

<u>Fiscal Year</u>	<u>Start Year</u>	<u>End Year</u>
	2024	2024

Authority Budget of: Harrison Redevelopment Agency

State Filing Year 2024

For the Period: January 1, 2024 to December 31, 2024

Townofharrisonnj.com
Authority Web Address



Division of Local Government Services

**2024 AUTHORITY BUDGET
CERTIFICATION SECTION**

FISCAL YEAR 2024

Harrison Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

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: _____ Date: _____

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: _____

2024 PREPARER'S CERTIFICATION

Harrison Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

It is hereby certified that the Authority Budget, including 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 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:	jfaccone@sklein-cpa.com
Name:	Joseph J. Faccione
Title:	Auditor
Address:	550 Broad Street, 11th Floor Newark, New Jersey 07102
Phone Number:	(973) 624-6100
Fax Number:	(973) 624-6101
E-mail Address:	jfaccone@sklein-cpa.com

AUTHORITY INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	Townofharrisonnj.com
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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.
- The 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 includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).*
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding 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 renumeration 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:

Gregory P. Kowalski

Title of Officer Certifying Compliance:

Executive Director

Signature:

gkowalski@townofharrison.com

2024 APPROVAL CERTIFICATION

Harrison Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

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 Harrison Redevelopment Agency, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on October 11, 2023.

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

Officer's Signature:	gkowalski@townofharrison.com
Name:	Gregory P. Kowalski
Title:	Executive Director
Address:	318 Harrison Avenue Harrison, New Jersey 07029
Phone Number:	(973) 268-3477
Fax Number:	(973) 508-1994
E-mail Address:	gkowalski@townofharrison.com

2024 AUTHORITY BUDGET RESOLUTION

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

WHEREAS, the Annual Budget for Harrison Redevelopment Agency for the fiscal year beginning January 01, 2024 and ending December 31, 2024 has been presented before the governing body of the Harrison Redevelopment Agency at its open public meeting of October 11, 2023; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$410,000.00, Total Appropriations including any Accumulated Deficit, if any, of \$410,000.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, 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

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Harrison Redevelopment Agency, at an open public meeting held on October 11, 2023 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) Harrison Redevelopment Agency for the fiscal year beginning January 01, 2024 and ending December 31, 2024, 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 covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Harrison Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on November 15, 2023.

gkowalski@townofharrison.com

10/11/2023

Governing Body Recorded Vote

2024 ADOPTION CERTIFICATION

Harrison Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2024 to December 31, 2024

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Harrison Redevelopment Agency, pursuant to N.J.A.C 5:31-2.3, on January 00, 1900.

Officer's Signature:			
Name:			
Title:			
Address:			
Phone Number:		Fax:	
E-mail address:			

2024 ADOPTED BUDGET RESOLUTION

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

WHEREAS, the Annual Budget and Capital Budget/Program for the Harrison Redevelopment Agency for the fiscal year beginning January 01, 2024 and ending December 31, 2024 has been presented for adoption before the governing body of the Harrison Redevelopment Agency at its open public meeting of January 0, 1900; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Harrison Redevelopment Agency at an open public meeting held on that the Annual Budget and Capital Budget/Program of the Harrison Redevelopment Agency for the fiscal year beginning January 01, 2024 and ending December 31, 2024 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

**2024 AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2024 AUTHORITY BUDGET MESSAGE & ANALYSIS

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2024 proposed Annual Budget and make comparison to the Fiscal Year 2023 adopted budget for each Revenues and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Health Benefits under the State of NJ Health Benefits are expected to rise 27% in 2024. As redevelopments starts to wind down, the cost of legal fees and financial consultant has been reduced to reflect that. Likewise, with charges down, reimbursements from Developers for these services will also be down.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Program.

Developers are continually willing to work in Harrison.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balance the budget, etc.) If the Authority's budget anticipated a use of Unrestricted Net Position, this question must be answered.

Not Applicable

2024 AUTHORITY BUDGET MESSAGE & ANALYSIS

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or 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/Municipal Budget, etc.)

Not Applicable

5. The proposed budget must not reflect an anticipated deficit from 2023 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year 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.

Not Applicable

(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?

2024 AUTHORITY BUDGET MESSAGE & ANALYSIS

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

Answer the question below using the space provided.

6. Attach in FAST 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 rate structure, if applicable. (If no changes to fees or rates, indicate answer as "Rates Are Staying The Same".

Not Applicable

AUTHORITY CONTACT INFORMATION

FISCAL YEAR 2024

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

Name of Authority:	Harrison Redevelopment Agency		
<i>Federal ID Number:</i>	22-600-1966		
<i>Address:</i>	318 Harrison Avenue		
<i>City, State, Zip:</i>	Harrison	NJ	07029
<i>Phone: (ext.)</i>	(973) 268-3477	<i>Fax:</i>	(973) 508-1994

Preparer's Name:	Joseph J. Faccione		
<i>Preparer's Address:</i>	550 Broad Street, 11th Floor		
<i>City, State, Zip:</i>	Newark	NJ	07102
<i>Phone: (ext.)</i>	(973) 624-6100	<i>Fax:</i>	(973) 624-6101
<i>E-mail:</i>	jfaccione@sklein-cpa.com		

Chief Executive Officer*	Gregory P. Kowalski		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	(973) 268-3477	<i>Fax:</i>	(973) 508-1994
<i>E-mail:</i>	gkowalski@townofharrison.com		

Chief Financial Officer*	Gabriela V. Simoes Dos Santos		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	(973) 268-3477	<i>Fax:</i>	(973) 508-1994
<i>E-mail:</i>	gsimoes@townofharrison.com		

Name of Auditor:	Joseph J. Faccione		
<i>Name of Firm:</i>	Samuel Klein and Company, LLP, CPA's		
<i>Address:</i>	550 Broad Street, 11th Floor		
<i>City, State, Zip:</i>	Newark	NJ	07102
<i>Phone: (ext.)</i>	(973) 624-6100	<i>Fax:</i>	(973) 624-6101
<i>E-mail:</i>	jfaccione@sklein-cpa.com		

AUTHORITY INFORMATIONAL QUESTIONNAIRE

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

3. Provide the number of regular voting members of the governing body:

(5 or 7 per State statute, possibly more for regional authorities)
(Maximum is 2)

4. Provide the number of alternate voting members of the governing body:

5. **Regional Authorities Only** - Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year because of their relationship with the Authority file the form as required?

Check to see if individuals filed their FDS on the FDS webpage: <https://www.nj.gov/dca/divisions/dlgs/resources/fds.html>.

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.

6. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

7. 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?

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

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?

If the answer to any of the above is "yes", provide 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.

8. 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.*

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

9. 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 Authority's procedures for all individuals listed on Page N-4 (2 of 2).

AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

10. Did the Authority pay for meals or catering during the current fiscal year?

No

If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority pay for travel expenses for any employee or individual listed on Page N-4?

No

If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

12. 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
- b. Travel for companions
- c. Tax indemnification and gross-up payments
- d. Discretionary spending account
- e. Housing allowance or residence for personal use
- f. Payments for business use of personal residence
- g. Vehicle/auto allowance or vehicle for personal use
- h. Health or social club dues or initiation fees
- i. Personal services (i.e. maid, chauffeur, chef)

<input type="checkbox"/> No

If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.

13. 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).

14. Did the Authority make any payments to current or former commissioners or employees for severance or termination?

No

If "yes", provide explanation, including amount paid.

15. Did the Authority make 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", provide explanation including amount paid.

16. 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", provide 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.

AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

17. 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", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

Use the space below to provide clarification for any Questionnaire responses.

#9 There are written employment contracts in place.

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

Harrison Redevelopment Agency

FISCAL YEAR: January 01, 2024 to December 31, 2024

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 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.
- 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 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 during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the 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 officer as officers, if applicable. 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 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): The aggregate compensation that is reported (or 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.

Harrison Redevelopment Agency
 For the Period January 01, 2024 to December 31, 2024

Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Highest Compensated Key Employee	Former	Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
							Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 James A. Fife	Chairperson	7	X				\$ -	\$ -	\$ -	\$ -	\$ -
2 Harold Stahl	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -
3 Miguel Simoes	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -
4 Raymond Lucas	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -
5 Daniel Choffo	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -
6 Gregory P. Kowalski	Executor Director	20	X				\$ 20,000.00	\$ -	\$ 4,726.00	\$ -	\$ 24,726.00
7										\$ -	\$ -
8										\$ -	\$ -
9										\$ -	\$ -
10										\$ -	\$ -
	There are currently 2 vacant seats.									\$ -	\$ -
11										\$ -	\$ -
12										\$ -	\$ -
13										\$ -	\$ -
14										\$ -	\$ -
15										\$ -	\$ -
16										\$ -	\$ -
17										\$ -	\$ -
18										\$ -	\$ -
19										\$ -	\$ -
20										\$ -	\$ -
21										\$ -	\$ -
22										\$ -	\$ -
23										\$ -	\$ -
24										\$ -	\$ -
25										\$ -	\$ -
26										\$ -	\$ -
27										\$ -	\$ -
28										\$ -	\$ -
29										\$ -	\$ -
30										\$ -	\$ -
31										\$ -	\$ -
32										\$ -	\$ -
33										\$ -	\$ -
34										\$ -	\$ -
35										\$ -	\$ -
Total:							\$ 20,000.00	\$ -	\$ 4,726.00	\$ -	\$ 24,726.00

Schedule of Health Benefits - Detailed Cost Analysis

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

If no health benefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget			Annual Cost Estimate per Employee Proposed Budget			# of Covered Members (Medical & Rx) Current Year			Annual Cost per Employee Current Year		\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost													
Single Coverage	1			21,732.00			21,732.00	1		17,112.00	17,112.00	4,620.00	27.0%
Parent & Child													
Employee & Spouse (or Partner)													
Family													
Employee Cost Sharing Contribution (enter as negative -)					(6,732.00)					(6,112.00)		(620.00)	10.1%
Subtotal		1			15,000.00			1		11,000.00		4,000.00	36.4%
Commissioners - Health Benefits - Annual Cost													
Single Coverage													
Parent & Child													
Employee & Spouse (or Partner)													
Family													
Employee Cost Sharing Contribution (enter as negative -)													
Subtotal					-					-			
Retirees - Health Benefits - Annual Cost													
Single Coverage													
Parent & Child													
Employee & Spouse (or Partner)													
Family													
Employee Cost Sharing Contribution (enter as negative -)													
Subtotal					-					-			
GRAND TOTAL		1			15,000.00			1		11,000.00		4,000.00	36.4%

Is medical coverage provided by the SHBP (Yes or No)?	Yes
Is prescription drug coverage provided by the SHBP (Yes or No)?	Yes

Harrison Redevelopment Agency
For the Period: January 01, 2024 to December 31, 2024

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

If no accumulated absences, check this box:

Total liability for accumulated compensated absences at per most recent audit (this page only) \$ 34,527.74

Harrison Redevelopment Agency
For the Period: January 01, 2024 to December 31, 2024

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

Total liability for accumulated compensated absences at per most recent audit (all pages) \$ 34,527.74

Page N-6 (Totals)

Schedule of Shared Service Agreements

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

If no shared services, check this box:

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

**2024 AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

	<i>FY 2024 Proposed Budget</i>						<i>FY 2023 Adopted Budget</i>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6			
REVENUES									
Total Operating Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Total Non-Operating Revenues	410,000	-	-	-	-	-	410,000	455,000	(45,000) -9.9%
Total Anticipated Revenues	410,000	-	-	-	-	-	410,000	455,000	(45,000) -9.9%
APPROPRIATIONS									
Total Administration	175,000	-	-	-	-	-	175,000	161,500	13,500 8.4%
Total Cost of Providing Services	235,000	-	-	-	-	-	235,000	293,500	(58,500) -19.9%
Total Principal Payments on Debt Service in Lieu of Depreciation	-	-	-	-	-	-	-	-	#DIV/0!
Total Operating Appropriations	410,000	-	-	-	-	-	410,000	455,000	(45,000) -9.9%
Total Interest Payments on Debt	-	-	-	-	-	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	-	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	410,000	-	-	-	-	-	410,000	455,000	(45,000) -9.9%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	410,000	-	-	-	-	-	410,000	455,000	(45,000) -9.9%
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Revenue Schedule

Harrison Redevelopment Agency
For the Period: January 01, 2024 to December 31, 2024

Prior Year Adopted Revenue Schedule

Harrison Redevelopment Agency

FY 2023 Adopted Budget

		Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
OPERATING REVENUES								
<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>								
Total Other Revenue								
Total Operating Revenues								
NON-OPERATING REVENUES								
<i>Other Non-Operating Revenues (List)</i>								
Administrative Fees		140,000						140,000
Reimbursements - Developers		150,000						150,000
Town of Harrison - FA Administration Fee		150,000						150,000
Town of Harrison - Affordable Housing Reimbursements		15,000						15,000
Other Non-Operating Revenues		455,000						455,000
<i>Interest on Investments & Deposits</i>								
Interest Earned								
Penalties								
Other								
Total Interest								
Total Non-Operating Revenues		455,000						455,000
TOTAL ANTICIPATED REVENUES		\$ 455,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000

Appropriations Schedule

Harrison Redevelopment Agency
For the Period: January 01, 2024 to December 31, 2024

	FY 2024 Proposed Budget						\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6			
	Total All Operations	All Operations	All Operations	All Operations	All Operations	All Operations			
OPERATING APPROPRIATIONS									
<i>Administration - Personnel</i>									
Salary & Wages	\$ 155,000						\$ 145,000	\$ 10,000	6.9%
Fringe Benefits	15,000						11,000	4,000	36.4%
Total Administration - Personnel	170,000						170,000	156,000	14,000
<i>Administration - Other (List)</i>									
Miscellaneous Administration*	5,000						5,000	5,500	(500)
Total Administration - Other	5,000						5,000	5,500	(500)
Total Administration	175,000						175,000	161,500	13,500
<i>Cost of Providing Services - Personnel</i>									
Salary & Wages									
Fringe Benefits									
Total COPS - Personnel									
<i>Cost of Providing Services - Other (List)</i>									
Legal Fees	90,000						90,000	130,000	(40,000)
Planning	77,000						77,000	77,000	0.0%
Financial Consultant	20,000						20,000	40,000	(20,000)
Audit	39,000						39,000	39,000	0.0%
Miscellaneous COPS*	9,000						9,000	7,500	1,500
Total COPS - Other	235,000						235,000	293,500	(58,500)
Total Cost of Providing Services	235,000						235,000	293,500	(58,500)
Total Principal Payments on Debt Service in Lieu of Depreciation									
Total Operating Appropriations	410,000						410,000	455,000	(45,000)
NON-OPERATING APPROPRIATIONS									
Total Interest Payments on Debt									
Operations & Maintenance Reserve									
Renewal & Replacement Reserve									
Municipality/County Appropriation									
Other Reserves									
Total Non-Operating Appropriations									
TOTAL APPROPRIATIONS	410,000						410,000	455,000	(45,000)
ACCUMULATED DEFICIT									
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	410,000						410,000	455,000	(45,000)
UNRESTRICTED NET POSITION UTILIZED									
Municipality/County Appropriation									
Other									
Total Unrestricted Net Position Utilized									
TOTAL NET APPROPRIATIONS	\$ 410,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,000	\$ 455,000	\$ (45,000)

* 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 \$ 20,500.00 \$ - \$ - \$ - \$ - \$ - \$ 20,500.00

AUTHORITY PROPOSED APPROPRIATIONS

APPROPRIATION DETAIL PAGE

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

Prior Year Adopted Appropriations Schedule

Harrison Redevelopment Agency

FY 2023 Adopted Budget

	Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
OPERATING APPROPRIATIONS							
<i>Administration - Personnel</i>							
Salary & Wages	\$ 145,000						\$ 145,000
Fringe Benefits	11,000						11,000
Total Administration - Personnel	156,000						156,000
<i>Administration - Other (List)</i>							
Miscellaneous Administration*	5,500						5,500
Total Administration - Other	5,500						5,500
Total Administration	161,500						161,500
<i>Cost of Providing Services - Personnel</i>							
Salary & Wages							
Fringe Benefits							
Total COPS - Personnel							
<i>Cost of Providing Services - Other (List)</i>							
Legal Fees	130,000						130,000
Planning	77,000						77,000
Financial Consultant	40,000						40,000
Audit	39,000						39,000
Miscellaneous COPS*	7,500						7,500
Total COPS - Other	293,500						293,500
Total Cost of Providing Services	293,500						293,500
Total Principal Payments on Debt Service in Lieu of Depreciation							
Total Operating Appropriations	455,000						455,000
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt							
Operations & Maintenance Reserve							
Renewal & Replacement Reserve							
Municipality/County Appropriation							
Other Reserves							
Total Non-Operating Appropriations							
TOTAL APPROPRIATIONS	455,000						455,000
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	455,000						455,000
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation							
Other							
Total Unrestricted Net Position Utilized							
TOTAL NET APPROPRIATIONS	\$ 455,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 455,000

* 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 \$ 22,750.00 \$ - \$ - \$ - \$ - \$ - \$ 22,750.00

**AUTHORITY PRIOR YEAR ADOPTED APPROPRIATIONS
APPROPRIATION DETAIL PAGE**

Harrison Redevelopment Agency

FY 2023 Adopted Budget

Use the space below to provide further detail of any Appropriations listed on "F-5 Appropriations (PY Adopted)"

Debt Service Schedule - Principal

Harrison Redevelopment Agency

If Authority has no debt, check this box:

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

	Moody's	Fitch	Standard & Poors
Bond Rating	_____	_____	_____
Year of Last Rating	_____	_____	_____

Debt Service Schedule - Interest

Harrison Redevelopment Agency

If Authority has no debt, check this box:

	<i>Fiscal Year Ending in</i>								Total Interest Payments Outstanding
	2023 (Adopted Budget)	2024 (Proposed Budget)	2025	2026	2027	2028	2029	Thereafter	
<i>Redevelopment</i>									\$
									-
Total Interest Payments									-
<i>Operation #2</i>									-
									-
Total Interest Payments									-
<i>Operation #3</i>									-
									-
Total Interest Payments									-
<i>Operation #4</i>									-
									-
Total Interest Payments									-
<i>Operation #5</i>									-
									-
Total Interest Payments									-
<i>Operation #6</i>									-
									-
Total Interest Payments									-
TOTAL INTEREST ALL OPERATIONS	\$	\$	\$	\$	\$	\$	\$	\$	\$

Net Position Reconciliation

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)

Less: Invested in Capital Assets, Net of Related Debt (1)
 Less: Restricted for Debt Service Reserve (1)
 Less: Other Restricted Net Position (1)
 Total Unrestricted Net Position (1)
 Less: Designated for Non-Operating Improvements & Repairs
 Less: Designated for Rate Stabilization
 Less: Other Designated by Resolution
 Plus: Accrued Unfunded Pension Liability (1)
 Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)
 Plus: Estimated Income (Loss) on Current Year Operations (2)
 Plus: Other Adjustments (attach schedule)

UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET

Unrestricted Net Position Utilized to Balance Proposed Budget
 Unrestricted Net Position Utilized in Proposed Capital Budget
 Appropriation to Municipality/County (3)
 Total Unrestricted Net Position Utilized in Proposed Budget

PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR

Last issued Audit Report (4)

FY 2024 Proposed Budget						Total All Operations
Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	
\$ 784,939						\$ 784,939
784,939	-	-	-	-	-	784,939
22,000						22,000
806,939	-	-	-	-	-	806,939
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
\$ 806,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 806,939

(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 \$ 20,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ 20,500

(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.

FISCAL YEAR 2024

Harrison Redevelopment Agency

(Authority Name)

2024 AUTHORITY CAPITAL BUDGET/PROGRAM

2024 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Harrison Redevelopment Agency

(Authority Name)

Fiscal Year: January 01, 2024 to December 31, 2024

Check the box for the applicable statement below:

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, of governing body of the Harrison Redevelopment Agency, on January 00, 1900.

It is hereby certified that the governing body of the Harrison Redevelopment Agency have elected NOT to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Harrison Redevelopment Agency, for the following reason(s):
No projects planned.

Officer's Signature:	
Name:	Gregory P. Kowalski
Title:	Executive Director
Address:	318 Harrison Avenue Harrison, New Jersey 07029
Phone Number:	(973) 268-3477
Fax Number:	(973) 508-1994
E-mail Address:	gkowalski@townofharrison.com

2024 CAPITAL BUDGET/PROGRAM MESSAGE

Harrison Redevelopment Agency

Fiscal Year: January 01, 2024 to December 31, 2024

Answer all questions below using the space provided.

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?

Yes

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

Yes

Yes

Yes

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

Yes

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 increase).

[Large empty box for answer]

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.

[Large empty box for answer]

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.

[Large empty box for answer]

Proposed Capital Budget

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Other Capital Grants Sources
Redevelopment					
Total	\$ - - - - -				
Operation #2					
Total	\$ - - - - -				
Operation #3					
Total	\$ - - - - -				
Operation #4					
Total	\$ - - - - -				
Operation #5					
Total	\$ - - - - -				
Operation #6					
Total	\$ - - - - -				
TOTAL PROPOSED CAPITAL BUDGET	\$ - - - - -	\$ - - - - -	\$ - - - - -	\$ - - - - -	\$ - - - - -

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

5 Year Capital Improvement Plan

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

Fiscal Year Ending in

	Estimated Total Cost	2024 (Proposed Budget)	2025	2026	2027	2028	2029
<i>Redevelopment</i>							
	\$ -	\$ -					
Total							
<i>Operation #2</i>							
	\$ -	\$ -					
Total							
<i>Operation #3</i>							
	\$ -	\$ -					
Total							
<i>Operation #4</i>							
	\$ -	\$ -					
Total							
<i>Operation #5</i>							
	\$ -	\$ -					
Total							
<i>Operation #6</i>							
	\$ -	\$ -					
Total							
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

5 Year Capital Improvement Plan Funding Sources

Harrison Redevelopment Agency

For the Period: January 01, 2024 to December 31, 2024

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment</i>						
	\$ - - - - -					
Total						
<i>Operation #2</i>						
	\$ - - - - -					
Total						
<i>Operation #3</i>						
	\$ - - - - -					
Total						
<i>Operation #4</i>						
	\$ - - - - -					
Total						
<i>Operation #5</i>						
	\$ - - - - -					
Total						
<i>Operation #6</i>						
	\$ - - - - -					
Total						
TOTAL	\$ - - - - -	\$ - - - - -	\$ - - - - -	\$ - - - - -	\$ - - - - -	\$ - - - - -
Total 5 Year Plan per CB-4	<u>\$ - - - - -</u>					
Balance check						

If amount is other than zero, verify that projects listed above match projects listed on CB-4.

**Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11**

Contracting Unit: Harrison Redevelopment Agency Year Ending: December 31, 2022

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

--

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here and certify below.

10/11/2023

Date

gkowalski@townofharrison.com

Clerk/Secretary to the Governing Body

Appendix to Budget Document