability for benefits to be paid in future periods.

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES - Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be reported as an outflow of resources (expense) until then. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until then. The Authority records deferred outflows of resources and deferred inflows of resources related to their participation in MERP and OPEB. Additionally, the Authority records deferred outflows/inflows related to deferred charges/gains on debt refunding transactions.

1. NATURE OF BUSINESS, REPORTING ENTITY AND SIGNIFICANT ACCOUNTING POLICIES, continued

NET POSITION – Net position of the Authority represents the difference between assets and liabilities and deferred inflows/outflows. Net investment in capital assets consists of capital assets net of accumulated depreciation and reduced by the outstanding balances of borrowings used to finance the purchase or construction of those assets. Outstanding balances of borrowings are net of unspent bond proceeds, including bond reserve funds. Net position is reported as restricted when there are limitations imposed on its use either through enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or, laws or regulations of other governments. When an expense is incurred for purposes for which both restricted and unrestricted resources are available, the Authority first applies restricted resources. Unrestricted net position is the difference between assets, liabilities and deferred inflow/outflows of resources that do not meet the definition of net investment in capital assets or restricted.

REVENUE AND EXPENSES – Operating revenues consist of commercial office space lease revenue, parking garage rental, sponsorship and naming rights revenues, facilities use fees for the BOK Arena and the Cox Business Convention Center, and investment income for financing funds. Long-term leases govern the rates charged for the commercial office space leased. Long-term agreements also govern the amount of revenue recognized by the BOK Arena as sponsorship and naming rights revenue.

Operating expenses consist of all costs incurred to administer the One Technology Center building and garage, the BOK Arena, the Cox Business Convention Center, including depreciation and amortization of capital assets, and interest costs for financing funds. All revenues and expenses not meeting these descriptions are considered non-operating revenues and expenses.

INCOME TAXES - The Authority is nontaxable as a political subdivision under Section 115(1) of the Internal Revenue Code, as amended.

USE OF ESTIMATES - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

2. CASH DEPOSITS AND INVESTMENTS

CASH AND CASH EQUIVALENTS – Cash deposits of the Authority are held within the City's pooled portfolio. The City's pooled portfolio consists primarily of time deposits and other securities guaranteed by the United States Government or its agencies. At June 30, 2019 the Authority maintained a balance of $11,699 in the City's pooled portfolio which represented 1.35% of the City's pooled portfolio.

The City's pooled portfolio and Authority's separately held cash and cash equivalents are collateralized by securities held by the City or its agent in the City's name as of June 30, 2019.

Please refer to the City's CAFR for additional information on the City's pooled portfolio, including required disclosures of risks and fair value measurement techniques. A copy of the City's separately issued CAFR can be obtained at www.cityoftulsa.org.

As of June 30, 2019, the Authority has $26,019 of cash and cash equivalents separately held for the operations of the BOK Arena and Cox Business Convention Center.

INVESTMENTS – The Authority has money market accounts of $193,830 as of June 30, 2019 which are reported as cash equivalents on the statement of net position.

Interest Rate Risk –Interest rate risk is the risk that a change in interest rates will adversely affect the value of an investment.

The Authority's investment policy is established by bond indentures that provide for maturity of investments as bonds become due or as funds are needed to provide for construction payments.

Credit Risk – Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The Authority's bond indentures dictate the types of investments that can be purchased thereby reducing credit risk.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

2. CASH DEPOSITS AND INVESTMENTS, continued

Custodial Credit Risk – For deposits with financial institutions, custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party.

The Authority's policy for custodial credit risk requires compliance with provisions of state law and demand deposits be collateralized by at least 110% of the amount not federally insured. The Authority's deposits held separately for the operations of the BOK Arena and Cox Business Convention Center are collateralized with a letter of credit from Federal Home Loan Bank. All safekeeping receipts for investment instruments are held in accounts in the Authority's name and all securities are registered in the Authority's name. Therefore, at June 30, 2019 none of the Authority's deposits and money market accounts of $219,849 were exposed to custodial credit risk.

Concentration of Credit Risk – The Authority places no limit on the amount that may be invested in any one issuer.

INVESTMENT INCOME – Investment income for the year ended June 30, 2019, consisted of:

INVESTMENT INCOME:		
Interest and dividend income	$	3,872
Advance/loan interest income		2,488
Net increase in fair value of investments and cash equivalents		106
	$	6,466

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

3. ACCOUNTS RECEIVABLE

The accounts receivable balance consists of amounts owed at year end for OTC leasing revenues and BOK Arena and Cox Business Convention Center event revenues.

	OTC	Arena and Convention	Total
Accounts receivable:			
Lease revenue	$ 172	$ -	$ 172
Parking facility revenue	114	-	114
Event revenue	-	2,492	2,492
Sponsorship revenue	-	410	410
Miscellaneous revenue	29	-	29
Total	315	2,902	3,217
Less: Allowance for doubtful accounts	(1)	(11)	(12)
Accounts Receivable, net	$ 314	$ 2,891	$ 3,205

4. ADVANCES TO THE CITY AND RELATED ENTITY

ADVANCE FUNDING SALES TAX PROJECTS – In June 2017, the Authority issued its $115,300 Series 2017 Capital Improvements Revenue Bonds. The proceeds of the bonds were loaned to the City to advance fund economic development projects in the City of Tulsa, including Arkansas River development. The bonds carry an interest rate of 3%, mature over a period of fifteen years ending June 1, 2032, and have annual debt service requirements ranging from $9,404 to $10,775. In October 2018, the Authority issued its $118,100 Series 2018 Capital Improvements Revenue Bonds. The proceeds of the bonds will be loaned to the City to advance fund economic development projects in the City. The bonds carry an interest rate of 4%, mature over a period of thirteen years ending October 1, 2031, and have annual debt service requirements ranging from $3,366 to $14,770.

The Authority has an advance to the City of $50,807 at June 30, 2019 relating to this agreement. The City will repay the advance with sales and use tax collections to be used by the Authority for principal and interest payments on the outstanding bonds.

OTHER FINANCING FUND – In April 2012, the Authority issued its $10,900 Series 2012 Capital Improvements Revenue Bonds. The proceeds of the bonds were loaned to the Tulsa Authority for Recovery of Energy (TARE), a component unit of the City, to fund the acquisition of trash carts and fund the Bond Reserve Fund. TARE receives revenues for the collection of residential solid waste which will provide funds to pay the debt service on the bonds. The Authority has an advance to TARE (related entity) of $12 at June 30, 2019 relating to this financing agreement.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

5. CAPITAL LEASE RECEIVABLE

On August 28, 2013, the Authority entered into an amended lease agreement (agreement) with a tenant of OTC effective July 1, 2013 for 143,242 square feet of commercial office space at OTC. The agreement extends the term of the lease to June 30, 2029 and annual lease payments will be $2,207. The tenant assigned the lease to an affiliated company. $1,200 of the annual lease payment will remain unchanged throughout the term of the lease. The remainder of the annual lease payments will be apportioned to operating expense reimbursement. The affiliated company will have the option to purchase the occupied space for one dollar at June 30, 2029. The Authority accounts for the lease agreement as a capital lease.

Minimum future rentals on noncancelable capital leases as of June 30, 2019 are as follows:

Year	Principal	Interest	Debt Subtotal	Operating Costs	Total
2020	746	454	1,200	1,007	2,207
2021	784	416	1,200	1,007	2,207
2022	824	376	1,200	1,007	2,207
2023	866	334	1,200	1,007	2,207
2024	911	289	1,200	1,007	2,207
2025-2029	5,300	700	6,000	5,035	11,035
	$ 9,431	$ 2,569	$ 12,000	$ 10,070	$ 22,070

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

6. CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2019 is as follows:

	Beginning Balance	Increases	Transfers/ Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	$ 16,465	$ -	$ -	$ 16,465
Artwork	653	-	-	653
Construction in progress	1,720	15,700	(567)	16,853
Total capital assets not being depreciated	18,838	15,700	(567)	33,971
Capital assets, being depreciated:				
Leasehold improvements	50,840		-	50,840
Buildings	240,122	2,049	524	242,695
Parking garage	3,521	-	-	3,521
Equipment	35,736	2,808	(625)	37,919
Total capital assets being depreciated	330,219	4,857	(101)	334,975
Less accumulated depreciation:				
Leasehold improvements	(18,355)	(2,034)	-	(20,389)
Buildings	(89,431)	(6,821)	-	(96,252)
Parking garage	(1,270)	(117)	-	(1,387)
Equipment	(32,210)	(1,256)	619	(32,847)
Total accumulated depreciation	(141,266)	(10,228)	619	(150,875)
Total capital assets being depreciated, net	188,953	(5,371)	518	184,100
Capital assets, net	$ 207,791	$ 10,329	$ (49)	$ 218,071

7. PENSION PLAN

Plan Description – Employees of the Authority are provided with pensions through the Municipal Employees' Retirement Plan (MERP) - a cost-sharing multiple-employer defined benefit pension plan administered by the City. MERP provides retirement, disability and death benefits which are established by City ordinance to plan members and beneficiaries. MERP's financial statements and required supplementary information are included in the City's CAFR. The report may be obtained by writing to the City of Tulsa, Office of the Controller, 175 East Second Street, Suite 1570, Tulsa, Oklahoma 74103, or at www.cityoftulsa.org.

7. PENSION PLAN, continued

Benefits Provided – MERP provides retirement, disability, and death benefits. Retirement benefits are determined based on the employee's highest 30 months of pensionable wages during the last five years of service and a multiplier based on the years of service. Employees entering the plan prior to July 1, 2018 are eligible for full retirement at age 65, and at least 5 years of service, or when the years of service plus the employee's age equals or exceeds 80. Reduced benefits are available after age 55 and 5 years of service (Early retirement). Benefits for Early retirement are reduced 2.5% per year prior to age 65. Employees entering the plan on or after July 1, 2018 are eligible for full retirement at age 65, and at least 5 years of service, or when the years of service plus the employee's age equals or exceeds 90. Reduced benefits are available after age 60 and 5 years of service (Early retirement). Benefits for Early retirement are reduced 6.0 percent per year prior to age 65. Five years of service is required for nonservice-related disability eligibility. Disability benefits are determined in the same manner as normal retirement. Death benefits for vested participants are, at the spouse's election, a refund of contribution plus interest or a life annuity of 50 percent of the member's accrued benefit determined based on final average earnings and service as of the date of death.

Contributions – Contributions are set per City ordinance. Employees were required to contribute 6.5 percent of their pensionable wages for the year ended June 30, 2019. The Authority was required to contribute 15.5 percent of pensionable wages for the year ended June 30, 2019. Actual contributions to the pension plan from the Authority were $87 for the year ended June 30, 2019.

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

At June 30, 2019, the Authority reported a liability of $1,065 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2019. Standard update procedures were used to roll forward the total pension liability to June 30, 2019. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the contributions of all participating employers. At June 30, 2019, the Authority's proportion was .4537 percent, which was an increase of .0018 percent from its proportion measured as of June 30, 2018.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

7. PENSION PLAN, continued

For the year ended June 30, 2019, the Authority recognized pension expense of $214. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual plan experience	$ 5	$ 36
Changes of assumptions	124	-
Net difference between projected and actual earnings on pension plan investments	32	-
Changes in proportion and differences between Authority contributions and proportionate share of contributions	11	23
Total	$ 172	$ 59

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (gain) as follows:

Year ended June 30:	
2020	$ 60
2021	5
2022	31
2023	17
	$ 113

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

7. PENSION PLAN, continued

Actuarial assumptions – The total pension liability was determined by an actuarial valuation as of January 1, 2019, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.50 to 11.25 percent, including inflation.
Investment rate of return	7.00 percent compounded annually, net of investment expense and including inflation

Mortality rates were based on RP-2014 Combined Healthy Mortality Tables with Blue Collar adjustments. Generational mortality improvements with Scale MP-2015 are from the table's base year of 2014.

Except for certain economic and demographic assumptions, the actuarial assumptions used in the January 1, 2019 valuation were based on the results of an actuarial experience study for the five-year period ending December 31, 2015. For the January 1, 2019 valuation the inflation rate assumption was decreased from 3.00% to 2.50% with a corresponding decrease of 0.50% in the investment rate of return and the salary scale. In addition, the payroll growth assumption was decreased from 3.00% to 2.75%. Some adjustments were also made to retirement rates of Plan participants hired on or after July 1, 2018 to reflect differences in eligibility requirements for early and normal retirement as well as the early retirement reductions.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) 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 real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Fixed income	24%	1.16%
Domestic equity	36%	6.19%
International equity	24%	6.59%
Real estate	8%	4.24%
Commodities	3%	0.95%
Timber	4%	4.15%
Cash	1%	0.11%
Total	100%	

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

7. PENSION PLAN, continued

Discount Rate – The discount rate used to measure the total pension liability was 7.0 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from the participating employers will be made as specified in MERP's funding policy. Beginning July 1, 2017, and all future years, it is assumed that the employer contribution rate will be 15.50 percent of payroll, which is the actuarially determined contribution rate. Based on those assumptions, MERP's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of the projected benefit payments to determine the total pension liability.

Sensitivity of the Authority's proportionate share of the net pension liability to changes in the discount rate – The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.0 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 1 percentage point lower (6.0 percent) or 1 percentage point higher (8.0 percent) than the current rate.

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
Authority's proportionate share of the net pension liability	$ 1,450	$ 1,065	$ 744

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the City's CAFR; which can be located at www.cityoftulsa.org.

8. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

General Information about the OPEB Plan

Plan Description – The Authority provides postemployment health care benefits for retired employees and their dependents through participation in the City of Tulsa Postretirement Medical Plan (the "Plan"), a cost-sharing multiple-employer defined benefit health care plan. The benefits, coverage levels, employee contributions, and employer contributions are governed by the City through its personnel and union contracts and are funded on a pay-as-you-go basis. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75. The plan does not issue a stand-alone financial report.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

8. OTHER POSTEMPLOYMENT BENEFITS (OPEB), continued

Benefits Provided – All health care benefits are provided through the City's fully insured health plan. The benefit levels are the same as those offered to active employees. Benefits include general inpatient and outpatient medical services and prescriptions. General employees are eligible for membership in the plan if they retire from the City on or after age 55 with 5 years of service or with age and service totaling 80 points. Coverage ceases upon eligibility of the member (retiree or dependent) for Medicare. Coverage for dependents can continue upon the death of the retiree. Spouses of employees eligible for benefits and who die in active service can receive coverage.

Contributions – Contribution rates are set by the City. Retiree plan participants pay the entire amount of the premium charged by the insurer for coverage thus the City does not directly contribute to the Plan. Retiree and active employee participants are included in the same cost pool used to determine rates set by the insurer. An implicit subsidy results from this method of rate setting.

OPEB Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources

At June 30, 2019, the Authority reported a liability of $30 for its proportionate share of the OPEB liability. The total OPEB liability was measured as of June 30, 2019, and was determined by an actuarial valuation as of June 30, 2018. Standard update procedures were used to roll forward the total OPEB liability to June 30, 2019. The Authority's proportion of the total OPEB liability was based on the Authority's share of active employee participants relative to the active employees of all participating employers. At June 30, 2019, the Authority's proportion was 0.4857 percent.

For the year ended June 30, 2019 the Authority recognized OPEB expense of $1. At June 30, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual plan experience	$ 4	$ 1
Changes of assumptions	1	1
Total	$ 5	$ 2

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

8. OTHER POSTEMPLOYMENT BENEFITS (OPEB), continued

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in the Authority's OPEB expense over the average remaining service lives of plan participant (actives and retirees) as follows:

Year		
2020	$	1
2021		1
2022		1
	$	3

Actuarial assumptions – The total OPEB liability was determined by an actuarial valuation as of June 30, 2018, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	4.00 to 11.75 percent, including 3.0% inflation and 1.0% productivity
Healthcare cost trend rate	8.5% for 2019, decreasing by 0.5 % annually to an ultimate rate of 5%

Thirty-five percent of future retirees with coverage are assumed to elect healthcare coverage.

Mortality rates were based on RPH-2017 Total Dataset Mortality fully generational using Scale 2017.

The actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the five-year period ending December 31, 2015, with the exception of the healthcare election rate which was based on an experience study from June 30, 2010 through 2016.

Discount Rate – The OPEB plan is financed on a pay-as-you-go basis, thus a long-term rate of return was not used. The discount rate used to measure the total OPEB liability was 3.87 and 3.51 percent as of June 30, 2018 and 2019, respectively based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The source of the discount rate used is the Bond Buyer 20-Bond GO Index.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

8. OTHER POSTEMPLOYMENT BENEFITS (OPEB), continued

Sensitivity of the Authority's proportionate share of the total OPEB liability to changes in the discount rate – The following presents the Authority's proportionate share of the total OPEB liability calculated using the discount rate of 3.51 percent, as well as what the Authority's proportionate share of the total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.51 percent) or 1-percentage-point higher (4.51 percent) than the current rate:

	1% Decrease (2.51%)	Current Discount Rate (3.51%)	1% Increase (4.51%)
Authority's proportionate share of the total OPEB liability	$ 32	$ 30	$ 28

Sensitivity of the Authority's proportionate share of the total OPEB liability to changes in the healthcare cost trend rate – The following presents the Authority's proportionate share of the total OPEB liability calculated using the healthcare cost trend rate of 8.5 percent decreasing to 5.0 percent, as well as what the Authority's proportionate share of the total OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower (7.5 percent) or 1-percentage-point higher (9.5 percent) than the current rate:

	1% Decrease (7.5% decreasing to 4.0%)	Current Rate (8.5% decreasing to 5.0%)	1% Increase (9.5% decreasing to 6.0%)
Authority's proportionate share of the total OPEB liability	$ 27	$ 30	$ 33

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

9. UNEARNED REVENUE

The Authority had the following unearned revenues at June 30, 2019:

	Total	Current	Noncurrent
Arena and Convention - event deposits	$ 134	$ 134	$ -
Arena and Convention - naming rights, advertising, and sponsorships	5,304	4,487	817
One Technology Center - lease revenues	102	102	-
	$ 5,540	$ 4,723	$ 817

10. REVENUE BONDS PAYABLE

Revenue bonds payable activity for the year ended June 30, 2019 is as follows:

Bond, Series, Maturity Dates	Issue Amount	Interest Rate	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
One Technology Center:							
Capital Improvements Revenue Refunding Series 2012, 2019	9,480	1.25%	$ 2,400	$ -	$ (2,400)	$ -	$ -
Lease Revenue Refunding Series 2017A, 2038	34,185	3.125%-4.00%	34,185	-	-	34,185	-
Lease Revenue, Refunding Series 2017B, 2029	25,465	3.00%-3.10%	25,465	-	-	25,465	2,235
			62,050	-	(2,400)	59,650	2,235
Arena and Convention:							
Capital Improvements, Series 2008, 2027	16,000	6.069%	7,575	-	(775)	6,800	835
Financing- Advanced Funding Sales Tax Projects:							
Capital Improvements, Series 2017, 2032	115,300	3.00%	115,300	-	(7,030)	108,270	7,150
Capital Improvements, Series 2018, 2031	118,100	4.00%	-	118,100	-	118,100	6,745
			115,300	118,100	(7,030)	226,370	13,895
Financing- Other:							
Capital Improvements, Series 2012, 2020	10,900	4.00%	2,880	-	(1,420)	1,460	1,460
Unamortized premiums			4,809	7,830	(1,958)	10,681	23
Unamortized discounts			(682)	-	33	(649)	-
			$ 191,932	$ 125,930	$(13,550)	$304,312	$ 18,448

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

10. REVENUE BONDS PAYABLE, continued

COLLATERAL - The Lease Revenue Refunding Series 2017A and 2017B Bonds are collateralized by the Authority's interest in the One Technology Center and the One Technology Center Garage and all other rights, title and interest of the Authority under the lease agreement between the City and the Authority, including gross revenues and payments from the City.

SUBSEQUENT MATURITIES - Principal and interest payments in subsequent years are as follows:

	Principal	Interest	Total
2020	$ 18,425	$ 10,180	$ 28,605
2021	16,720	9,529	26,249
2022	16,015	8,956	24,971
2023	17,900	8,357	26,257
2024	19,985	7,679	27,664
2025-2029	114,685	26,428	141,113
2030-2034	74,050	7,080	81,130
2035-2038	16,500	1,044	17,544
	$ 294,280	$ 79,253	$ 373,533

The Authority Lease Revenue Bonds and Capital Improvement Revenue Bonds are subject to acceleration if the Authority defaults.

11. OTHER LONG-TERM LIABILITIES

The changes in other long-term liabilities for the year ended June 30, 2019 are summarized as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due within One Year
Other long-term liabilities:					
Compensated absences	$ 34	$ 54	$ 53	$ 35	$ 23
Net pension liability	887	178	-	1,065	-
Total OPEB liability	30	-	-	30	-
Total other long-term liabilities	$ 951	$ 232	$ 53	$ 1,130	$ 23

12. PLEDGED REVENUE

ONE TECHNOLOGY CENTER LEASE REVENUE- The Authority has pledged future gross lease revenues derived from the operations of One Technology Center to repay outstanding lease revenue bonds. Proceeds from the bonds provided financing for the acquisition and improvements of One Technology Center.

Total principal and interest remaining on the debt is $80,172 with annual requirements ranging from $4,066 to $4,413 through 2038. Annual debt service required 61% of gross revenues. Principal and interest paid amounted to $4,321. Current year lease revenue totaled $5,971.

CAPITAL IMPROVEMENTS SERIES 2008 - In April 2008, the Authority issued $16,000 Series 2008 Capital Improvements Revenue Bonds. The proceeds of the bonds were used to fund the acquisition, construction, furnishing and equipping of capital improvements and additions to the BOK Arena and to fund the Bond Reserve Fund in the amount of ten percent of the par amount of the bonds (the “Reserve Requirement”) and to pay the costs of issuing the Bonds. The Authority and the City entered into a year to year Projects Agreement, dated as of April 1, 2008 (the "Projects Agreement"), pursuant to which the Authority will issue the bonds and the City has agreed to make payments pursuant to the Projects Agreement sufficient to pay (a) the principal of and interest on the bonds; and (b) all costs and expenses of the Authority in connection with the issuance, sale and delivery of the bonds.

Total principal and interest remaining on the debt is $8,727 with annual requirements ranging from $674 to $1,771 through 2027. Annual debt service required 81% of sponsorship and naming right revenues which are pledged towards the debt under the indenture. The Authority paid $1,235 in principal and interest during the year. Sponsorship and naming rights revenue, from which the payments will be made, was $1,538 for the current year.

ADVANCE FUNDING SALES TAX PROJECTS - The Authority has entered into a projects agreement with the City to provide financing for certain capital projects and subsequently issued its Capital Improvement Revenue Bonds, Series 2017 and 2018. The City has pledged certain sales and use tax revenues to repay the advance from the Authority. The total principal and interest remaining on the debt is $283,116 with annual debt service requirements ranging from $12,770 to $24,891 through 2032. Principal and interest paid during the year amounted to $12,745. Sales and use tax recorded during fiscal year 2019 by the City was $29,997.

12. PLEDGED REVENUE, continued

CAPITAL IMPROVEMENTS SERIES 2012 - In April 2012, the Authority issued $10,900 Series 2012 Capital Improvements Revenue Bonds. The proceeds of the bonds were used to fund the acquisition of trash carts by the TARE, to fund the Bond Reserve Fund in the amount of ten percent of the par amount of the bonds (the "Reserve Requirement") and to pay the costs of issuing the Bonds.

The Authority entered into a projects agreement with the City and TARE, a component unit of the City. The projects agreement provides financing for the acquisition, furnishing, equipping, maintaining, storing, and delivering of trash carts and other capital improvements, equipment and facilities for use in the operations of TARE's system for solid waste management providing collection and disposal of collectible residential solid waste of the City. The bonds will be repaid by revenues received by TARE for the collection of residential solid waste. In the event TARE fails to make the required payments to the Authority, the City will be required to make the debt service payments, subject to certain conditions.

Total principal and interest remaining on the debt is $1,518 through 2020. Annual debt service required 6% of TARE refuse revenue, which is the pledged revenue towards the debt per the bond indenture. Principal and interest paid during the year amounted to $1,538. Solid waste collection and disposal revenue recorded by TARE was $26,723.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

13. OPERATING LEASE REVENUE

ONE TECHNOLOGY CENTER LEASES - Commercial property lease revenues arise from the leasing of the Authority's commercial lease space at the OTC facility. Lease terms range from approximately one to five years. Approximately 55% of the net rentable space is available to external tenants. At year end, the building was approximately 91% occupied. Depreciation expense for leased property is provided primarily on the straight-line method over the estimated useful life of the leased property. Depreciation expense related to the OTC facility was $1,256 for the current year.

The gross amounts of capital assets subject to lease as of June 30, 2019 are as follows:

Building	$	38,580
Parking garage		3,521
Land		3,164
Equipment		5,806
Accumulated depreciation		(15,641)
Net investment in commercial property leases	$	35,430

Minimum future rentals on noncancelable operating leases as of June 30, 2019 are as follows:

Year		
2020	$	1,367
2021		1,746
2022		1,746
2023		1,754
2024		1,782
2025-2027		4,996
	$	13,391

The Authority leases approximately 45% of the OTC facility space to the City through an annual contract. The lease provides the City the option to extend the lease until the related OTC facility revenue bonds are paid.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

14. BOK ARENA NAMING RIGHTS AND SPONSORSHIP AGREEMENTS

The Authority had $8,437 in naming rights and sponsorships agreements outstanding at June 30, 2019. During the year, the Authority recognized $1,538 in naming rights and sponsorship revenue. Any amounts received but not earned are reflected as unearned revenue on the statement of net position.

The future earnings to be recognized on these agreements are as follows:

Years	Future Earnings
2020	$ 1,386
2021	1,386
2022	1,386
2023	1,386
2024	833
2025-2029	2,644
	$ 9,021

15. FACILITIES REVENUE

The Authority has entered into various agreements for the use of luxury boxes and club seats through 2019. During the year, the Authority recognized $4,072 in luxury boxes and $1,201 in club seats, which is included in facility revenue. Any amounts received but not earned are reflected as unearned revenue on the statement of net position.

16. OPERATING AGREEMENTS

COX BUSINESS CONVENTION CENTER AND BOK CENTER LEASE AND PROJECT AGREEMENTS - The Authority has leased the Cox Business Convention Center and BOK Center (the "Facilities") from the City for 25 years, ending June 30, 2032 or such longer period as any indebtedness issued in connection with the Facilities is outstanding. The lease assists the Authority in making financing arrangements that benefit improvements at the Facilities. The Authority has also entered into a project agreement that makes available proceeds of the Hotel/Motel Tax necessary to pay principal and interest on certain Facility bonds and to operate and maintain the Facilities. During the year the Authority received $2,390 from the City's Hotel/Motel Tax to operate and maintain the Facilities.

COX BUSINESS CONVENTION CENTER AND BOK CENTER MANAGEMENT AGREEMENTS - In June 2013, the Authority and the City entered into an operating agreement with SMG. The agreement provides for the development and management services of the Facilities. The term of the original operating section of the agreement was July 1, 2013 through June 30, 2018. On June 28, 2018, the Authority voted to extend the agreement through June 30, 2023. The contract is subject to annual appropriations and may be terminated by any party.

Under the agreement, for the year ended June 30, 2019, SMG earned an annual base management fee of $150 for the Cox Business Convention Center and $150 for the BOK Center. SMG can also earn an annual incentive fee based on the operating results of both facilities compared to certain operating thresholds, as defined in the agreements. The operating thresholds, as defined in the agreements are gross revenue, attendance and net operating profits. If the benchmark is met for a threshold, SMG may receive an incentive fee equal to 33 1/3% of the management fee. The incentive fee may not exceed the management fee for the year. SMG earned $150 of incentive fee for the BOK Center and $150 for the Cox Business Convention Center for the year ended June 30, 2019.

17. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft of, damage to and destruction of assets; errors and omissions and natural disasters. The City purchases commercial insurance for general liability and property damage as well as employee health and dental. The Authority is included in the City's insurance policies and would be responsible for deductibles relating to specific claims pertaining to the Authority. There have been no significant reductions in insurance coverage during the year and there were no settlement amounts in excess of the insurance coverage in the current year or in the three prior years.

The Authority also participates in the City's workers compensation self-insurance program. The City retains all risk of loss for workers' compensation claims.

NOTES TO FINANCIAL STATEMENTS (in thousands of dollars)

18. GENERAL LITIGATION

The Authority is subject to claims and lawsuits that arise primarily in the course of ordinary business. It is the opinion of management that the disposition or ultimate resolution of such claims and lawsuits, if any, will not have a material adverse effect on the financial position, changes in financial position and cash flows of the Authority.

19. RELATED PARTY TRANSACTIONS

During the year ended, the Authority conducted the following transactions with related entities:

One Technology Center	
Capital contributions from the City for capital improvements	$ 218
Lease revenue from the City for leased space in OTC	$ 2,675
Arena and Convention	
Capital contributions from the City for capital improvements	$ 15,360
Operating subsidy from the City for the Cox Business Convention Center	$ 2,390
Financing - Advance Funding Sales Tax Projects	
Payments on the advance to the City for capital improvements	$ 10,450
Payments on behalf of City for bond financing included in advance	$ 47,599
Financing - Other	
Payments by TARE on advance receivable	$ 1,497

20. COMMITMENTS

As of June 30, 2019, the Authority had open commitments for construction projects of approximately $5,171.

22. FUTURE CHANGES IN ACCOUNTING PRONOUNCEMENTS

GASB Statement No. 87, *Leases*, will be effective for the Authority beginning with its year ending June 30, 2021. This Statement requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. GASB Statement No. 87 has the potential to have a significant impact on the Authority's financial statements.

23. SUBSEQUENT EVENT

On November 1, 2019, the Authority issued the Capital Improvement Revenue Bonds, Series 2019 in the amount of $113,895. Proceeds will be used to fund City capital projects. The 2019 bonds mature through 2025 and require annual principal payments and semiannual interest payments at a rate of 5%.

On August 22, 2019, the Authority authorized the issuance of an amount not to exceed $9,000 of Revenue Bonds. The proceeds of the bonds will be used to modernize certain leased capital assets of the City. A date has not yet been set for issuance.

(in thousands of dollars)

Municipal Employees' Retirement Plan
Schedule of Proportionate Share – For the current and prior five years

Year	Authority's proportion of net pension liability	Authority's proportionate share of net pension liability	Authority's covered payroll	Authority's proportionate share of net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of total pension liability
2019	0.4537%	$ 1,065	$ 563	189%	66.9%
2018	0.4519%	887	542	164%	70.6%
2017	0.4758%	940	574	164%	69.4%
2016	0.4662%	1,008	547	184%	65.6%
2015	0.4452%	558	491	114%	77.1%
2014	0.4212%	471	461	102%	79.3%

* Prior year information is not available.

Changes of assumptions: In 2016, amounts reported as changes of assumptions resulted primarily from changes in the mortality table and discount rate from 7.75% to 7.50%. In 2019 the inflation rate decreased from 3.00% to 2.50%, salary increases changed from 4.00%-11.75% to 3.50%-11.25%, and investment rate of return (and discount rate) decreased from 7.50% to 7.00%.

Municipal Employees' Retirement Plan
Schedule of Employer Contributions – Last eight years

Year	Contractually Required Contributions	Actual Contributions	Contribution Deficiency (Excess)	Covered Payroll	Actual Contributions as a Percentage of Covered Payroll
2019	$ 87	$ 87	$ -	$ 563	15.5%
2018	84	84	-	542	15.5%
2017	66	66	-	574	11.5%
2016	63	63	-	547	11.5%
2015	56	56	-	485	11.5%
2014	46	68	(22)	461	14.8%
2013	45	47	(2)	451	10.4%
2012	34	34	-	365	9.3%

* Prior year information is not available.

(in thousands of dollars)

Postemployment Benefits Other than Pensions Plan
Schedule of Proportionate Share - For the current and prior three years

Year	Authority's proportion of total OPEB liability	Authority's proportionate share of total OPEB liability	Authority's covered payroll	Authority's proportionate share of total OPEB liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of total OPEB liability
2019	0.4857%	$ 30	$ 519	5.7%	0.00%
2018	0.4822%	30	492	6.1%	0.00%
2017	0.4776%	27	500	5.4%	0.00%
2016	0.4796%	29	483	6.0%	0.00%

* Prior year information is not available.

Changes of assumptions: Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2019	3.51%
2018	3.87%
2017	3.56%
2016	4.00%

Postemployment Benefits Other than Pensions Plan
Schedule of Employer Contributions - Last four years

Year	Contractually Required Contributions	Actual Contributions	Contribution Deficiency (Excess)	Covered Payroll	Actual Contributions as a Percentage of Covered Payroll
2019	$ 2	$ 2	$ -	519	0.43%
2018	1	1	-	492	0.20%
2017	6	6	-	500	1.18%
2016	4	4	-	483	0.79%

* Prior year information is not available.

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF NET POSITION – OTHER FINANCING FUND
June 30, 2019

(in thousands of dollars)	Capital Improvements Revenue Bond 2012	Capital Improvements Revenue Bond	Other Financing Fund Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ -	$ 7	$ 7
Cash and cash equivalents, restricted	1,483	-	1,483
Interest receivable	3	-	3
Advance to related entity	12	-	12
	1,498	7	1,505
Noncurrent assets:			
Nondepreciable capital assets	-	4,500	4,500
Total assets	1,498	4,507	6,005
LIABILITIES			
Current liabilities:			
Accrued bond interest payable	15	-	15
Current portion of revenue bonds	1,460	-	1,460
Current portion of unamortized premium	23	-	23
Total liabilities	1,498	-	1,498
NET POSITION			
Net investment in capital assets	-	4,500	4,500
Unrestricted	-	7	7
Total net position	$ -	$ 4,507	$ 4,507

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION – OTHER FINANCING FUND
Year Ended June 30, 2019

(in thousands of dollars)

	Capital Improvements Revenue Bond 2012	Capital Improvements Revenue Bond	Other Financing Fund Total
Operating revenues:			
Investment income	$ 36	$ -	$ 36
Advance/loan interest income	15	-	15
	51	-	51
Operating expenses:			
Interest and amortization expense	51	-	51
Change in net position	-	-	-
Net position, beginning of year	-	4,507	4,507
Net position, end of year	$ -	$ 4,507	$ 4,507

TULSA PUBLIC FACILITIES AUTHORITY
(A Component Unit of the City of Tulsa, Oklahoma)
COMBINING SCHEDULE OF CASH FLOWS – OTHER FINANCING FUND
Year Ended June 30, 2019

(in thousands of dollars)	Capital Improvements Revenue Bond 2012	Capital Improvements Revenue Bond	Other Financing Fund Total
Cash flows from operating activities:			
Interest paid on revenue bonds	$ (118)	$ -	$ (118)
Investment income received	36	-	36
Payments from related entity	1,497	-	1,497
Principal paid on long-term debt	(1,420)	-	(1,420)
Net cash used by operating activities	(5)	-	(5)
Net change in cash and cash equivalents	(5)	-	(5)
Cash and cash equivalents, beginning of year	1,488	7	1,495
Cash and cash equivalents, end of year	$ 1,483	$ 7	$ 1,490
Reconciliation of cash and cash equivalents to the Statement of Net Position			
Current unrestricted cash and cash equivalents	$ -	$ 7	$ 7
Current restricted cash and cash equivalents	1,483	-	1,483
Total cash and cash equivalents	$ 1,483	$ 7	$ 1,490
Reconciliation of operating income to net cash provided (used) by operating activities:			
Operating income	$ -	$ -	$ -
Change in financing assets	(1)	-	(1)
Change in financing liabilities	(1,487)	-	(1,487)
Change in advances	1,483	-	1,483
Net cash used by operating activities	$ (5)	$ -	$ (5)

ONE TECHNOLOGY CENTER

Percentage of Occupied Units

Total occupied	17
Total vacant units	2
Total units	19
Percentage Occupied	89%

Percentage of Occupied Square Feet

Total Occupied Square Feet	572,026
Total Vacant Square Feet	54,566
Total Square Footage	626,592
Percentage Occupied	91%

Major Tenants and Square Feet

City of Tulsa	258,508
Level 3 Communications, LLP**	153,469
Magellan Midstream Partners, LP	96,259

**Space is included in Capital Lease