

**HARRISON REDEVELOPMENT AGENCY  
COUNTY OF HUDSON, NEW JERSEY**

**REPORT OF AUDIT  
ON THE  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**SAMUEL KLEIN AND COMPANY  
CERTIFIED PUBLIC ACCOUNTANTS**

## HARRISON REDEVELOPMENT AGENCY

### TABLE OF CONTENTS

	<u>PAGE</u>
Independent Auditor's Report.....	1
Management's Discussion and Analysis.....	3

### EXHIBIT

A Comparative Net Position .....	5
B Comparative Revenues, Expenses and Changes in Net Position.....	6
C Comparative Cash Flows .....	7

<b><u>NOTES TO FINANCIAL STATEMENTS</u></b> .....	<b>8 - 15</b>
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### SCHEDULE

Supplementary Information:		
1	Schedule of Cash Receipts, Cash Disbursements and Changes in Cash and Cash Equivalents - Unrestricted Accounts.....	16
2	Schedule of Cash Receipts, Cash Disbursements and Changes in Cash and Cash Equivalents - Restricted Accounts.....	17
3	Comparative Schedules of Operating Revenues and Expenditures Funded by Operating Revenue Compared to Budget.....	18
4	Analysis of Reserve for Grants Receivable .....	19
5	Analysis of Accounts Payable .....	20
6	Analysis of Reserve for Grants .....	21

### REPORT ON INTERNAL CONTROL, ROSTER OF OFFICIALS, GENERAL COMMENTS AND RECOMMENDATIONS

Report on Internal Control Over Financial Reporting and on Compliance and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....		23
Roster of Officials .....		25
General Comments .....		26
Recommendations .....		27
Acknowledgment .....		28

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## **INDEPENDENT AUDITORS' REPORT**

The Board of Commissioners  
Harrison Redevelopment Agency  
Harrison, New Jersey 07029

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Harrison Redevelopment Agency, a component unit of the Town of Harrison, County of Hudson, State of New Jersey, as of and for the years ended December 31, 2016 and 2015, and the related notes to the financial statements which comprise the Harrison Redevelopment Agency's 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 conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the 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, the financial statements referred to above present fairly, in all material respects, the financial position of the Harrison Redevelopment Agency, State of New Jersey, as of December 31, 2016 and 2015, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 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 the Agency's basic financial statements. The information included in the supplementary information is presented for purposes of additional analysis and is not a required part of the financial statements.

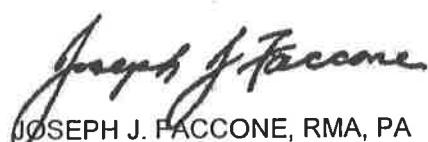
The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements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

The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the financial statements taken as a whole.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2017 on our consideration of the Harrison Redevelopment Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Harrison Redevelopment Agency's internal control over financial reporting and compliance.

  
SAMUEL KLEIN AND COMPANY  
CERTIFIED PUBLIC ACCOUNTANTS

  
JOSEPH J. PACCONNE, RMA, PA

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Within this section of the Harrison Redevelopment Agency's (the "Agency") annual financial report, the management of the Agency provides a narrative discussion and analysis of the financial activities of the Agency for the audit year ending December 31, 2016.

The Agency's financial performance is discussed and analyzed within the context of the accompanying financial statements and notes following this section.

### **Discussion of Financial Statements Included in Annual Audit**

The Agency prepares and presents its financial statements on several different bases, because of accounting requirements and for internal use purposes.

The first set of statements which consist of the Comparative Statements of Net Position, the Comparative Statements of Revenues, Expenses and Changes in Net Position, and the Comparative Statements of Cash Flows is prepared on an accrual basis and is in accordance with accounting principles generally accepted in the United States of America (GAAP) applicable to enterprise funds of state and local governments. These statements are the official financial statements of the Harrison Redevelopment Agency.

After the first set of statements and the "Notes to Financial Statements" that follow are supplemental schedules.

The Agency has historically presented its financial statements on a "GAAP Basis", and continues to do so because it relates more fairly to the annual budget for the same period. The annual budget records all encumbrances as charges against the adopted appropriation even if the items or services have not been received.

Contained in the supplemental information are statements that report the Schedule of Operating Revenues and Expenditures funded by Operating Revenues Compared to Budget. This statement compares the "Budget" revenues and expenses to "Actual" revenues and expenses. This includes operating revenues and expenses, nonoperating revenues and nonoperating expenses.

The Budget to Actual statement is a very important statement to the Agency management staff, because it is how we measure our financial performance, particularly as it compares to the approved and adopted annual budget and how it relates to the operational performance.

Other information or statements incorporated within the annual audit report are the Schedules of Cash Receipts, Cash Disbursements and Changes in Cash and Cash Equivalents - Unrestricted and the Analysis of Accounts Payable.

For the purpose of the Management Discussion and Analysis, the ensuing discussion will review the financial statements of the Agency, those prepared on an accrual basis and in accordance with accounting principles generally accepted in the United States of America (GAAP) applicable to enterprise funds of state and local governments. This is the first set of statements included in the annual audit report.

#### **Comparative Statement of Net Position**

The Harrison Redevelopment Agency's Total Assets decreased \$31,407.02 due to decreases in cash and grants receivable. Total liabilities decreased \$21,741.03 due to a decrease in accounts payable. Assets exceeded liabilities by \$3,378.76. This compares to 2015 where the liabilities exceeded assets by \$13,044.75.

### Comparative Statement of Net Position (Continued)

The Harrison Redevelopment Agency had a Net Position of \$3,378.76, comprised of the following:

Unrestricted - Undesignated	<u>\$3,378.76</u>	
	As of December 31,	
	<u>2016</u>	<u>2015</u>
Total Current Assets	\$ 196,683.60	\$ 238,209.74
Total Restricted Assets	<u>2,572,273.55</u>	<u>2,562,154.43</u>
Total Assets	<u>2,768,957.15</u>	<u>2,800,364.17</u>
 Total Current Liabilities Payable from Current Assets	193,304.84	225,164.99
Total Current Liabilities Payable from Restricted Assets	<u>2,572,273.55</u>	<u>2,562,154.43</u>
Total Liabilities	<u>2,765,578.39</u>	<u>2,787,319.42</u>
 Net Position	<u>\$ 3,378.76</u>	<u>\$ 13,044.75</u>

Total Current Assets decreased because cash and cash equivalents have decreased.

Total Current Liabilities Payable from Current Assets decreased because of a net decrease in accounts payable and prepaid administration fees.

### Comparative Statement of Revenues, Expenses and Changes in Net Position

Operating Expenses decreased \$178,621.76 due to the establishment of escrow accounts for legal services as it pertains to the redevelopment process.

Total Net Position as of December 31, 2016 decreased \$9,665.99, from a net position of \$13,044.75 to a net position of \$3,378.76.

	<u>2016</u>	<u>2015</u>
Operating Expenses	<u>\$ 176,652.02</u>	<u>\$ 355,273.78</u>
Operating Loss	(176,652.02)	(355,273.78)
Nonoperating Revenues/(Expenses) - Net	<u>166,986.03</u>	<u>323,619.87</u>
 Net Loss	<u>(9,665.99)</u>	<u>(31,653.91)</u>
 Change in Net Position	(9,665.99)	(31,653.91)
Net Position, Beginning	<u>13,044.75</u>	<u>44,698.66</u>
 Net Position, Ending	<u>\$ 3,378.76</u>	<u>\$ 13,044.75</u>

### Statement of Cash Flows

The net increase in Cash and Cash Equivalents was \$43,601.58.

### Future Economic Outlook

The Harrison Redevelopment Agency continues to work toward the acquisition and redevelopment of the areas designated as redevelopment.

Despite continued economic uncertainties in the region, the Agency expects that increasing growth and development in the area and the strong demand for residential, commercial and retail projects in the Hudson County area will be beneficial to the ongoing redevelopment efforts of the Agency.

HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT  
COMPARATIVE STATEMENTS OF NET POSITION  
DECEMBER 31, 2016 AND DECEMBER 31, 2015

Exhibit A

	Balance Dec. 31, 2016	Balance Dec. 31, 2015
<b><u>ASSETS</u></b>		
Current Assets:		
Cash and Cash Equivalents	\$ 166,845.69	\$ 219,865.93
Accounts Receivable	<u>29,837.91</u>	<u>18,343.81</u>
Total Current Assets	<u>196,683.60</u>	<u>238,209.74</u>
Restricted Assets:		
Cash and Cash Equivalents	1,723,981.32	1,627,359.50
Grants Receivable	<u>848,292.23</u>	<u>934,794.93</u>
Total Restricted Assets	<u>2,572,273.55</u>	<u>2,562,154.43</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 2,768,957.15</u></b>	<b><u>\$ 2,800,364.17</u></b>
<b><u>LIABILITIES</u></b>		
Current Liabilities Payable from Current Assets:		
Accounts Payable	\$ 142,243.29	\$ 225,164.99
Prepaid Administration Fee	<u>51,061.55</u>	<u>          </u>
Total Current Liabilities Payable from Current Assets	<u>193,304.84</u>	<u>225,164.99</u>
Current Liabilities Payable from Restricted Assets:		
Reserve for Escrows	265,821.78	169,199.96
Reserve for Grants	<u>2,306,451.77</u>	<u>2,392,954.47</u>
Total Current Liabilities Payable from Restricted Assets	<u>2,572,273.55</u>	<u>2,562,154.43</u>
<b>TOTAL LIABILITIES</b>	<b><u>\$ 2,765,578.39</u></b>	<b><u>\$ 2,787,319.42</u></b>
<b><u>NET POSITION</u></b>		
Unreserved - Undesignated	\$ 3,378.76	\$ 13,044.75
<b>TOTAL NET POSITION</b>	<b><u>\$ 3,378.76</u></b>	<b><u>\$ 13,044.75</u></b>

See accompanying notes to financial statements.

HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT  
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2016 AND DECEMBER 31, 2015

Exhibit B

	<u>Dec. 31, 2016</u>	<u>Dec. 31, 2015</u>
<b>Operating Expenses:</b>		
Administrative	\$ 50,385.17	\$ 50,263.41
Cost of Providing Services	126,266.85	305,010.37
<b>Total Operating Expenses</b>	<u>176,652.02</u>	<u>355,273.78</u>
 <b>Operating Loss</b>	 <u>(176,652.02)</u>	 <u>(355,273.78)</u>
 <b>Nonoperating Revenues:</b>		
Developer's Fees	143,738.88	165,089.37
Developer Reimbursements	17,164.50	158,530.50
Miscellaneous	6,082.65	
<b>Total Nonoperating Revenues</b>	<u>166,986.03</u>	<u>323,619.87</u>
 <b>Net Loss</b>	 <u>(9,665.99)</u>	 <u>(31,653.91)</u>
 <b>Change in Net Position</b>	 <u>(9,665.99)</u>	 <u>(31,653.91)</u>
 <b>Net Position, Beginning of Year</b>	 <u>13,044.75</u>	 <u>44,698.66</u>
 <b>Net Position, End of Year</b>	 <u>\$ 3,378.76</u>	 <u>\$ 13,044.75</u>

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See accompanying notes to financial statements.

HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT  
COMPARATIVE STATEMENTS OF CASH FLOWS  
FOR THE FISCAL YEARS ENDED DECEMBER 31, 2016 AND DECEMBER 31, 2015

Exhibit C

	<u>Dec. 31, 2016</u>	<u>Dec. 31, 2015</u>
<b>Cash Flows from Operating Activities:</b>		
Net Loss	<u>\$ (9,665.99)</u>	<u>\$ (31,653.91)</u>
<b>Adjustments to Reconcile Change in Net Position to Net</b>		
<b>Cash Provided by (Used in) Operating Activities:</b>		
Change in Assets and Liabilities:		
(Increase)/Decrease in Grants Receivable	86,502.70	4,064,854.00
(Increase)/Decrease in Accounts Receivable	(11,494.10)	(9,118.52)
Increase/(Decrease) in Reserve for Grants	(86,502.70)	(4,064,853.58)
Increase/(Decrease) in Reserve for Escrows	96,621.82	88,305.19
Increase/(Decrease) in Prepaid Administration Fee	51,061.55	(349.00)
Increase/(Decrease) in Accounts Payable	(82,921.70)	8,988.34
Total Adjustments to Change in Net Position	<u>53,267.57</u>	<u>87,826.43</u>
Net Cash Provided by (Used in) Operating Activities	<u>43,601.58</u>	<u>56,172.52</u>
Net Increase/(Decrease) in Cash and Cash Equivalents	<u>43,601.58</u>	<u>56,172.52</u>
Cash and Cash Equivalents, Beginning of Year	<u>1,847,225.43</u>	<u>1,791,052.91</u>
Cash and Cash Equivalents, End of Year	<u>\$1,890,827.01</u>	<u>\$ 1,847,225.43</u>
<b>Reconciliation to Balance Sheet:</b>		
Unrestricted Cash and Cash Equivalents	<u>\$ 166,845.69</u>	<u>\$ 219,865.93</u>
Restricted Cash and Cash Equivalents	<u>1,723,981.32</u>	<u>1,627,359.50</u>
	<u><b>\$1,890,827.01</b></u>	<u><b>\$ 1,847,225.43</b></u>

See accompanying notes to financial statements.

## **NOTES TO FINANCIAL STATEMENTS**

**HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT**

**NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2016**

**1. REPORTING ENTITY**

The Harrison Redevelopment Agency (the "Agency") is a public body corporate and politic of the State of New Jersey. The Agency was created by municipal ordinance on March 26, 1999 pursuant to the provisions of N.J.S.A. 40A:12A-1 et seq., for the purpose of carrying out the urban renewal program activities for the Town of Harrison. The Agency is empowered to exercise public and essential government functions, including acquisition, condemnation, clearance, renovation and redevelopment of property in designated blighted areas and to carry out redevelopment plans for the Town of Harrison.

The Agency is governed by a Board of Commissioners consisting of seven members, who are appointed by the Mayor of the Town of Harrison. No more than 2 members shall be officers or employees of the Town. The Board of Commissioners determines policy actions, approves resolutions and selects an executive director to be responsible for the overall operation of the Agency. Based upon this criteria and the possibility of the Agency providing a financial benefit to the Town, the Agency is considered a component unit of the Town.

On August 5, 1992, the Legislature of the State of New Jersey adopted the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) which became effective on a retroactive basis to January 1, 1992. This law requires all redevelopment agencies to be subject to the provisions of the "Local Authorities Fiscal Control Law". As a result of this change, the Agency is subject to the laws, rules and regulations promulgated for Authorities in the State of New Jersey and must report to the Bureau of Authority Regulation, Division of Local Government Services, Department of Community Affairs, State of New Jersey.

The Agency meets the criteria established by the Governmental Accounting Standards Board (GASB) to be deemed a component unit of the primary government unit, the Town of Harrison. This classification does not diminish the autonomous character of the Agency.

**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Basis of Financial Statements**

The financial statements of the Agency have been prepared on the accrual basis of accounting, with certain elimination entries, in accordance with governmental accounting standards applicable to local government units for enterprise funds. The Agency's operations are segregated into unrestricted operations, which include financial assistance and administrative functions for redevelopment of property in designated blighted areas for the Town of Harrison and the restricted operations of the Agency, which include the administration of the various financing programs for grants. All interfund balances and transactions have been eliminated for the purpose of financial reporting.

**B. 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **C. Unrestricted - Cash, Cash Equivalents and Investments**

Cash includes petty cash, change funds, cash in banks, savings accounts, money markets, or highly liquid securities with a maturity date of three (3) months or less from the date of purchase which may be withdrawn at any time without prior notice or penalty. Cash equivalents are defined as short-term, highly liquid securities that are both readily convertible to known amounts of cash and so near their maturity that they present insignificant risk of changes in value because of changes in interest rates. Generally, only securities with original maturity dates of three (3) months or less meet this definition. For the Statements of Cash Flows the Agency includes all cash, cash equivalents and investments.

### **D. Restricted - Cash, Cash Equivalents and Investments**

Contributions received from various sources as grants are recorded in the period they become measurable. Developer financed construction is recorded in the period in which the system is donated to the Agency. Donated assets are recorded at fair market value at the date of the gift. Grants not externally restricted and utilized to finance operations are identified as non-operating revenues.

### **E. Intergovernmental Receivables and Payables**

Transactions between the Agency and the Town of Harrison and other Town agencies that are representative of capital allotments/grant awards arrangements outstanding at the end of the fiscal year are referred to as intergovernmental receivables.

Amounts owed to the Town of Harrison and other governmental agencies at the end of the fiscal year as a result of contractual arrangements or advancements are reported as intergovernmental payables.

### **F. Deferred Revenue**

There was no deferred revenue as of December 31, 2016.

### **G. Restricted Assets**

Certain assets are restricted as a result of certain agreements entered into between the Agency and third parties. The cash balance of \$1,723,981.32 is money being used for grants, escrows and other uses in the redevelopment zone.

### **H. Net Position**

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt to the extent expended consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Agency or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. Unrestricted consists of all other net position not included above.

### **I. Budgetary Information**

An operating budget is adopted each fiscal year by the Agency. The Board may at their discretion modify the budget subsequent to adoption. The Board made one supplemental appropriation or transfer during the audit period. The legal level of budget control is defined in the Agency as the current budget plus other available funds.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### J. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of net position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time.

### K. Accounting and Financial Reporting for Pensions

In fiscal year 2015, GASB Statement 68 became effective. This Statement amends GASB Statement No. 27. It improves accounting and financial reporting by state and local governments for pensions. It also improves information provided by state and local government employers about financial support for pensions that is provided by other entities. This Statement results from a comprehensive review of the effectiveness of existing standards of accounting and financial reporting for pensions with regard to providing decision useful information, supporting assessments of accountability and interperiod equity, and creating additional transparency. This Statement replaces the requirement of Statement No. 27, *Accounting for Pension by State and Local Governmental Employers*, as well as the requirements of Statement No. 50, *Pension Disclosures*, as they relate to pensions that are provided through pension plans administered as trusts or equivalent arrangements that meet certain criteria. The requirements of Statements 27 and 50 remain applicable for pensions that are not covered by the scope of this Statement. This statement is effective for periods beginning after June 15, 2014.

GASB Statement 71, Pension Transition for Contributions Made Subsequent to the Measurement Date - an amendment to GASB No. 68. The objective of this Statement is to address an issue regarding application of the transition provisions of Statement No. 68, Accounting and Financial Reporting for Pensions. The issue relates to amounts associated with contributions, if any, made by a state or local government employer or nonemployer contributing entity to a defined benefit pension plan after the measurement date of the government's beginning net pension liability.

Statement 68 requires a state or local government employer (or nonemployer contributing entity in a special funding situation) to recognize a net pension liability measured as of a date (the measurement date) no earlier than the end of its prior fiscal year. If a state or local government employer or nonemployer contributing entity makes a contribution to a defined benefit pension plan between the measurement date of the reported net pension liability and the end of the government's reporting period, Statement 68 requires that the government recognize its contribution as a deferred outflow of resources.

In addition, Statement 68 requires recognition of deferred outflows of resources and deferred inflows of resources for changes in the net pension liability of a state or local government employer or nonemployer contributing entity that arise from other types of events. At transition to Statement 68, if it is not practical for an employer or nonemployer contributing entity to determine the amounts of all deferred outflows of resources and deferred inflows of resources related to pensions, Paragraph 137 of Statement 68 required that beginning balances for deferred outflows of resources and deferred inflows of resources not be reported. Consequently, if it is not practical to determine the amounts of all deferred outflows of resources and deferred inflows of resources related to pensions, contributions made after the measurement date of the beginning net pension liability could not have been reported as deferred outflows of resources at transition. This could have resulted in a significant understatement of an employer or nonemployer contributing entity's beginning net position and expense in the initial period of implementation.

## 2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### K. Accounting and Financial Reporting for Pensions (Continued)

This Statement amends Paragraph 137 of Statement 68 to require that, at transition, a government recognize a beginning deferred outflow of resources for its pension contributions, if any, made subsequent to the measurement date of the beginning net pension liability. Statement 68, as amended, continues to require that beginning balances for other deferred outflows of resources and deferred inflows of resources related to pensions be reported at transition only if it is practical to determine all such amounts.

The Agency had one eligible individual who was enrolled in the Public Employees' Retirement System (PERS). The billing for this individual was included in the Town's annual PERS billing, thus the breakout of this individual's unfunded liability is not disclosed in the Agency's Annual Report however, it is disclosed in the Town's Annual Report.

## 3. CASH, CASH EQUIVALENTS AND INVESTMENTS

New Jersey statutes permit the Agency to purchase the following types of securities:

- Bonds or other obligations of the United States of America or obligations guaranteed by the United States of America. This includes instruments such as Treasury bills, notes and bonds.
- Government Money Market Mutual Funds.
- Any federal agency or instrumentality obligation authorized by Congress that matures within 397 days from the date of purchase, and has a fixed rate of interest not dependent on any index or external factors.
- Bonds or other obligations of the local unit or school districts of which the local unit is a part.
- Any other obligations with maturities not exceeding 397 days, as permitted by the Division of Investments.
- Local Government investment pools, such as New Jersey CLASS, and the New Jersey Arbitrage Rebate Management Program.
- New Jersey State Cash Management Fund.
- Repurchase agreements of fully collateralized securities, subject to special conditions.

New Jersey Statutes authorize the Agency to invest in obligations which are obligations of or guaranteed by the Federal Government and certain State managed funds whose investments are primarily in Federal securities and certain banking institutions. All marketable securities with a maturity date of more than ninety (90) days from the date of purchase are deemed to be investments of the Agency as defined in GASB No. 3, as amended by GASB Statement No. 40.

Investments in the various funds are stated at cost, which approximates market. The Agency's investments are guaranteed by the federal government, bank certificates of deposit and investments in the New Jersey Cash Management Fund. All of the Agency's investments are permitted under New Jersey State Statutes.

All bank deposits as of the balance sheet date are entirely insured or collateralized by a collateral pool maintained by public depositories as required by the Governmental Unit Deposit Protection Act.

### **3. CASH, CASH EQUIVALENTS AND INVESTMENTS (Continued)**

As of December 31, 2016, the Agency had funds invested and on deposit in checking, in the amount of \$1,957,049.55. These funds constitute "deposits with financial institutions" as defined by GASB Statement No. 3 and amended by GASB Statement No. 40. There were no securities categorized as investments as defined by GASB Statement No. 40.

### **4. CONTINGENT LIABILITIES**

The Agency is party to various legal proceedings. These legal proceedings are not likely to have a material adverse impact on the Agency, based upon inquiry of management and direct confirmation from the Agency Attorney.

The Agency has no accrued liability for compensated absences at December 31, 2016.

### **5. PENSION PLANS**

#### **Plan Description**

The Agency contributes to the Public Employees' Retirement System (PERS), a cost-sharing multiple-employer defined benefit pension plan administered by the Division of Pensions in the Department of the Treasury, State of New Jersey. The plan provides retirement, death, disability benefits and medical benefits to certain qualifying plan members and beneficiaries. The Public Employees' Retirement System was established January 1, 1955 under the provisions of N.J.S.A. 43:15A. The Public Employees' Retirement System issues publicly available financial reports that include financial statements and required supplementary information. This report may be obtained by writing to the State of New Jersey, Division of Pensions.

#### **Funding Policy**

Employee contributions are based on a statutorily defined percentage of employees' annual compensation. Employer's contributions are actuarially determined annually by the Division of Pensions. The Agency's contributions to the PERS for the year ending December 31, 2016 were funded by the Pension Security Act Credit. All contributions were equal to the required contributions. The employees' contributions for PERS for the year ended December 31 was as follows:

<u>Year Ended</u>	<u>Employees'</u>
<u>December 31</u>	<u>Contributions</u>
2016	\$ 2,175.00
2015	1,971.85
2014	3,336.48

### **6. DEFINED CONTRIBUTION RETIREMENT PROGRAM**

#### **Description of System**

The Defined Contribution Retirement Program (DCRP) was established on July 1, 2007 for certain public employees under the provisions of Chapter 92, P.L. 2007 and Chapter 103, P.L. 2007. The program provides eligible members, with a minimum base salary of \$1,500.00 or more, with a tax-sheltered, defined contribution retirement benefit, in addition to life insurance and disability coverage. If the eligible elected or appointed official will earn less than \$5,000.00 annually, the official may choose to waive participation in the DCRP for that office or position. This waiver is irrevocable.

## **6. DEFINED CONTRIBUTION RETIREMENT PROGRAM (Continued)**

As of May 21, 2010, the municipal base salary required for eligibility in the DCRP was increased to \$5,000.00.

The DCRP is jointly administered by the Division of Pensions and Benefits and Prudential Financial.

This retirement program is a new pension system where the value of the pension is based on the amount of the contribution made by the employee and employer and through investment earnings. It is similar to a Deferred Compensation Program where the employee has a portion of tax deferred salary placed into an account that the employee manages through investment options provided by the employer.

The law requires that three classes of employees enroll in the DCRP, detailed as follows:

- All elected officials taking office on or after July 1, 2007, except that a person who is reelected to an elected office held prior to that date without a break in service may remain in the Public Employees' Retirement System (PERS).
- A Governor appointee with the advice and consent of the Legislature or who serves at the pleasure of the Governor only during that Governor's term of office.
- Employees enrolled in the PERS on or after July 1, 2007 or employees enrolled in the PFRS after May 21, 2010 who earn salary in excess of established "maximum compensation" limits.
- Employees otherwise eligible to enroll in the PERS on or after November 2, 2008 who do not earn the minimum salary for PERS Tier 3, but who earn salary of at least \$5,000.00.
- Employees otherwise eligible to enroll in the PERS after May 21, 2010, who do not work the minimum number of hours per week required for PERS Tier 4 or Tier 5 enrollment (32 hours per week) but who earn salary of at least \$5,000.00 annually.

Notwithstanding the foregoing requirements, other employees who hold a professional license or certificate or meet other exceptions are permitted to remain or remain in PERS.

### **Contributions Required and Made**

Contributions made by employees for DCRP are currently at 5.5% of their base wages. Member contributions are matched by a 3.0% employer contribution.

During the year 2016, there were no officials or employees enrolled in the DCRP.

## **7. DEFERRED COMPENSATION PLAN**

There is currently no deferred compensation plan offered by the Agency.

## **8. CAPITAL ASSETS**

The Agency did not have any capital assets at December 31, 2016.

## **9. IMPROVEMENT AUTHORIZATIONS**

The Town of Harrison adopted Ordinance #1133 which provides funding for the acquisition of property within the waterfront redevelopment area. There was no down payment required in accordance with Section 37 of the Redevelopment Law. The purpose for funding is to provide financial assistance to the Harrison Redevelopment Agency, pursuant to N.J.S.A. 40A:12A-37, for the acquisition of real and personal property within the Redevelopment Area by the Agency in furtherance of the Redevelopment Plan. In addition to any real and personal property to be acquired, the Agency may also use such funds for the planning, clearing, grading and remediating any parcel of real property so acquired within the Redevelopment Area and for the payment of any necessary and incidental cost associated with the acquisition of the real and personal property, legal cost, planning cost and redevelopment related costs incurred or to be incurred by the Agency in implementing the Redevelopment Plan.

This Ordinance and related debt are shown on the Town of Harrison's financial records however, the Redevelopment Agency authorizes the spending against it.

## **10. RISK MANAGEMENT**

The Agency is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to its employees and natural disasters. The Agency maintains commercial insurance coverage for general liability, damage and destruction of assets, errors and omissions, injuries to employees and natural disasters.

## **11. LITIGATION**

The Agency attorney's letter did not indicate any litigation, claims or contingent liabilities that would have a material impact on the Agency.

## **12. SECONDARY MARKET DISCLOSURE**

Solely for purposes of complying with Rule 15c2-12 of the Securities and Exchange Commission, as amended and interpreted from time to time (the "Rule"), and provided that the Bonds are not exempt from the Rule and provided that the Bonds are not exempt from the requirements in accordance with Paragraph (d) of the Rule, for so long as the Bonds remain outstanding (unless the Bonds have been wholly defeased), the Agency shall provide for the benefit of the holders of the Bonds and the beneficial owners thereof various financial documents relating to the financial conditions of the Municipal Securities Rulemaking Board through the Electronic Municipal Access Data Port (the "MSRB"). The Agency has no outstanding debt and is not subject to this disclosure.

## **13. SUBSEQUENT EVENT**

The Harrison Redevelopment Agency has evaluated subsequent events that occurred after the balance sheet date, but before June 8, 2017. No items were determined to require disclosure.

**HARRISON REDEVELOPMENT AGENCY**  
**COMPONENT UNIT**  
**SCHEDULE OF CASH RECEIPTS, CASH DISBURSEMENTS**  
**AND CHANGES IN CASH AND CASH EQUIVALENTS**  
**UNRESTRICTED ACCOUNTS**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016**

Schedule 1

Cash and Cash Equivalents, December 31, 2015:

Unrestricted	\$ 219,865.93
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Cash Receipts:

Developer's Fees	\$143,738.88
Accounts Receivable	18,343.81
Developer's Reimbursement	17,164.50
Miscellaneous	6,082.65
Prepaid Developer's Fee	51,061.55
Contra	<u>37,500.00</u>
	273,891.39
	<u>493,757.32</u>

Cash Disbursements:

Accounts Payable	110,164.99
Administrative Expenses	50,385.17
Cost of Providing Services	128,861.47
Contra	<u>37,500.00</u>
	326,911.63

Cash and Cash Equivalents, December 31, 2016:

Unrestricted	<u>\$ 166,845.69</u>
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**HARRISON REDEVELOPMENT AGENCY**  
**COMPONENT UNIT**  
**SCHEDULE OF CASH RECEIPTS, CASH DISBURSEMENTS**  
**AND CHANGES IN CASH AND CASH EQUIVALENTS**  
**RESTRICTED ACCOUNTS**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016**

Schedule 2

Cash and Cash Equivalents, December 31, 2015:

Restricted	\$ 1,627,359.50
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Cash Receipts:

Escrow Receipts	\$ 201,086.38
Interest on Escrow	579.09
Grants Received	<u>86,502.70</u>
	<u>288,168.17</u>
	<u>1,915,527.67</u>

Cash Disbursed:

Escrow Disbursements	105,043.65
Grant Reserves	<u>86,502.70</u>
	<u>191,546.35</u>

Cash and Cash Equivalents, December 31, 2016:

Restricted	<u>\$ 1,723,981.32</u>
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HARRISON REDEVELOPMENT AGENCY

COMPONENT UNIT

COMPARATIVE SCHEDULES OF OPERATING REVENUES AND EXPENDITURES FUNDED

BY OPERATING REVENUE COMPARED TO BUDGET

FOR THE FISCAL YEARS ENDED DECEMBER 31, 2016 AND DECEMBER 31, 2015

Schedule 3

	Dec. 31, 2016		Dec. 31, 2015			
	Final Budget	Realized	Excess (Deficit)	Final Budget	Realized	Excess (Deficit)
<b>Revenues</b>						
Nonoperating Revenues:						
Developer's Fees	\$ 135,000.00	\$ 143,738.88	\$ 8,738.88	\$ 102,031.00	\$ 165,089.37	\$ 63,058.37
Developer's Reimbursements	200,000.00	17,164.50	(182,835.50)	200,000.00	158,530.50	(41,469.50)
Miscellaneous		6,082.65	6,082.65			
Total Nonoperating Revenues	<u>335,000.00</u>	<u>166,986.03</u>	<u>(168,013.97)</u>	<u>302,031.00</u>	<u>323,619.87</u>	<u>21,588.87</u>
<b>Expenditures</b>						
Administration:						
Salary and Wages	57,500.00	34,739.11	22,760.89	73,000.00	44,779.43	28,220.57
Fringe Benefits	10,000.00	10,685.74	(685.74)	5,000.00	5,483.98	(483.98)
Other Expenses	5,000.00	4,960.32	39.68			
Cost of Providing Services:						
Other Expenses	262,500.00	126,266.85	136,233.15	224,031.00	305,010.37	(80,979.37)
Total Operating Expenses	<u>335,000.00</u>	<u>176,652.02</u>	<u>158,347.98</u>	<u>302,031.00</u>	<u>355,273.78</u>	<u>(53,242.78)</u>
Excess of Revenues Over/(Under) Expenditures	\$ -	\$ (9,665.99)	\$ (9,665.99)	\$ -	\$ (31,653.91)	\$ (31,653.91)

HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT  
ANALYSIS OF RESERVE FOR GRANTS RECEIVABLE  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016

## Schedule 4

Balance December 31, 2015

Decreased by:  
Cash Received

Balance December 31, 2016

## Analysis of Grants

Grant Award	Balance Dec. 31, 2015	Receipts	Oversight Fees Held in Escrow	Balance Dec. 31, 2016	
				Available	Total
\$4,003,046.00	\$ 43,219.78	\$	\$ 43,219.78	\$	\$ 43,219.78
316,536.00	4,790.45		4,790.45		4,790.45
134,014.00	12,184.00		12,183.00	1.00	12,184.00
862,940.00	78,449.00		78,449.00		78,449.00
1,827,296.00	166,117.70		69,167.20	10,447.80	79,615.00
	<u>630,034.00</u>			<u>630,034.00</u>	<u>630,034.00</u>
<u>\$7,143,832.00</u>	<u>\$934,794.93</u>			<u>\$207,809.43</u>	<u>\$640,482.80</u>

HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT  
ANALYSIS OF ACCOUNTS PAYABLE  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016

Schedule 5

Balance December 31, 2015	\$225,164.99
<b>Increased by:</b>	
Unpaid Charges 2016:	27,243.29
Budget Appropriations	<u>252,408.28</u>
<b>Decreased by:</b>	
Cash Disbursed	<u>110,164.99</u>
Balance December 31, 2016	<u>\$142,243.29</u>

HARRISON REDEVELOPMENT AGENCY  
COMPONENT UNIT  
ANALYSIS OF RESERVE FOR GRANTS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2016

Schedule 6

Balance December 31, 2015

Decreased by:  
 Cash Disbursements

Balance December 31, 2016

Analysis of Grants

Grant Award	Balance Dec. 31, 2015	Expended	Balance Dec. 31, 2016		
			Oversight Fees Held in Escrow	Encumbered	Available
<b>New Jersey Economic Development</b>					
Authority:					
#P20376 Spiegel Trucking Inc.	\$ 4,003,046.00	\$ 796,997.44	\$ 43,219.78	\$ 753,777.66	\$ 796,997.44
#P21428 Former Hartz Mountain Facility	316,536.00	14,835.17	4,790.45	10,044.72	14,835.17
#P19199 Former Hartz Mountain Facility	134,014.00	12,183.00	12,183.00		12,183.00
#P19800 Spiegel Trucking Inc.	862,940.00	522,552.30	78,449.00	444,103.30	522,552.30
#P24745 Spiegel Trucking Inc.	1,827,296.00	416,352.14	69,167.50	167,411.94	329,849.44
#P39598 Former Hartz Mountain Facility	4,694,888.00	630,034.42		630,034.42	630,034.42
	<b>\$11,838,720.00</b>	<b>\$2,392,954.47</b>	<b>\$86,502.70</b>	<b>\$93,270.73</b>	<b>\$2,306,451.77</b>

**REPORT ON INTERNAL CONTROL  
ROSTER OF OFFICIALS  
GENERAL COMMENTS AND RECOMMENDATIONS  
YEAR ENDED DECEMBER 31, 2016**

# SAMUEL KLEIN AND COMPANY

CERTIFIED PUBLIC ACCOUNTANTS

550 BROAD STREET, 11TH FLOOR  
NEWARK, N.J. 07102-9969  
PHONE (973) 624-6100  
FAX (973) 624-6101

36 WEST MAIN STREET, SUITE 303  
FREEHOLD, N.J. 07728-2291  
PHONE (732) 780-2600  
FAX (732) 780-1030

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

### *Independent Auditor's Report*

The Board of Commissioners  
Harrison Redevelopment Agency  
Harrison, New Jersey 07029

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Harrison Redevelopment Agency as of and for the year ended December 31, 2016, and the related notes to the financial statements, which collectively comprise Harrison Redevelopment Agency's basic financial statements, and have issued our report thereon dated June 8, 2017.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered Harrison Redevelopment Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Harrison Redevelopment Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of Harrison Redevelopment Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### **Compliance and Other Matters**

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

### **Purpose of this Report**

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

  
SAMUEL KLEIN AND COMPANY  
CERTIFIED PUBLIC ACCOUNTANTS

  
JOSEPH J. VACCONE, RMA, PA

Newark, New Jersey  
June 8, 2017

**ROSTER OF OFFICIALS**  
**AS OF DECEMBER 31, 2016**

<u>Name</u>	<u>Title</u>
James Fife	Chairperson
Anthony Comprelli	Vice Chairperson
Harold Stahl	Commissioner
Douglas I. DaRocha	Commissioner
Miguel Simoes	Commissioner
Robert Gerris	Commissioner
Raymond Lucas	Commissioner

## GENERAL COMMENTS

### Corrective Action Plan

In accordance with regulations promulgated by the Single Audit Act and the Division of Local Government Services, all authorities are required to prepare and submit to the Division of Local Government Services within 60 days from the date the audit is received, a Corrective Action Plan with regard to audit deficiencies.

Such a plan was submitted in regard to the 2015 Report of Audit.

### Miscellaneous

The propriety of deductions from employee salaries for pension, Social Security, withholding tax and other purposes from employee payrolls were not verified as part of this audit. Remittances of deductions and withholdings to authorized agencies, however, were ascertained.

Revenue and receipts were established and verified as to source and amount only insofar as the local records permitted.

In verifying expenditures, computations were made on a test basis for claims approved and paid. No attempt was made in this connection to establish proof of rendition, character or extent of services, nor quantities, nature, or receipt of materials, these elements being left necessarily to internal review in connection with approval of claims.

A summary or synopsis of this report was prepared for publication and filed with the Chairman.

### Other

The Agency has several contracts with several professional contractors. During 2016, one contractor had not submitted bills that covered the period of August 2013 through December 2016. This practice makes it difficult to post expenses to the proper years. Roughly 70% of the expenses are eligible for reimbursement by the Redevelopers.

It is recommended that prompt billings be made to the Agency by all vendors to ensure that the Agency collects its reimbursable receipts for eligible expenses as covered under the Redevelopment Agreement.

In the Redevelopment Agreement between Bergen Street Urban Renewal, LLC and the Agency, an amount of \$25,000.00 was deposited into a separate interest bearing Escrow Account to be drawn down for the payment of professional fees including, but not limited to, attorneys, financial consultants or any other experts deemed necessary by the Agency. The agreement also states that if the escrow fund drops below fifty percent (50%) of the amount initially deposited, the Redeveloper shall replenish the Escrow Fund within ten (10) business days of being notified. The escrow balance fell to \$7,135.27.

It is recommended that Escrow Funds be maintained in accordance with approved agreements.

In March 2016, the State of New Jersey Department of Environmental Protection, Site Remediation and Waste Management Program, Office of Brownfield Reuse approved the reallocation of oversight funding to pay for remedial investigation costs in the amount of \$83,548.00 and remedial action costs in the amount of \$13,402.50. This reallocation is for grant #24745 and the site name is Netti Spiegel Trucking.

## **RECOMMENDATIONS**

- \* That prompt billings be made to the Agency by all vendors to ensure that the Agency collects its reimbursable receipts for eligible expenses as covered under the Redevelopment Agreement.
- \* That Escrow Funds be maintained in accordance with approved agreements.

\* \* \*

\*Repeated from prior year audit.

**Acknowledgment**

We desire to express our appreciation for the assistance and courtesies rendered by the Agency officials and employees during the course of the examination.

**Filing Audit Report, N.J.S. 40A:5A-15**

A copy of this report has been filed with the Division of Local Government Services.

Respectfully submitted,

A handwritten signature in black ink that reads "Samuel Klein & Company".

SAMUEL KLEIN AND COMPANY  
CERTIFIED PUBLIC ACCOUNTANTS

A handwritten signature in black ink that reads "Joseph J. Faccone".

JOSEPH J. FACCONE, RMA, PA

Newark, New Jersey  
June 8, 2017

