

***Authority Budget of:***

***Jersey City Redevelopment Agency***

# 2021

## State Filing Year

***For the Period:***

**January 1, 2021**

**to**

***December 31, 2021***

**APPROVED COPY**

**www.thejcra.org**

**Authority Web Address**

## *Division of Local Government Services*

# **2021 (2021-2022) AUTHORITY BUDGET**

## **Certification Section**

2021 (2021-2022)

**JERSEY CITY REDEVELOPMENT AGENCY**

(Name)

**AUTHORITY BUDGET**

**FISCAL YEAR: FROM JANUARY 1, 2021 TO DECEMBER 31, 2021**

**For Division Use Only**

**CERTIFICATION OF APPROVED BUDGET**

*It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.*

State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services

By: Paul D. Gwert CPA, RMA Date: 5/12/2021

**CERTIFICATION OF ADOPTED BUDGET**

*It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.*

State of New Jersey  
Department of Community Affairs  
Director of the Division of Local Government Services

By: \_\_\_\_\_ Date: \_\_\_\_\_

# 2021 (2021-2022) PREPARER'S CERTIFICATION


**JERSEY CITY REDEVELOPMENT AGENCY** (Name)

## AUTHORITY BUDGET

**FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021**

It is hereby certified that the Authority Budget, including both the Annual Budget and the Capital Budget/Program annexed hereto, represents the members of the governing body's resolve with respect to statute in that: all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:			
Name:	Matthew B. Wielkottz		
Title:	Chief Financial Officer		
Address:	401 Wanaque Avenue Pompton Lakes, NJ 07442		
Phone Number:	(973)-835-7900	Fax Number:	(973)-835-6631
E-mail address	mbw@w-cpa.com		

# 2021 (2021-2022) APPROVAL CERTIFICATION

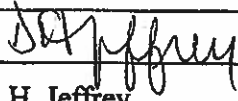
## JERSEY CITY REDEVELOPMENT AGENCY (Name)

### AUTHORITY BUDGET

**FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021**

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on the 20th day of October, 2020.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the governing body thereof.

Officer's Signature:			
Name:	Diana H. Jeffrey		
Title:	Executive Director		
Address:	66 York Street, 3 <sup>rd</sup> Floor Jersey City, NJ 07302		
Phone Number:	(201)-761-0821	Fax Number:	(201)-761-0831
E-mail address	DJeffrey@jcnj.org		

# INTERNET WEBSITE CERTIFICATION

Authority's Web Address:

www.thejcra.org

All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- ☒ A description of the Authority's mission and responsibilities
- ☒ Budgets for the current fiscal year and immediately preceding two prior years
- ☒ The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information (Similar Information is such as PIE Charts, Bar Graphs etc. for such items as Revenues, Expenditures, and other information the Authority deems relevant to inform the public)
- ☒ The complete (All Pages) annual audits (Not the Audit Synopsis) of the most recent fiscal year and immediately two prior years
- ☒ The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the authority to the interests of the residents within the authority's service area or jurisdiction
- ☒ Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time, date, location and agenda of each meeting
- ☒ The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years
- ☒ The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority
- ☒ A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.


Name of Officer Certifying compliance

\_\_\_\_\_ Diana H. Jeffrey \_\_\_\_\_

Title of Officer Certifying compliance

\_\_\_\_\_ Executive Director \_\_\_\_\_

Signature

\_\_\_\_\_  \_\_\_\_\_

**2021 Authority Budget Resolution  
Jersey City Redevelopment Agency**

**FISCAL YEAR:** FROM: January 1, 2021 TO: December 31, 2021

WHEREAS, the Annual Budget and Capital Budget for the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 has been presented before the governing body of the Jersey City Redevelopment Agency at its open public meeting of October 20, 2020; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$2,825.00, Total Appropriations of \$3,063,582.00 and Total Unrestricted Net Position utilized of \$238,582.00; and

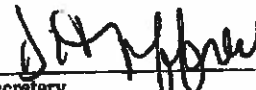
WHEREAS, there are no anticipated capital projects, therefore no Capital Budget is presented; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations of the Authority, to meet operating expenses and capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Jersey City Redevelopment Agency, at an open public meeting held on October 20, 2020, that the Annual Budget, including all related schedules of the Jersey City Redevelopment Agency for the fiscal year beginning, January 1, 2021 and ending, December 31, 2021 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Jersey City Redevelopment Agency will consider the Annual Budget Program for adoption on November 10, 2020.

  
Secretary

Certified to be a true and correct copy of the Resolution adopted by the Board of Commissioners at its meeting of October 20, 2020.

RECORD OF COMMISSIONERS VOTE				
NAME	AYE	NAY	ABSTAIN	ABSENT
Donald R. Brown	✓			
Douglas Carlucci	✓			
Erma D. Greene				✓
Evelyn Jones	✓			
Denise Ridley	✓			
Darwin R. Ona	✓			
Daniel Rivera				✓

# **2021 (2021-2022) AUTHORITY BUDGET**

## **Narrative and Information Section**



**2021 (2021-2022) AUTHORITY BUDGET MESSAGE &  
ANALYSIS  
JERSEY CITY REDEVELOPMENT AGENCY  
(Name)**

**AUTHORIT-Y BUDGET**

**FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021**

*Answer all questions below. Attach additional pages and schedules as needed.*

1. Complete a brief statement on the 2021/2021-2022 proposed Annual Budget and make comparison to the 2020/2020-2021 adopted budget for each Revenues and Appropriations. Explain any variances over +/-10% (As shown on budget pages F-2 and F-4 explain the reason for changes for each revenue and appropriation changing more than 10%) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase/decrease in the budgeted line item, not just an indication of the amount and percent of the change. Attach any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item.
2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Budget/Program. (Example Consider New Development projects such as Housing /Commercial projects impact on the Authorities expenses or revenues)
3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget and or Capital Budget, i.e. rate stabilization, debt service reduction, to balance the budget, etc. If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.
4. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service payments, pilot payments, or other types of contracts or agreements (Example to provide police services to the Authority etc. and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).
5. The proposed budget must not reflect an anticipated deficit from 2021/2021-2022 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.  
  
(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report. How would these deficits be funded?
6. Attach a schedule of the Authority's existing rate structure (connection fees, parking fees, service charges, etc.) if it has been changed since the prior year budget submission and a schedule of the proposed rate structure for the upcoming fiscal year. Explain any proposed changes in the rate structure and attach the resolution approving the change in the rate structure, if applicable. (If no changes to fees or rates indicate (Answer as "Rates Are Staying the Same")

# **2021 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-1 Addendum Page 1 of 2**

**1.**

- a.** The proposed total budget appropriations and revenues both decreased by \$3,480,000 (or 55.2%) due to a significant decrease in anticipated activities funded by Federal, State and Local grants during 2021. The Agency completed the last phase of Berry Lane Park improvements during 2020. No such grant funded projects are anticipated during 2021.
- b.** Revenue changes greater than 10%:
  - i.** Development Fees are anticipated to increase by \$450,000 (or 45%) due to an anticipated increase in projects in 2021, and also based on 2020 actual amounts collected.
  - ii.** Development Grants – Green Acres are anticipated to decrease by \$1,100,000 (or 100%) due to a grant which was received to build the pavilion at Berry Lane Park during 2020, with no such Green Acres grants anticipated during 2021.
  - iii.** Development Grants – Hudson County Open Space are anticipated to decrease by \$725,000 (or 100%) due to grants which were received to build the pavilion and skate park at Berry Lane Park during 2020, with no such Hudson County Open Space grants anticipated during 2021.
  - iv.** Development Grants – CDBG are anticipated to decrease by \$1,000,000 (or 100%) due to a grant which was received to build the pavilion at Berry Lane Park during 2020, with no such CDBG grants anticipated during 2021.
  - v.** Development Grants – Jersey City Capital are anticipated to decrease by \$1,050,000 (or 100%) due to grants which were received to build the pavilion and skate park at Berry Lane Park during 2020, with no such grants anticipated during 2021.
  - vi.** Property Sales are anticipated to increase by \$150,000 (or 20%) due to forecasted sales of properties during 2021 when compared to 2020.
  - vii.** Rental Income is anticipated to decrease by \$230,000 (or 69.7%) due to the anticipated sale of a property where the majority of the Agency's rental income is produced.
  - viii.** Interest Earned is anticipated to increase by \$25,000 (or 10%) due to increases in interest rates negotiated with banks, and also based on 2020 actual amounts collected.

# **2021 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-1 Addendum Page 2 of 2**

- c. Appropriation changes greater than 10%:
  - i. Other Grant Development Costs are anticipated to decrease by \$4,000,000 (or 100%) due to the completion of the last phase of Berry Lane Park improvements which took place during 2020. No Other Grant Development Costs are anticipated for the 2021 calendar year.
  - ii. Total Principal Payments on Debt Service in Lieu of Depreciation is anticipated to increase by \$126,582 (or 100%) due to a principal payment for the Pathside Project Bond Anticipation Note during 2021.
- 2. The real estate development outlook has been steadily improving in the area serviced by the Agency. These favorable conditions have resulted in significant real estate development in the area which has translated into a projected increase in Agency revenues. While the Novel Coronavirus has had a significant impact on the local economy, the Agency derives the majority of its revenues from developer fees which are secured under each individual Redeveloper's Agreement with the Agency. We have seen little to no impact on our finances thus far, and we do not foresee a material impact moving forward through 2021.
- 3. The Agency has budgeted \$238,582 of Unrestricted Net Position to be utilized in the 2021 budget in order to balance the budget.
- 4. Not Applicable.
- 5. There is no deficit.
- 6. Not Applicable.

## AUTHORITY CONTACT INFORMATION 2021 (2021-2022)

Please complete the following information regarding this Authority. **All** information requested below must be completed.

<b>Name of Authority:</b>	Jersey City Redevelopment Agency		
<b>Federal ID Number:</b>	22-6002881		
<b>Address:</b>	66 York Street, 3 <sup>rd</sup> Floor		
<b>City, State, Zip:</b>	Jersey City	NJ	07302
<b>Phone: (ext.)</b>	(201)-761-0819	<b>Fax:</b>	(201)-761-0831

<b>Preparer's Name:</b>	Matthew B. Wielkotz		
<b>Preparer's Address:</b>	401 Wanaque Avenue		
<b>City, State, Zip:</b>	Pompton Lakes	NJ	07442
<b>Phone: (ext.)</b>	(973)-835-7900	<b>Fax:</b>	(973)-835-6631
<b>E-mail:</b>	mbw@w-cpa.com		

<b>Chief Executive Officer:(1)</b>	Diana H. Jeffrey, Executive Director		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	(201)-761-0819	<b>Fax:</b>	(201)-761-0831
<b>E-mail:</b>	DJeffrey@jcnj.com		

<b>Chief Financial Officer(1)</b>	Matthew B. Wielkotz		
(1) Or person who performs these functions under another Title			
<b>Phone: (ext.)</b>	(973)-835-7900	<b>Fax:</b>	(973)-835-6631
<b>E-mail:</b>	mbw@w-cpa.com		

<b>Name of Auditor:</b>	Mauricio Canto		
<b>Name of Firm:</b>	Donohue, Gironda, Doria & Tomkins, LLC		
<b>Address:</b>	310 Broadway		
<b>City, State, Zip:</b>	Bayonne	NJ	07002
<b>Phone: (ext.)</b>	201-437-9000	<b>Fax:</b>	201-437-1432
<b>E-mail:</b>	mcanto@dgdcpas.com		

# AUTHORITY INFORMATIONAL QUESTIONNAIRE

## JERSEY CITY REDEVELOPMENT AGENCY

(Name)

FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021

Answer all questions below completely and attach additional information as required.

- 1) Provide the number of individuals employed in (Use Most Recent W-3 Available 2019 or 2020) as reported on the Authority's Form W-3, Transmittal of Wage and Tax Statements: 24
- 2) Provide the amount of total salaries and wages as reported on the Authority's Form W-3, (Use Most Recent W-3 Available 2019 or 2020) Transmittal of Wage and Tax Statements: \$1,183,937.56
- 3) Provide the number of regular voting members of the governing body: 7 (Even if not all commissioners have been appointed (Total Commissioners are either 5 or 7 (Regional Authorities may have more than 7 members) s per statute for your Authority)
- 4) Provide the number of alternate voting members of the governing body: 0 (Maximum is 2)
- 5) Did any person listed on Page N-4 have a family or business relationship with any other person listed on Page N-4 during the current fiscal year? NO If "yes," attach a description of the relationship including the names of the individuals involved and their positions at the Authority.
- 6) Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year (Most Recent Filing that March 31, 2020 or 2021 deadline has passed 2020 or 2021) because of their relationship with the Authority file the form as required? (Checked to see if individuals actually filed at <http://www.state.nj.us/dca/divisions/dlgs/resources/fds.html> before answering) YES If "no," provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.
- 7) Does the Authority have any amounts receivable from current or former commissioners, officers, key employees or highest compensated employees? NO If "yes," attach a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.
- 8) Was the Authority a party to a business transaction with one of the following parties:
  - a. A current or former commissioner, officer, key employee, or highest compensated employee? NO
  - b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee? NO
  - c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner? NOIf the answer to any of the above is "yes," attach a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.
- 9) Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract? A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor. NO If "yes," attach a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.
- 10) Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authorities procedures for all individuals listed on Page N-4 (2 of 2).

- 11) Did the Authority pay for meals or catering during the current fiscal year? YES If "yes," *attach a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.*
- 12) Did the Authority pay for travel expenses for any employee or individual listed on Page N-4? YES If "yes," ***attach a detailed list of all travel expenses** for the current fiscal year and provide an explanation for each expenditure listed.*
- 13) Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?
- a. First class or charter travel NO
  - b. Travel for companions NO
  - c. Tax indemnification and gross-up payments NO
  - d. Discretionary spending account NO
  - e. Housing allowance or residence for personal use NO
  - f. Payments for business use of personal residence NO
  - g. Vehicle/auto allowance or vehicle for personal use NO
  - h. Health or social club dues or initiation fees NO
  - i. Personal services (i.e.: maid, chauffeur, chef) NO
- If the answer to any of the above is "yes," attach a description of the transaction including the name and position of the individual and the amount expended.*
- 14) Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement? YES If "no," *attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements indicate that in answer)*
- 15) Did the Authority make any payments to current or former commissioners or employees for severance or termination? NO If "yes," *attach explanation including amount paid.*
- 16) Did the Authority make any payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? NO If "yes," *attach explanation including amount paid.*
- 17) Did the Authority comply with its Continuing Disclosure Agreements for all debt issuances outstanding by submitting its audited annual financial statements, annual operating data, and notice of material events to the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access (EMMA) as required? YES If "no," *attach a description of the Authority's plan to ensure compliance with its Continuing Disclosure Agreements in the future. (If no bonded Debt answer is Not Applicable). (New Jersey Infrastructure Trust Loans are not bonded debt of an Authority)*
- 18) Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? NO If "yes," *attach explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.*
- 19) Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e.: sewer overflow, etc.)? NO If "yes," *attach a description of the event or condition that resulted in the fine or assessment and indicate the amount of the fine or assessment.*

# **2021 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-3 Addendum Page 1 of 2**

#### **Page N-3 – Question 10 – Process for Determining Compensation**

The Agency considers salaries from other public entities to set a salary scale. Employees are evaluated regularly and may be additionally compensated. When a raise or promotion is considered, the Executive Director will discuss with the Board of Commissioners and they will decide if the raise or promotion is given. In addition, the Executive Director is a contracted employee and raises are part of the contract and certain intervals.

#### **Page N-3 – Question 11 – Authority Catering/Meals for 2020**

##### **January**

Development Meeting – Lunch	\$224.00
Board Meeting – Dinner	\$202.35
Development Meeting – Lunch	\$117.75

##### **February**

Development Meeting – Lunch	\$43.25
Board Meeting – Dinner	\$231.95
Development Meeting – Lunch	\$70.00
Development Meeting – Breakfast	\$29.78

##### **June**

Development Meeting – Lunch	\$81.37
Development Meeting – Lunch	\$82.52

##### **July**

Development Meeting – Lunch	\$80.11
Development Meeting – Lunch	\$224.60

##### **August**

Development Meeting – Lunch	\$60.00
Development Meeting – Lunch	\$80.00

# **2021 Authority Budget**

## **Jersey City Redevelopment Agency**

### **Page N-3 Addendum Page 2 of 2**

#### **Page N-3 – Question 11 – Authority Catering/Meals for 2020 (continued)**

##### **September**

Development Meeting – Lunch	\$250.00
Development Meeting – Lunch	\$78.77
Development Meeting – Lunch	\$59.00

##### **October**

Development Meeting – Lunch	\$35.00
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**TOTAL** **\$1,950.45**

#### **Page N-3 – Question 12 – Travel Expenses for 2020**

##### **January**

Legal Counsel Meeting – Roseland	\$15.05
National Brownfields Convention – California	\$60.00

##### **February**

Development Meeting – Boston	\$1,118.49
Legal Counsel Meeting - Roseland	\$25.76

##### **March**

Legal Counsel Meeting – Roseland	\$267.40
Legal Counsel Meeting – Roseland	\$369.65

**TOTAL** **\$1,856.37**



*(This page is directions for filling in page (N-4 (2-of 2) (No answers should be entered on this page)*

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES,  
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS  
JERSEY CITY REDEVELOPMENT AGENCY**

(Name)

**FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021**

*Complete the attached table for all persons required to be listed per #1-4 below.*

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority and any other public entities as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority and any other public entities.
- 3) List all of the Authority's former officers, key employees and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority and any other public entities during the most recent fiscal year completed.

**Commissioner:** A member of the governing body of the authority with voting rights. Include alternates for purposes of this schedule.

**Officer:** A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial official as officers. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

**Key employee:** An employee or independent contractor of the authority (other than a commissioner or officer) who meets both of the following criteria:

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

**Highest compensated employee:** One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

**Compensation:** All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

**Reportable compensation:** (Use the Most Recent W-2 available 2019 or 2020. The aggregate compensation that is reported (or is required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year. For example, for fiscal years ending December 31, 2021, the most recent W-2 and 1099 should be used 2020 or 2019 (60 days prior to start of budget year is November 1, 2020, with 2019 being the most recent calendar year ended), and for fiscal years ending June 30, 2021, the calendar year 2020 W-2 and 1099 should be used (60 days prior to start of budget year is May 1, 2021, with 2020 being the most recent calendar year ended).

**Other Public Entity:** Any municipality, county, local authority, fire district, or other government unit, regardless of whether it is related in any way to the Authority either by function or by physical location.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)

Jersey City Redevelopment Agency For the Period January 1, 2021 to December 31, 2021														
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Position (Can Check more than 1 Column for each person)														
Reportable Compensation from Authority (W-2/1099)														
Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated Employee	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from Authority (health benefits, pension, etc.)	Total Compensation from Authority	Names of Other Public Entities where Individual is an Employee or Member of the Governing Body (1) See note below	Positions held at Other Public Entities Listed in Column O
1 Diana Jeffrey	Executive Director	40	x					\$ 157,034	\$	\$	\$ 13,431	\$ 170,465	None	None
2 Christopher Fure	Asst. Exec. Director	40	x					\$ 129,985	\$	\$	\$ 20,934	\$ 150,919	Commissioner	Commissioner
3 Mary Pat Noonan	Project Manager	40	x					\$ 118,437	\$	\$	\$ 7,503	\$ 125,940	None	None
4 Elizabeth Garcia	Supervising Fiscal Officer	40	x					\$ 93,636	\$	\$	\$ 5,000	\$ 98,636	None	None
5 Daniel Rivera	Chairman	5 x						\$	\$	\$	\$	\$	None	None
6 Denise Ridley	Commissioner	5 x						\$	\$	\$	\$	\$	None	None
7 Douglas Carlucci	Commissioner	5 x						\$	\$	\$	\$	\$	None	None
8 Darwin Ona	Commissioner	5 x						\$	\$	\$	\$	\$	None	None
9 Evelyn Jones	Vice Chair	5 x						\$	\$	\$	\$	\$	None	None
10 Erna D. Greene	Commissioner	5 x						\$	\$	\$	\$	\$	None	None
11 Donald R. Brown	Commissioner	5 x						\$	\$	\$	\$	\$	None	None
12								\$	\$	\$	\$	\$	None	None
13								\$	\$	\$	\$	\$	None	None
14								\$	\$	\$	\$	\$	None	None
15								\$	\$	\$	\$	\$	None	None
Total:								\$ 499,092	\$	\$	\$ 46,868	\$ 545,960		
								\$	\$	\$	\$	\$	\$ 270,000	\$ 39,936
														\$ 849,896

(1) Insert "None" in this column for each individual that does not hold a position with another Public Entity

# Schedule of Health Benefits - Detailed Cost Analysis

Jersey City Redevelopment Agency

For the Period

January 1, 2021

to

December 31, 2021

If Not Applicable X this box Below

## Annual Cost

	# of Covered Members (Medical & Rx)	Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx)	Annual Cost per Employee Current Year	Total Prior year Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	9	\$ 12,178	\$ 109,606	9	\$ 11,544	\$ 103,892	\$ 5,714	5.5%
Parent & Child	1	21,799	21,799	1	20,663	20,663	1,136	5.5%
Employee & Spouse (or Partner)	1	24,357	24,357	1	23,087	23,087	1,270	5.5%
Family	1	33,978	33,978	1	32,206	32,206	1,771	5.5%
Employee Cost Sharing Contribution (enter as negative - )			(68,897)			(65,305)	(3,592)	5.5%
<b>Subtotal</b>	<b>12</b>		<b>120,842</b>	<b>12</b>		<b>114,543</b>	<b>6,300</b>	<b>5.5%</b>

## Commissioners - Health Benefits - Annual Cost

Single Coverage	0	-	-	0	-	-	-	#DIV/0!
Parent & Child	0	-	-	0	-	-	-	#DIV/0!
Employee & Spouse (or Partner)	0	-	-	0	-	-	-	#DIV/0!
Family	0	-	-	0	-	-	-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	#DIV/0!
<b>Subtotal</b>	<b>0</b>		<b>-</b>	<b>0</b>		<b>-</b>	<b>-</b>	<b>#DIV/0!</b>

## Retirees - Health Benefits - Annual Cost

Single Coverage	0	-	-	0	-	-	-	#DIV/0!
Parent & Child	0	-	-	0	-	-	-	#DIV/0!
Employee & Spouse (or Partner)	1	8,344	8,344	1	7,909	7,909	435	5.5%
Family	0	-	-	0	-	-	-	#DIV/0!
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	#DIV/0!
<b>Subtotal</b>	<b>1</b>		<b>8,344</b>	<b>1</b>		<b>7,909</b>	<b>435</b>	<b>5.5%</b>
<b>GRAND TOTAL</b>	<b>13</b>		<b>\$ 129,186</b>	<b>13</b>		<b>\$ 122,451</b>	<b>\$ 6,735</b>	<b>5.5%</b>

Is medical coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Yes ☐ No ☐

Is prescription drug coverage provided by the SHBP (Yes or No)? (Place Answer in Box)

Yes ☐ No ☐

**Note: Remember to Enter an amount in rows for Employee Cost Sharing**

Schedule of Accumulated Liability for Compensated Absences

**Jersey City Redevelopment Agency**

For the Period January 1, 2021 to December 31, 2021

**Complete the below table for the Authority's accrued liability for compensated absences.**

**X Box if Authority has no Compensated Absences**

Individuals Eligible for Benefit	Gross Days of Accumulated Compensated Absences at End of Last Issued Audit Report	Dollar Value of Accrued Compensated Absence Liability	Legal Basis for Benefit		
			Approved Labor Agreement	Resolution	Individual Employment Agreement
Diana Jeffrey	113	\$ 45,053			x
Christopher Fiore	205	118,814		x	
Elizabeth Vasquez	9	4,171		x	
Mary Pat Noonan	147	61,309		x	
Hjordys Espinal	34	11,855		x	
Jesamil Lozano	29	12,759		x	
Maria Aguilar-Ambrossi	18	5,441		x	
Phillip Orphanidis	15	3,886		x	
Lauri Romo	19	4,485		x	
Robert Napiorski	39	9,543		x	
James Waddleton	25	5,577		x	
Daniel Nazario	25	4,449		x	
Jason Friedkin	9	1,599		x	
Victoria Bonner	15	2,524		x	
Ramon Ponce	1	188		x	
LaBron Collins	22	3,044		x	
<b>Total liability for accumulated compensated absences at beginning of current year</b>		<b>\$ 294,695</b>			

**The total Amount Should agree to most recently issued audit report for the Authority**

## Schedule of Shared Service Agreements

**Jersey City Redevelopment Agency**

December 31, 2021

January 1, 2021

10.

X

**If No Shared Services X this Box**

**Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.**

[illegible]

# **2021 (2021-2022) AUTHORITY BUDGET**

## **Financial Schedules Section**

# SUMMARY

Jersey City Redevelopment Agency  
For the Period January 1, 2021 to December 31, 2021

	FY 2021 Proposed Budget					FY 2020 Adopted Budget	% Increase (Decrease) Proposed vs. Adopted	
	Redevelopment	N/A	N/A	N/A	N/A	Total All Operations	All Operations	All Operations
<b>REVENUES</b>								
Total Operating Revenues	\$ 2,550,000	\$ -	\$ -	\$ -	\$ -	\$ 2,550,000	\$ 6,055,000	\$ (3,505,000)
Total Non-Operating Revenues	275,000	-	-	-	-	275,000	250,000	25,000
Total Anticipated Revenues	2,825,000	-	-	-	-	2,825,000	6,305,000	(3,480,000)
<b>APPROPRIATIONS</b>								
Total Administration	2,587,000	-	-	-	-	2,587,000	2,521,500	65,500
Total Cost of Providing Services	-	-	-	-	-	-	4,000,000	(4,000,000)
Total Principal Payments on Debt Service in Lieu of Depreciation	126,582	-	-	-	-	126,582	-	126,582
Total Operating Appropriations	2,713,582	-	-	-	-	2,713,582	6,521,500	(3,807,918)
Total Interest Payments on Debt	350,000	-	-	-	-	350,000	350,000	-
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	-
Total Non-Operating Appropriations	350,000	-	-	-	-	350,000	350,000	-
Accumulated Deficit	-	-	-	-	-	-	-	-
Total Appropriations and Accumulated Deficit	3,063,582	-	-	-	-	3,063,582	6,871,500	(3,807,918)
Less: Total Unrestricted Net Position Utilized	238,582	-	-	-	-	238,582	566,500	(327,918)
Net Total Appropriations	2,825,000	-	-	-	-	2,825,000	6,305,000	(3,480,000)
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	\$ (0)	\$ -	\$ -	\$ -	\$ -	(0)	\$ -	(0)

# Revenue Schedule

Jersey City Redevelopment Agency  
For the Period January 1, 2021 to December 31, 2021

	FY 2021 Proposed Budget						FY 2020 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations	Total All Operations	All Operations
<b>OPERATING REVENUES</b>									
<i>Service Charges</i>									
Residential							\$ -	\$ -	#DIV/0!
Business/Commercial							-	-	#DIV/0!
Industrial							-	-	#DIV/0!
Intergovernmental							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Service Charges	-	-	-	-	-	-	-	-	#DIV/0!
<i>Connection Fees</i>									
Residential							-	-	#DIV/0!
Business/Commercial							-	-	#DIV/0!
Industrial							-	-	#DIV/0!
Intergovernmental							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Connection Fees	-	-	-	-	-	-	-	-	#DIV/0!
<i>Parking Fees</i>									
Meters							-	-	#DIV/0!
Permits							-	-	#DIV/0!
Fines/Penalties							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Parking Fees	-	-	-	-	-	-	-	-	#DIV/0!
<i>Other Operating Revenues (List)</i>									
Development Fees	1,450,000						1,450,000	1,000,000	450,000 45.0%
Development Grants - EPA	-						-	-	#DIV/0!
Development Grants - HDSRF	-						-	-	#DIV/0!
Development Grants - Green Acres	-						-	1,100,000	(1,100,000) -100.0%
Development Grants - Hudson County Open Space	-						-	725,000	(725,000) -100.0%
Property Sales	900,000						900,000	750,000	150,000 20.0%
Miscellaneous Other Income	100,000						100,000	100,000	- 0.0%
Rental Income	100,000						100,000	330,000	(230,000) -69.7%
Development Grants - CDBG	-						-	1,000,000	(1,000,000) -100.0%
Development Grant - Jersey City Capital	-						-	1,050,000	(1,050,000) -100.0%
							-	-	#DIV/0!
Total Other Revenue	2,550,000	-	-	-	-	-	2,550,000	6,055,000	(3,505,000) -57.9%
Total Operating Revenues	2,550,000	-	-	-	-	-	2,550,000	6,055,000	(3,505,000) -57.9%
<b>NON-OPERATING REVENUES</b>									
<i>Other Non-Operating Revenues (List)</i>									
Type in							-	-	#DIV/0!
Type in							-	-	#DIV/0!
Type in							-	-	#DIV/0!
Type in							-	-	#DIV/0!
Type in							-	-	#DIV/0!
Type in							-	-	#DIV/0!
Total Other Non-Operating Revenue	-	-	-	-	-	-	-	-	#DIV/0!
<i>Interest on Investments &amp; Deposits (List)</i>									
Interest Earned	275,000						275,000	250,000	25,000 10.0%
Penalties							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Interest	275,000	-	-	-	-	-	275,000	250,000	25,000 10.0%
Total Non-Operating Revenues	275,000	-	-	-	-	-	275,000	250,000	25,000 10.0%
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 2,825,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,825,000</b>	<b>\$ 6,305,000</b>	<b>\$ (3,480,000) -55.2%</b>



# Prior Year Adopted Revenue Schedule

Jersey City Redevelopment Agency

FY 2020 Adopted Budget							Total All Operations
	Redevelopment	N/A	N/A	N/A	N/A	N/A	
<b>OPERATING REVENUES</b>							
<i>Service Charges</i>							
Residential							\$ -
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Service Charges	-	-	-	-	-	-	-
<i>Connection Fees</i>							
Residential							-
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Connection Fees	-	-	-	-	-	-	-
<i>Parking Fees</i>							
Meters							-
Permits							-
Fines/Penalties							-
Other							-
Total Parking Fees	-	-	-	-	-	-	-
<i>Other Operating Revenues (List)</i>							
Development Fees	1,000,000						1,000,000
Development Grants - EPA							-
Development Grants - HDSRF							-
Development Grants - Green Acres	1,100,000						1,100,000
Development Grants - Hudson County Open Space	725,000						725,000
Property Sales	750,000						750,000
Miscellaneous Other Income	100,000						100,000
Rental Income	330,000						330,000
Development Grants - CDBG	1,000,000						1,000,000
Development Grant - Jersey City Capital	1,050,000						1,050,000
Type in (Grant, Other Rev)							-
Total Other Revenue	6,055,000	-	-	-	-	-	6,055,000
Total Operating Revenues	6,055,000	-	-	-	-	-	6,055,000
<b>NON-OPERATING REVENUES</b>							
<i>Other Non-Operating Revenues (List)</i>							
Type in							-
Type in							-
Type in							-
Type in							-
Type in							-
Other Non-Operating Revenues	-	-	-	-	-	-	-
<i>Interest on Investments &amp; Deposits</i>							
Interest Earned	250,000						250,000
Penalties							-
Other							-
Total Interest	250,000	-	-	-	-	-	250,000
Total Non-Operating Revenues	250,000	-	-	-	-	-	250,000
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 6,305,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,305,000</b>

# Appropriations Schedule

Jersey City Redevelopment Agency  
For the Period January 1, 2021 to December 31, 2021

	FY 2021 Proposed Budget						FY 2020 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations	Total All Operations	All Operations
<b>OPERATING APPROPRIATIONS</b>									
Administration - Personnel									
Salary & Wages	\$ 1,350,000						\$ 1,350,000	\$ 50,000	3.8%
Fringe Benefits	450,000						425,000	25,000	5.9%
Total Administration - Personnel	1,800,000	-	-	-	-	-	1,725,000	75,000	4.3%
Administration - Other (List)									
Rent & Occupancy	220,000						220,000	-	0.0%
Office Expenses	42,500						42,500	-	0.0%
Professional & Legal	300,000						325,000	(25,000)	-7.7%
Insurance	187,500						175,000	12,500	7.1%
Miscellaneous Administration*	37,000						34,000	3,000	8.8%
Total Administration - Other	787,000	-	-	-	-	-	795,500	(9,500)	-1.2%
Total Administration	2,587,000	-	-	-	-	-	2,521,500	65,500	2.6%
Cost of Providing Services - Personnel									
Salary & Wages							-	-	#DIV/0!
Fringe Benefits							-	-	#DIV/0!
Total COPS - Personnel							-	-	#DIV/0!
Cost of Providing Services - Other (List)									
Type In Description							4,000,000	(4,000,000)	-100.0%
Type In Description							-	-	#DIV/0!
Type In Description							-	-	#DIV/0!
Type In Description							-	-	#DIV/0!
Miscellaneous COPS*							-	-	#DIV/0!
Total COPS - Other	-	-	-	-	-	-	4,000,000	(4,000,000)	-100.0%
Total Cost of Providing Services	-	-	-	-	-	-	4,000,000	(4,000,000)	-100.0%
Total Principal Payments on Debt Service In Lieu of Depreciation	126,582	-	-	-	-	-	-	126,582	#DIV/0!
Total Operating Appropriations	2,713,582	-	-	-	-	-	6,521,500	(3,807,918)	-58.4%
<b>NON-OPERATING APPROPRIATIONS</b>									
Total Interest Payments on Debt	350,000	-	-	-	-	-	350,000	-	0.0%
Operations & Maintenance Reserve							-	-	#DIV/0!
Renewal & Replacement Reserve							-	-	#DIV/0!
Municipality/County Appropriation							-	-	#DIV/0!
Other Reserves							-	-	#DIV/0!
Total Non-Operating Appropriations	350,000	-	-	-	-	-	350,000	-	0.0%
<b>TOTAL APPROPRIATIONS</b>	3,063,582	-	-	-	-	-	6,871,500	(3,807,918)	-55.4%
<b>ACCUMULATED DEFICIT</b>									
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	3,063,582	-	-	-	-	-	6,871,500	(3,807,918)	-55.4%
<b>UNRESTRICTED NET POSITION UTILIZED</b>									
Municipality/County Appropriation							-	-	#DIV/0!
Other	238,582	-	-	-	-	-	566,500	(327,918)	-57.9%
Total Unrestricted Net Position Utilized	238,582	-	-	-	-	-	566,500	(327,918)	-57.9%
<b>TOTAL NET APPROPRIATIONS</b>	\$ 2,825,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,825,000	\$ 6,305,000	\$ (3,480,000)

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 135,679.11 \$ - \$ - \$ - \$ - \$ - \$ - \$ 135,679.11

# Prior Year Adopted Appropriations Schedule

## Jersey City Redevelopment Agency

FY 2020 Adopted Budget							
	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations
<b>OPERATING APPROPRIATIONS</b>							
<i>Administration - Personnel</i>							
Salary & Wages	\$ 1,300,000						\$ 1,300,000
Fringe Benefits	425,000						425,000
Total Administration - Personnel	1,725,000	-	-	-	-	-	1,725,000
<i>Administration - Other (List)</i>							
Rent & Occupancy	220,000						220,000
Office Expenses	42,500						42,500
Professional & Legal	325,000						325,000
Insurance	175,000						175,000
Miscellaneous Administration*	34,000						34,000
Total Administration - Other	796,500	-	-	-	-	-	796,500
Total Administration	2,521,500	-	-	-	-	-	2,521,500
<i>Cost of Providing Services - Personnel</i>							
Salary & Wages							-
Fringe Benefits							-
Total COPS - Personnel	-	-	-	-	-	-	-
<i>Cost of Providing Services - Other (List)</i>							
Other Grant Development Costs	4,000,000						4,000,000
Type In Description							-
Type In Description							-
Type In Description							-
Miscellaneous COPS*							-
Total COPS - Other	4,000,000	-	-	-	-	-	4,000,000
Total Cost of Providing Services	4,000,000	-	-	-	-	-	4,000,000
Total Principal Payments on Debt Service in Lieu of Depreciation	-	-	-	-	-	-	-
Total Operating Appropriations	6,521,500	-	-	-	-	-	6,521,500
<b>NON-OPERATING APPROPRIATIONS</b>							
Total Interest Payments on Debt	350,000	-	-	-	-	-	350,000
Operations & Maintenance Reserve							-
Renewal & Replacement Reserve							-
Municipality/County Appropriation							-
Other Reserves							-
Total Non-Operating Appropriations	350,000	-	-	-	-	-	350,000
<b>TOTAL APPROPRIATIONS</b>	6,871,500	-	-	-	-	-	6,871,500
<b>ACCUMULATED DEFICIT</b>							-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	6,871,500	-	-	-	-	-	6,871,500
<b>UNRESTRICTED NET POSITION UTILIZED</b>							
Municipality/County Appropriation	-	-	-	-	-	-	-
Other	566,500						566,500
Total Unrestricted Net Position Utilized	566,500	-	-	-	-	-	566,500
<b>TOTAL NET APPROPRIATIONS</b>	\$ 6,305,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,305,000

\* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 326,075.00 \$ - \$ - \$ - \$ - \$ - \$ 326,075.00



**Jersey City Redevelopment Agency**

1500

F-7

# Net Position Reconciliation

Jersey City Redevelopment Agency

For the Period

January 1, 2021

to

December 31, 2021

## FY 2021 Proposed Budget

	Redevelopment	N/A	N/A	N/A	N/A	N/A	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)</b>	\$ 50,247,311						\$ 50,247,311
Less: Invested in Capital Assets, Net of Related Debt (1)	43,746,229						43,746,229
Less: Restricted for Debt Service Reserve (1)							-
Less: Other Restricted Net Position (1)							-
Total Unrestricted Net Position (1)	6,501,082	-	-	-	-	-	6,501,082
Less: Designated for Non-Operating Improvements & Repairs							-
Less: Designated for Rate Stabilization							-
Less: Other Designated by Resolution							-
Plus: Accrued Unfunded Pension Liability (1)	2,741,578						2,741,578
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	796,137						796,137
Plus: Estimated Income (Loss) on Current Year Operations (2)							-
Plus: Other Adjustments (attach schedule)							-
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	10,038,797	-	-	-	-	-	10,038,797
Unrestricted Net Position Utilized to Balance Proposed Budget	238,582	-	-	-	-	-	238,582
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	238,582	-	-	-	-	-	238,582
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR</b>							
<b>Last issued Audit Report (4)</b>	\$ 9,800,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,800,215

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County

\$ 135,679 \$ - \$ - \$ - \$ - \$ - \$ - \$ 135,679

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2021 (2021-2022)

**JERSEY CITY REDEVELOPMENT AGENCY**

(Name)

AUTHORITY  
CAPITAL  
BUDGET/  
PROGRAM

# 2021 CERTIFICATION OF AUTHORITY CAPITAL BUDGET/PROGRAM

## JERSEY CITY REDEVELOPMENT AGENCY

(Name)

FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021

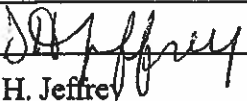
☐ enter X to the left if this paragraph is applicable

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, by the governing body of the \_\_\_\_\_ Authority, on the \_\_\_\_\_ day of \_\_\_\_\_,

OR

☒ enter X to the left if this paragraph is applicable

It is hereby certified that the governing body of the Jersey City Redevelopment Agency have elected **NOT** to adopt a Capital Budget /Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2 for the following reason(s): The Agency does not intend to undertake any capital projects during 2021.

Officer's Signature:			
Name:	Diana H. Jeffrey		
Title:	Executive Director		
Address:	66 York Street, 3 <sup>rd</sup> Floor Jersey City, NJ 07302		
Phone Number:	201-761-0819	Fax Number:	201-761-0831
E-mail address	DJeffrey@jcnj.org		



# 2021 (2021-2022) CAPITAL BUDGET/PROGRAM MESSAGE

## **JERSEY CITY REDEVELOPMENT AGENCY**

(Name)

**FISCAL YEAR: FROM: JANUARY 1, 2021 TO: DECEMBER 31, 2021**

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (This may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these Projects?

**Not applicable.**

2. Has each capital project/project financing been developed from a specific capital improvement plan or report; does it include full lifecycle costs; and is it consistent with appropriate elements of Master Plans or other plans in the jurisdiction(s) served by the authority?

**Not applicable.**

3. Has a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?

**Not applicable.**

4. If amounts are on Page CB-3 in the column Debt Authorizations. Indicate the primary source of funding the debt service for the Debt Authorizations (Example Rate Increases Funding or Other sources)

**Not applicable.**

5. Please indicate which capital projects/project financings are being undertaken in the Metropolitan or Suburban Planning Areas as defined in the State Development and Redevelopment Plan.

**Not applicable.**

6. Please indicate which capital projects/project financings are being undertaken within the boundary of a State Planning Commission-designated Center and/or Endorsed Plan and if the project was included in the Plan Implementation Agenda for that Center/Endorsed Plan.

**Not applicable.**

*Add additional sheets if necessary.*

# Proposed Capital Budget

Jersey City Redevelopment Agency  
For the Period January 1, 2021 to December 31, 2021

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment</i>						
Type in Description	\$ -	NONE				
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<i>N/A</i>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

# 5 Year Capital Improvement Plan

## Jersey City Redevelopment Agency

For the Period January 1, 2021 to December 31, 2021

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year 2021	2022	2023	2024	2025	2026
<b>Redevelopment</b>							
Type in Description	\$ -	\$ -	NONE				
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>N/A</b>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>N/A</b>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>N/A</b>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>N/A</b>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>N/A</b>							
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Type in Description	-	-					
Total	-	-	-	-	-	-	-
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

# 5 Year Capital Improvement Plan Funding Sources

## Jersey City Redevelopment Agency

For the Period

January 1, 2021

to

December 31, 2021

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<b>Redevelopment</b>						
Type in Description	\$ -	NONE				
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>N/A</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>N/A</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>N/A</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>N/A</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>N/A</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>N/A</b>						
Type in Description	-					
Type in Description	-					
Type in Description	-					
Type in Description	-					
Total	-	-	-	-	-	-
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ -					
Balance check	-	- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.