

Fiscal Year

Start Year

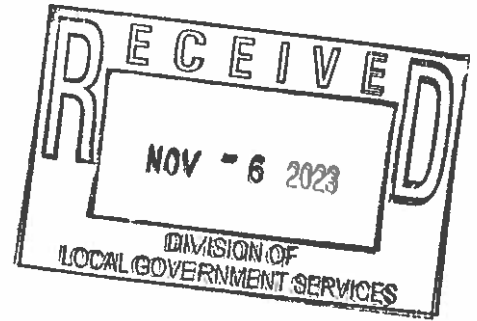
2022

-

End Year

2022

***Authority Budget of:  
Camden Redevelopment Agency***



State Filing Year

2022

*For the Period:*

*January 1, 2022*

*to*

*December 31, 2022*

<http://camdenredevelopment.org>

Authority Web Address

**ADOPTED COPY**



***Division of Local Government Services***

**2022 AUTHORITY BUDGET  
CERTIFICATION SECTION**

## FISCAL YEAR 2022

Camden Redevelopment Agency

### AUTHORITY BUDGET

FISCAL YEAR: January 01, 2022 to December 31, 2022

For Division Use Only

### CERTIFICATION OF APPROVED BUDGET

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

State of New Jersey

Department of Community Affairs

Director of the Division of Local Government Services

By: Paul D. Cvet CPA, RMA Date: 10/18/2023

### 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: Paul D. Cvet CPA, RMA Date: 11/8/2023

# 2022 PREPARER'S CERTIFICATION


Camden Redevelopment Agency

## AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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:	
Name:	Olivette Simpson
Title:	Interim Executive Director
Address:	520 Market Street, Suite 1300 Camden, NJ 08101
Phone Number:	856-757-7600
Fax Number:	856-968-3541
E-mail Address:	OlSimpso@ci.camden.nj.us

# AUTHORITY INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	<a href="http://camdenredevelopment.org">http://camdenredevelopment.org</a>
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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 remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

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

Name of Officer Certifying Compliance:

Olivette Simpson

Title of Officer Certifying Compliance:

Interim Executive Director

Signature:

# 2022 APPROVAL CERTIFICATION


Camden Redevelopment Agency

## AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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

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.

<b>Officer's Signature:</b>	
<b>Name:</b>	Donna Arthur-Pettigrew
<b>Title:</b>	Board Secretary
<b>Address:</b>	520 Market Street, Suite 1300 Camden, NJ 08101
<b>Phone Number:</b>	856-757-7600
<b>Fax Number:</b>	856-968-3541
<b>E-mail Address:</b>	DoPettig@ci.camden.nj.us

10-11-23D

## 2022 AUTHORITY BUDGET RESOLUTION

City of Camden Redevelopment Agency

FISCAL YEAR: January 01, 2022 to December 31, 2022

**WHEREAS**, the Annual Budget for the City of Camden Redevelopment for the fiscal year beginning January 01, 2022 and ending December 31, 2022 has been presented before the governing body of the Agency at its open public meeting of October 11, 2023;

**WHEREAS**, the Annual Budget as proposed reflects Total Revenues of \$1,737,696.00 Total Appropriations, including any Accumulated Deficit if any, of \$1,737,696.00 and Total Unrestricted Net Assets utilized of \$ 0; and

**WHEREAS**, the Capital Budget as proposed reflects Total Capital Appropriations of \$0 and Total Unrestricted Net Assets planned to be utilized as funding thereof, of \$0; and

**WHEREAS**, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, 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 Agency'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 a 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 City of Camden Redevelopment Agency, at an open public meeting held on October 11, 2023 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the City of Camden Redevelopment Agency for the fiscal year beginning, January 1, 2022 and ending, December 31, 2022 which is attached as an exhibit to this resolution is hereby approved for submission to the Director of the Division of Local Government Services; 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 Agency's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements, and

**BE IT FURTHER RESOLVED**, that the governing body of the City of Camden Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on or prior to December 31, 2023.

  
(Secretary's Signature)  
Donna Arthur Pettigrew

October 11, 2023

(Date)

### Governing Body Recorded Vote

Member	Aye	No	Abstain	Absent
Ian K. Leonard	X			
Maria Sharma	X			
Derek Davis	X			
Christopher Collins	X			
Gilbert Harden, Jr.	X			
Jose Javier Ramos	X			
Tasha Gainey-Humphrey	X			

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Finance**

**Resolution No.: 10-11-23D**

**Resolution Title:**

**Resolution Introducing and Approving for Submission to the Director of the Division of  
Local Government Services the City of Camden Redevelopment Agency's Proposed  
Budget for the Fiscal Year 2022**

**Project Summary:**

- The City of Camden Redevelopment Agency as a municipal authority is required to introduce and formally approve for submission to the Director of the Division of Local Government Services an annual budget prior to the end of the current fiscal year, pursuant to N.J.A.C. 5:31-1.
- This resolution is to comply with requirements of the governing body's introduction and approval for submission of the FY 2022 budget to the Director of the Division of Local Government Services as per the New Jersey Administrative Code.

**Purpose of Resolution:**

To introduce and approve the Agency's FYE 2022 budget.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Source of Funds:**

N/A

**Total Project Cost:**

N/A



**Resolution Introducing and Approving for Submission to the Director of the Division of  
Local Government Services the City of Camden Redevelopment Agency's Proposed  
Budget for the Fiscal Year 2022**

**WHEREAS**, the Annual Budget for the City of Camden Redevelopment for the fiscal year beginning January 01, 2022 and ending December 31, 2022 has been presented before the governing body of the Agency at its open public meeting of October 11, 2023;

**WHEREAS**, the Annual Budget as proposed reflects Total Revenues of \$1,737,696.00 Total Appropriations, including any Accumulated Deficit if any, of \$1,737,696.00 and Total Unrestricted Net Assets utilized of \$ 0; and

**WHEREAS**, the Capital Budget as proposed reflects Total Capital Appropriations of \$0 and Total Unrestricted Net Assets planned to be utilized as funding thereof, of \$0; and

**WHEREAS**, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, 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 Agency'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 City of Camden Redevelopment Agency, at an open public meeting held on October 11, 2017 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the City of Camden Redevelopment Agency for the fiscal year beginning, January 1, 2022 and ending, December 31, 2022 which is attached as an exhibit to this resolution is hereby approved for submission to the Director of the Division of Local Government Services; 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 Agency's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements, and

**BE IT FURTHER RESOLVED**, that the governing body of the City of Camden Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on or prior to December 31, 2023.

**10-11-23D (cont'd)**

**ON MOTION OF: Maria Sharma**

**SECONDED BY: Jose Javier Ramos**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gaaney-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		

*Ian K. Leonard*

Ian K. Leonard  
Chairperson



ATTEST:

Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

Mark P. Asselta, Esq.  
Board Counsel

**10-11-23D (cont'd)**

**Exhibit A**

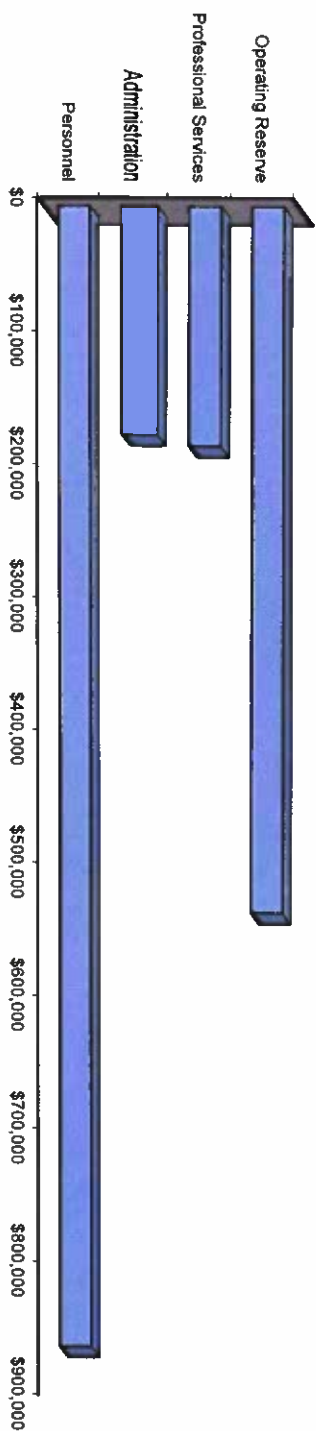
**Budget with Comparison of FYs 2022 & 2021**

## V3. 10.2.23

V3: 10.2.23									
Expenses									
Personnel		YR 2022				YR 2021			
TOTAL	\$580,000	\$276,470	\$856,470	49.29%	-32.53%	\$926,842	\$342,510	\$1,269,352	
Administration									
	\$1,207,720								
	Pension		\$96,470	5.55%		\$130,000			
	Insurance		\$114,810	6.61%		\$69,000			
	Taxes & Fees		\$77,440	4.46%		\$6,640			
	Advertising/PR		\$12,000	0.69%		\$10,000			
	Travel		\$6,000	0.35%		\$5,000			
	Memberships./Sub.		\$6,000	0.35%		\$5,000			
	Training		\$10,000	0.58%		\$10,000			
	Capital Prop. Maintenance		\$60,000	3.45%		\$50,000			
	Office Supplies		\$25,000	1.44%		\$20,000			
	Brownfield Coordination		\$20,000	1.15%		\$15,000			
	Capital Exp.		\$20,000	1.15%		\$15,000			
Sub Totals			\$171,250	9.86%	-48.98%	\$335,640			
Professional Services									
	Financial		YR 2022			YR 2021			
	Planning		\$45,000	2.59%		\$45,000			
	Outside Legal		\$45,000	2.59%		\$40,000			
	Communications		\$55,000	3.17%		\$100,000			
	Board Development		\$15,000	0.86%		\$15,000			
			\$20,000	1.15%		\$19,000			
Sub Total		Exp Total	\$180,000	10.36%	-17.81%	\$219,000			
			\$1,207,720	69.50%	-39,000.0	\$1,823,992			
Operating Reserve									
	Reserves		\$529,976			\$603,134			
Sub Totals			\$529,976	30.50%	-12.13%	\$603,134			
Totals			\$1,737,696	100.00%	-28.41%	\$2,427,126			
Revenue									
				Percentage					
			YR 2022	of Revenue		YR 2021			
Rents/Leases			\$43,568	2.51%		\$24,000			
Land Sales/Redevelopment Agreements			\$1,536,493	88.42%		\$2,196,635			
Project Admin/Dev Fees			\$79,158	4.56%		\$132,500			
Other Receivables			\$78,476	4.52%		\$73,992			
Totals			\$1,737,695	100.00%	-28.41%	\$2,427,127			
Surplus/(Deficit)			\$1			\$0			
Uses of Funds		YR 2022				YR 2021			
Personnel		\$856,470	\$ Difference	% Difference		\$1,269,352			
Administration		\$171,250	-\$412,882.0	-32.53%		\$335,640			
Professional Services		\$180,000	-\$164,390.0	-48.98%		\$219,000			
Operating Reserve		\$529,976	-\$39,000.0	-17.81%		\$603,134			
			\$529,976	-12.13%					

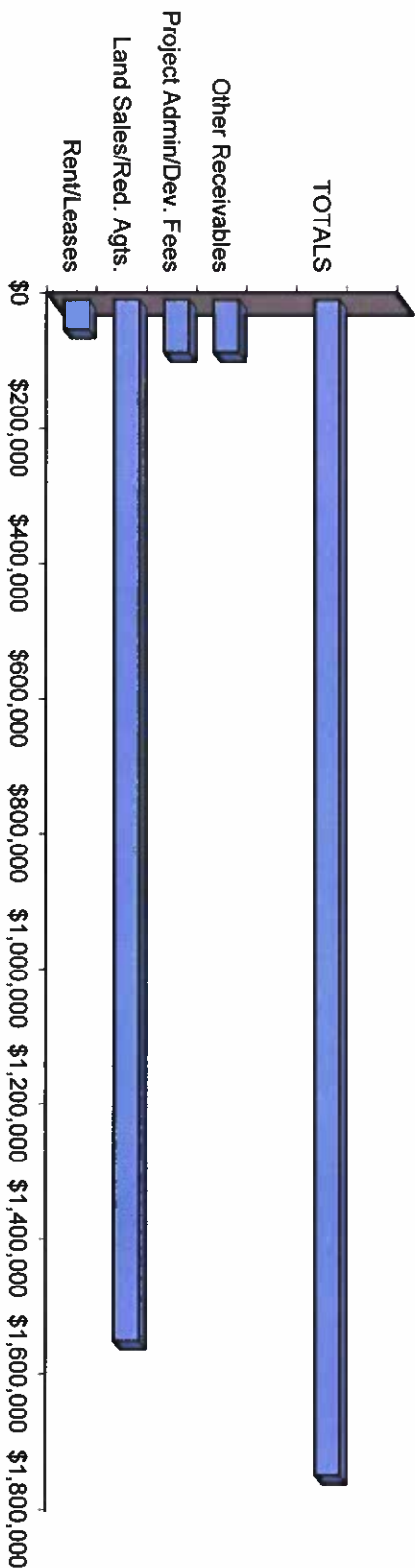
TOTALS	\$1,737,696	-\$86,296.0	-111.44%	\$2,427,126
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CRA Uses of Funds



Sources of Funds	YR 2022	\$ Difference	% Difference	YR 2021
Rent/Leases	\$43,568	\$19,568.0	81.53%	\$24,000
Land Sales/Red. Agts.	\$1,536,493	-\$660,142.0	-30.05%	\$2,196,635
Project Admin/Dev. Fees	\$79,158	-\$53,342.0	-40.26%	\$132,500
Other Receivables	\$78,476	\$4,484.0	6.1%	\$73,992
TOTALS	\$1,737,696	-\$689,432.0	-28.41%	\$2,427,127

CRA Sources of Funds



<b>FYE 2022 Budgeted Project Schedule</b>		
	<b>Project Description</b>	<b>Revenue Amount</b>
1	DRPA- Redevelopment Agreement	\$ 363,333.33
2	Yaffa Redevelopment Fee	12,500.00
3	Marandino Parking Rent	23,000.00
4	1800 Davis Street - Redev. Fee	1,071.00
5	Campbell's Soup -Alpha Parking Rent	4,900.00
6	Small Redevelopment Project Fees	3,347.00
7	Grapevine Capital Redev. Fees	4,180.00
8	Small Redevelopment Project Land Sales	45,986.40
9	Former Lanning Sq. West - Redev. Fee	10,000.00
10	American Water Redevelopment Fee	1,666.00
11	Camden Charter School Redev.Fee	25,144.80
12	CNI Ablett Viillage Family Land Sale	174,000.00
13	CNI Ablett Viillage Senior Land Sale	358,174.02
14	Camden Renaissance Land Sale	546,250.00
16	Camden Renaissance Redev. Agreement	42,080.65
17	Canden Federal Street (Millenial) Fees	102.53
18	Shared Services Agt. w/City - Affirmative Action	78,475.85
19	Parkside (PBCIP) - HO Land Sale	25,490.00
20	Parkside (PBCIP) - HO Redevelopment Fee	760.00
21	Planned Parenthood - Redevelopment Fee	1,565.95
22	City Invincible Parking Lease	15,668.00
	<b>Total Revenue</b>	<b>\$ 1,737,695.53</b>

<b>FYE 2022 Budgeted Expense Schedule</b>		
	<b>Expense Description</b>	<b>Expense Amount</b>
1	Payroll (PR)	580,000.00
2	PR Taxes	70,910.00
3	PR Processing Exp	6,530.00
4	Health Benefits	102,560.00
5	LT Disability Ins	8,050.00
6	Insurance Expense (Capital and W.C.)	4,200.00
8	Board Development (Board Clerk)	20,000.00
11	Capital Expense	20,000.00
12	Office Supplies	25,000.00
13	Communications Expense	15,000.00
14	Legal Exp. - General Counsel	55,000.00
15	Advertising Exp	12,000.00
16	Travel Exp	6,000.00
17	Training Exp	10,000.00
18	Planning Exp	45,000.00
19	Financial Exp	45,000.00
20	Membership/ Subscription	6,000.00
21	Capital Property Maintenance (RAMP)	60,000.00
22	NJ Pension Fund Expense	96,470.00
23	Brown Field Coordination	20,000.00
24	Operating Reserve	529,976.00
	<b>Total Expense</b>	<b>\$ 1,737,696</b>

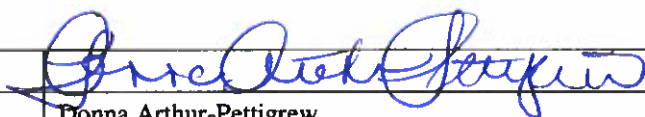
# 2022 ADOPTION CERTIFICATION

Camden Redevelopment Agency

## AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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 Camden Redevelopment Agency, pursuant to N.J.A.C 5:31-2.3, on November 1, 2023

<b>Officer's Signature:</b>			
<b>Name:</b>	Donna Arthur-Pettigrew		
<b>Title:</b>	Board Secretary		
<b>Address:</b>	520 Market Street, Suite 1300 Camden, NJ 08101		
<b>Phone Number:</b>	856-757-7600	<b>Fax:</b>	856-964-2262
<b>E-mail address:</b>	DoPettig@ci.camden.nj.us		



# 2022 ADOPTED BUDGET RESOLUTION

## Camden Redevelopment Agency

**Fiscal Year: January 01, 2022 to December 31, 2022**

WHEREAS, the Annual Budget and Capital Budget/Program for the Camden Redevelopment Agency for the fiscal year beginning January 01, 2022 and ending December 31, 2022 has been presented for adoption before the governing body of the Camden Redevelopment Agency at its open public meeting of November 1, 2023; and

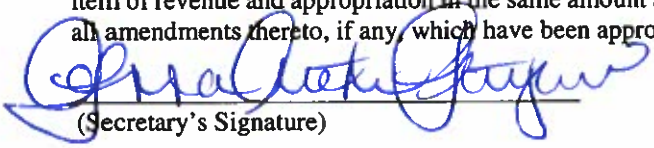
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of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

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$1,737,696.00, 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 Camden Redevelopment Agency at an open public meeting held November 1, 2023 that the Annual Budget and Capital Budget/Program of the Camden Redevelopment Agency for the fiscal year beginning January 01, 2022 and ending December 31, 2022 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)

11/3/2023  
(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Ian Leonard	X			
Maria Sharma	X			
Derek Davis				X
Christopher Collins	X			
Gilbert Harden, Sr.				X
Jose Javier Ramos	X			
Tasha Gainey-Humphrey	X			

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 11-01-23A

**Resolution Title:**

**Resolution Adopting the City of Camden Redevelopment Agency Budget  
For the Fiscal Year January 1, 2022 to December 31, 2022**

**Project Summary:**

- The City of Camden Redevelopment Agency as a municipal authority by Resolution 10-11-2023D authorized the introduction and approval of the fiscal year 2022 budget for submission to the Director of the Division of Local Government Services, pursuant to N.J.A.C. 5:31-1. CRA submitted the Fiscal Year 2022 Budget as introduced and approved to the Division of Local Government Services and the Division has approved the budget.
- This Resolution is to adopt the CRA's Fiscal Year 2022 Budget.

**Purpose of Resolution:**

To adopt the Agency's FYE 2022 Budget.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Source of Funds:**

N/A

**Total Project Cost:**

N/A

**11-01-23A**

**Resolution Adopting the City of Camden Redevelopment Agency Budget  
For the Fiscal Year January1, 2022 to December 31, 2022**

**WHEREAS**, the Annual Budget and Capital Budget/Program for the City of Camden Redevelopment Agency for the fiscal year beginning January 1, 2022 and ending, December 31, 2022 has been presented for adoption before the governing body of the Camden Redevelopment Agency at its open public meeting of November 1, 2022: 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 \$1,737,696.00, Total Appropriations, including any Accumulated Deficit, if any, of \$1,737,696.00, 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.

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency, at an open public meeting held on November 1, 2023 that the Annual Budget and Capital Budget/Program of the Camden Redevelopment Agency for the fiscal year beginning, January 1, 2022 and, ending, December 31, 2022 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.

11-01-23A (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Tasha Gainey-Humphrey

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis			
Gilbert Harden, Sr.			
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P Asselta*

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Mark P. Asselta, Esq.  
Board Counsel

**11-01-23A (cont'd)**

**Exhibit A**

**Budget with Comparison of FYs 2022 & 2021**



TOTALS

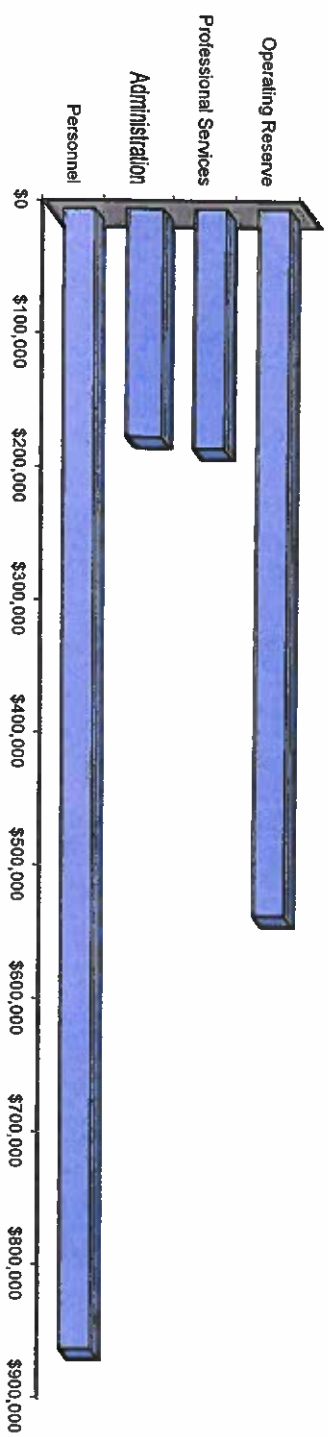
\$1,737,696

-\$86,296.0

-11.44%

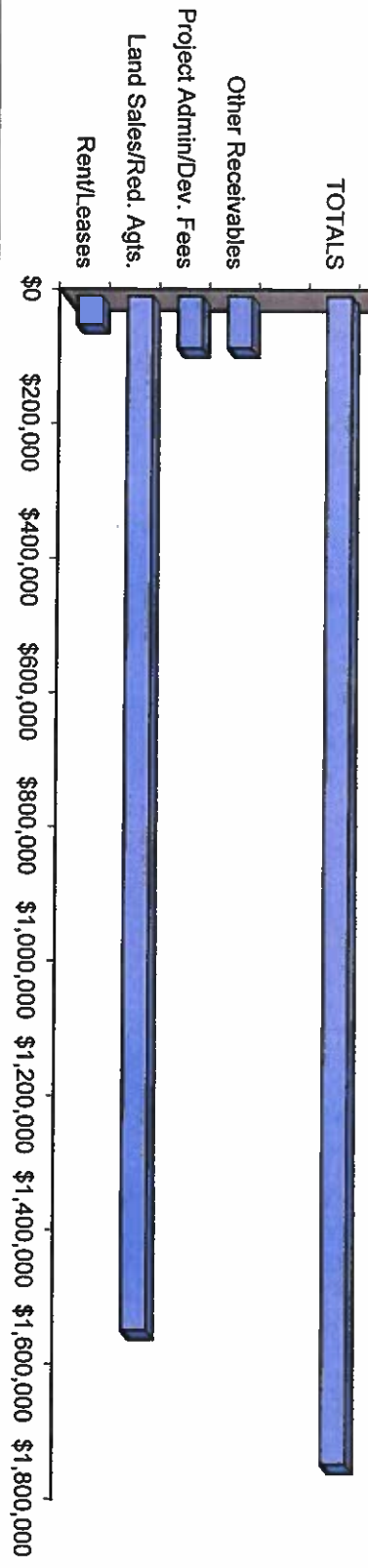
\$2,427,126

CRA Uses of Funds



Sources of Funds	YR 2022	\$ Difference	% Difference	YR 2021
Rent/Leases	\$43,568	\$19,568.0	81.53%	\$24,000
Land Sales/Red. Agts.	\$1,536,493	-\$660,142.0	-30.05%	\$2,196,635
Project Admin/Dev. Fees	\$79,158	-\$53,342.0	-40.26%	\$132,500
Other Receivables	\$78,476	\$4,484.0	6.1%	\$73,992
TOTALS	\$1,737,695	-\$689,432.0	-28.41%	\$2,427,127

CRA Sources of Funds



FYE 2022 Budgeted Project Schedule		
	Project Description	Revenue Amount
1	DRPA- Redevelopment Agreement	\$ 363,333.33
2	Yaffa Redevelopment Fee	12,500.00
3	Marandino Parking Rent	23,000.00
4	1800 Davis Street - Redev. Fee	1,071.00
5	Campbell's Soup -Alpha Parking Rent	4,900.00
6	Small Redevelopment Project Fees	3,347.00
7	Grapevine Capital Redev. Fees	4,180.00
8	Small Redevelopment Project Land Sales	45,986.40
9	Former Lanning Sq. West - Redev. Fee	10,000.00
10	American Water Redevelopment Fee	1,666.00
11	Camden Charter School Redev.Fee	25,144.80
12	CNI Ablett Viillage Family Land Sale	174,000.00
13	CNI Ablett Viillage Senior Land Sale	358,174.02
14	Camden Renaissance Land Sale	546,250.00
16	Camden Renaissance Redev. Agreement	42,080.65
17	Camden Federal Street (Millenial) Fees	102.53
18	Shared Services Agt. w/City - Affirmative Action	78,475.85
19	Parkside (PBCIP) - HO Land Sale	25,490.00
20	Parkside (PBCIP) - HO Redevelopment Fee	760.00
21	Planned Parenthood - Redevelopment Fee	1,565.95
22	City Invincible Parking Lease	15,668.00
	Total Revenue	\$ 1,737,695.53



<b>FYE 2022 Budgeted Expense Schedule</b>		
	<b>Expense Description</b>	<b>Expense Amount</b>
1	Payroll (PR)	580,000.00
2	PR Taxes	70,910.00
3	PR Processing Exp	6,530.00
4	Health Benefits	102,560.00
5	LT Disability Ins	8,050.00
6	Insurance Expense (Capital and W.C.)	4,200.00
8	Board Development (Board Clerk)	20,000.00
11	Capital Expense	20,000.00
12	Office Supplies	25,000.00
13	Communications Expense	15,000.00
14	Legal Exp. - General Counsel	55,000.00
15	Advertising Exp	12,000.00
16	Travel Exp	6,000.00
17	Training Exp	10,000.00
18	Planning Exp	45,000.00
19	Financial Exp	45,000.00
20	Membership/ Subscription	6,000.00
21	Capital Property Maintenance (RAMP)	60,000.00
22	NJ Pension Fund Expense	96,470.00
23	Brown Field Coordination	20,000.00
24	Operating Reserve	529,976.00
	Total Expense	\$ 1,737,696

**2022 AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2022 AUTHORITY BUDGET MESSAGE & ANALYSIS

Camden Redevelopment Agency

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

*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 2022 proposed Annual Budget and make comparison to the Fiscal Year 2021 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.

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

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.

# 2022 AUTHORITY BUDGET MESSAGE & ANALYSIS

Camden Redevelopment Agency

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

*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.)

5. The proposed budget must not reflect an anticipated deficit from 2021 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.

(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?

**2022 AUTHORITY BUDGET**  
**Narrative and Information Section**  
**(Continued)**  
**Camden Redevelopment Agency**

**FISCAL YEAR:**            **FROM:**    January 1, 2022            **TO:**    December 31, 2022

# 2022 AUTHORITY BUDGET MESSAGE & ANALYSIS

## Camden Redevelopment Agency

### AUTHORITY BUDGET

**FISCAL YEAR:**            **FROM:**    January 1, 2022        **TO:**    December 31, 2022

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

1. Complete a brief statement on the Fiscal Year 2022 proposed Annual Budget and make comparison to Fiscal Year 2021 adopted budget for each Revenue and Appropriations. **Revenues and Appropriations**. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) explain the reason for changes for each 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.

The proposed 2022 Camden Redevelopment Agency (CRA) budget entails an overall decrease of \$689,431 (-24.4%) as compared to the adopted FY 2021 budget.

The FYE 2022 budget does reflect a significant variance from the FYE 2021 adopted budget in three (3) Other Operating Revenue line items; specifically Redevelopment Agreements, Project Administrative/Redevelopment Fees, and Land Sales. The CRA as a redevelopment entity is impacted by the dramatic slowing of development activity due to the direct/indirect impacts of the COVID-19 public health emergency as local/regional economies face rising interest rates, financing and construction costs.

Land Sales Decrease of 35.7% (\$638,297) compared to the adopted budget. This is decrease is attributed to project delays by developers due to financing challenges and construction cost increases in this era. The recently adopted New Jersey Economic Recovery Act of 2020 is an opportunity for increased development activity for the budget year and after. CRA anticipates the sale of several large parcels to developers, as per the terms of redevelopment agreements, which are executed and/or in the final stages of agreement in the budget year. (See Attachments #1).

Project Administration/Redevelopment Fees Decrease of 40.3% (\$53,445) compared to the adopted budget. This decrease is due to the withdrawal of several projects and delay of projects. This revenue item is directly related to those anticipated development activities for the budget year. (See Attachment #1).

Rental Income – Increase 81.5% (19,568). This increase is due to the lease of vacant CRA owned property for construction staging purposes during area construction activity. The construction activity was completed and the contract expired accordingly.

Within Operating Appropriations there are line item variances over +/- 10% of the adopted budget reflecting an overall -34.5% (\$628,523); specifically in the categories of Total Administration Personnel and Total Administration – Other.

Total Administration – Personnel (Line Items Salary & Wages/Fringe Benefits) Decrease of -32.5% (\$412,883). This decrease is due to the separation of two employees from CRA and CRA not filling three vacancies in housing, economic development, and finance.

Total Administration –Other – (Administration/Professional Services) Decrease of -38.9% (\$215,640). This decrease is a direct result of the decreases in land sale activity.

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

Direct/indirect impacts on the local/regional economy have yet to be fully realized as development and construction related industries did dramatically slow during the current year's adopted budget. The New Jersey Economic Recovery Act of 2020 (ERA) was signed into law in January 2021. This legislative package of tax incentives, financing and grant programs is geared toward addressing the economic impacts of the COVID-19 pandemic for the development industry across a broad spectrum of development activities.

CRA as a redevelopment agency may acquire as authorized by state statute property by direct negotiation with developers. As such, CRA is and remains a critical component of the City and serves as the City's agent, particularly in the acquisition and/or disposition of publically owned properties for redevelopment purposes. As the economy strengthens, CRA will continue generate revenues from expanding land sale transactions, administrative/redevelopment fees, land lease opportunities, and shared services agreements.

The Agency's mission of implementing redevelopment plans is aligned with the interests of the City of Camden and allows for strategic efficient leveraging of land resources, related financing, and execution of redevelopment through projects in targeted areas citywide. As the State promulgates regulations for the myriad of programs for ERA tax incentives, financing, and other resources – the measure of developer demand will increase as well as heighten investment opportunities.

For new light industrial/commercial development, the CRA contemplates the sale of smaller development parcels to mid-sized developers. In addition, the CRA strategies for site reuse are consistent with redevelopment and land use plans. The CRA is the manager of the City's Brownfield Program. CRA identifies, prioritizes and targets former contaminated/industrial sites for reuse, reutilization, and remediation. Currently, the Brownfield Program administers over \$21 million in federal and state grant funds for the investigation and remediation of these underutilized and contaminated sites. These activities lead to site reuse and commercial/industrial land sales and redevelopment fees for the CRA as well as ratables, and employment opportunities.

For new residential development, land values in the City are increasing because of economic, residential, and institutional development activity occurring in recent years. There are 574 properties in title to the Agency with a book value of \$9,010,988. The Agency assembled these

properties as nodes for future redevelopment, which properties are specifically, located in designated redevelopment areas. The market potential is strong for redevelop in the budget and future years.

CRA will actively continue to generate additional revenue items, which includes increasing land lease opportunities, utilizing a rational, strategic approach to disposing of surplus, undevelopable property by way of public auction and to adjacent property owners for such uses as side yards and parking. CRA also will continue to marketing public sites to attract developer interest, expand redevelopment opportunities, and generate land/redevelopment fee revenues for Agency and future ratables for the city.

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

N/A

4. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or a shared service payment, pilot payments, or other types of contracts or agreements (Example to provide police services to the Authority etc. and explain the reason for the transfer (i.e.: to balance the County/Municipality budget, etc.).

N/A

5. The proposed budget must not reflect an anticipated deficit from 2021 operations. If there exists an accumulated deficit from prior years' budgets (and funding is included in the proposed budget as a result of a prior deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

**(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report. How would these deficits be funded?**

The most recent audit for the CRA reflects a deficit of Unrestricted Net Position as a result of the implementation of GASB 68, which requires the recording of the unfunded pension liability. The CRA will continue to pay the required annual pension contributions to offset the Pension liability. Additionally, the CRA will reduce spending where reasonable and actively seek new revenue opportunities and expand existing revenue categories of land sales and leases, redevelopment fees, and project management fees.

The most recent audit also reflects an Operating Deficit due to a significant decrease in Grant Revenues and Project Administration/Redevelopment Fees. The CRA as a practice budgets conservatively and seeks to decrease spending where possible and pursue strategies to increase Rental income through short-term land leases; Land Sales through public auctions of surplus undevelopable parcels; Land Sales and Project Administrative Fees by increasing shared services agreements with the City and focused aggressive marketing of developable



industrial/commercial sites along two business corridors and within designated Opportunity Zone areas of the city.

6. Attach a schedule of the Authority's existing rate structure (connection fees, parking fees, service charges, etc.) **if it has been changed since the prior year budget submission** and a schedule of the proposed rate structure for the upcoming fiscal year. Explain any proposed changes in the rate structure and attach the resolution approving the change in the rate structure, **if applicable**. (If no changes to fees or rates indicate (Answer as "Rates Are Staying the Same")

N/A

Page N-1

**2022 AUTHORITY BUDGET**  
**Narrative and Information Section**  
**(Continued)**  
**Camden Redevelopment Agency**

**Attachments # 1 and #2**

**FISCAL YEAR:**            **FROM:**    January 1, 2022            **TO:**    December 31, 2022

## Attachment # 1

## Camden Redevelopment Agency

## FYEs 2022 vs 2021 Budgets Listing of Variances Over +/- 10%

2022

Revenue Description		
1 Rental Income		
2 Campbell Soup Alpha Parking		\$ 4,900.00
3 City Invinible Parking Lease		\$ 15,668.00
4 Marandino Parking		\$ 23,000.00
5 Total Rental Income		\$ 43,568.00

6 Project Admin./Redevelopment Fee		
7 1800 Davis		\$ 1,071.00
8 Small Redev. Project Fees		\$ 3,347.00
9 Planned Parenthood		\$ 1,565.95
10 Camden Renaissance		\$ 42,080.65
11 Camden Federal St. (Millennial) Fees		\$ 102.53
12 American Water		\$ 1,666.00
13 Camden Charter School		\$ 25,144.80
14 Grapevine Capital		\$ 3,180.00
15 Total Project Admin./Redevelopment Fee		\$ 78,157.93

16 Land Sales		
17 Small Redev. Porject Land Sales		\$ 45,986.40
18 Parkside (PBCIP)-HO		\$ 25,490.00
19 CNI Ablett Village Family		\$ 174,000.00
20 CNI Ablett Village Senior		\$ 358,174.02
21 Camden Renaissance		\$ 546,250.00
22 Total Land Sales		\$ 1,149,900.42

2021

Revenue Description		
1 Rental Income		
2 Campbell Soup Alpha Parking		\$ 6,000.00
3 City Invinible Parking Lease		\$ 18,000.00
4		
5 Total Rental Income		\$ 24,000.00

6 Project Admin./Redevelopment Fee		
7 Cooper Plaza Redev. Hsg. #1		\$ 20,000.00
8 Former Lanning Sq. West		\$ 15,000.00
9 Cooper Grant-Poet's Walk		\$ 25,000.00
10 N. Camden Bailey Street #1 (Block 17)		\$ 25,000.00
11 Parkside (PBCIP)-HO		\$ 10,000.00
12 Planned Parenthood		\$ 10,000.00
13 CNI Ablett Village Family		\$ 15,000.00
14 CNI Ablett Village Senior		\$ 12,500.00
15 Total Project Admin./Redevelopment Fee		\$ 132,000.00

17 Land Sales		
18 Cooper Plaza Redev. Hsg. #1		\$ 120,000.00
19 1800 Davis Street		\$ 294,600.00
20 Citywide Land Sale		\$ 150,000.00
21 Small Redev. Porject Land Sales		\$ 50,000.00
22 Former Lanning Sq. West		\$ 80,000.00
23 Cooper Grant-Poet's Walk		\$ 100,000.00
24 N. Camden Bailey Street #1 (Block 17)		\$ 121,200.00
25 Cramer Hill		\$ 90,000.00
26 Parkside (PBCIP)-HO		\$ 20,000.00
27 Parkside (PBCIP) Rental and Sale		\$ 34,500.00
28 Planned Parenthood		\$ 140,000.00
29 CNI Ablett Village Family		\$ 174,000.00
30 CNI Ablett Village Senior		\$ 334,000.00
31 Camden Federal Street (Millennial)		\$ 80,000.00
32 Total Land Sales		\$ 1,788,300.00

## Attachment #2

## Camden Redevelopment Agency

## FYE 2022 Proposed Budget Project Revenue Schedule

Project Description	Revenue Amount
1 DRPA Redevelopment Agreement	\$ 363,333.33
2 1800 Davis Street Redev. Fee	\$ 1,071.00
3 Campbell's Soup Alpha Parking Rent	\$ 4,900.00
4 Small Redevelopment Project Land Sales	\$ 45,986.40
5 Small Redevelopment Project Fees	\$ 3,347.00
6 Former Lanning Sq. West Redev. Fee	\$ 10,000.00
7 Shared Service Agmt. w/City-Affirmative Action	\$ 78,475.85
8 Parkside (PBCIP) HO Land Sale 10 Units	\$ 25,490.00
9 Parkside (PBCIP) HO Redevelopment Fee	\$ 760.00
10 Planned Parenthood Redevelopment Fee	\$ 1,565.95
11 City Invincible Parking Lease	\$ 15,668.00
12 CNI Ablett Village Family Land Sale	\$ 174,000.00
13 CNI Ablett Village Senior Land Sale 55 Units	\$ 358,174.02
14 Camden Renaissance Redev. Land Sale	\$ 546,250.00
15 Camden Renaissance Redev. Fee	\$ 42,080.65
16 Camden Federal Street (Millennial) Land Sale	\$ 102.53
17 American Water	\$ 1,666.00
18 Camden Charter School	\$ 25,144.80
19 Marandino Parking	\$ 23,000.00
20 Yaffa Project	\$ 12,500.00
21 Grapevine Capital Redev. Fee	\$ 4,180.00
<b>Total Revenue</b>	<b>\$ 1,737,695.53</b>

## FYE 2021 Adopted Budget Project Revenue Schedule

Project Description	Revenue Amount
1 DRPA Redevelopment Agreement	\$ 363,335.00
2 Cooper Plaza Redev. Hsg. #1 Land Sale-HO Ph.#1	\$ 120,000.00
3 Cooper Plaza Redev. Hsg. #1 - Redev. Fee	\$ 20,000.00
4 1800 Davis Street Land Sale	\$ 294,600.00
5 Campbell's Soup Alpha Parking Rent	\$ 6,000.00
6 EPA Grants Salary Reimb., (Incl. Mgmt. for City)	\$ 24,000.00
7 Citywide Land Sale	\$ 150,000.00
8 Small Redevelopment Project Land Sales	\$ 50,000.00
9 Former Lanning Sq. West Redev. Fee	\$ 15,000.00
10 Former Lanning Sq. West Land Sale	\$ 80,000.00
11 Cooper Grant Poet's Walk Land Sale	\$ 100,000.00
12 Cooper Grant Poet's Walk Redev. Fee	\$ 25,000.00
13 North Camden Bailey Street #1 (Block 17) Redev. Fee	\$ 25,000.00
14 North Camden Bailey Street #1 (Block 17) Land Sale	\$ 121,200.00
15 Shared Service Agmt. w/City-Affirmative Action	\$ 49,992.00
16 Cramer Hill Land Sale	\$ 90,000.00
17 Parkside (PBCIP) HO Land Sale 10 Units	\$ 20,000.00
18 Parkside (PBCIP) HO Redevelopment Fee	\$ 10,000.00
19 Parkside (PBCIP) Rental Land Sale	\$ 34,500.00
20 Planned Parenthood Land Sale	\$ 140,000.00
21 Planned Parenthood Redevelopment Fee	\$ 10,000.00
22 City Invincible Parking Lease	\$ 18,000.00
23 CNI Ablett Village Family Land Sale	\$ 174,000.00
24 CNI Ablett Village Family Redev. Fee	\$ 15,000.00
25 CNI Ablett Village Senior Land Sale 55 Units	\$ 334,000.00
26 CNI Ablett Village Senior Redev. Fee	\$ 12,500.00
27 Camden Renaissance Redev. Agmt.	\$ 45,000.00
28 Camden Federal Street (Millennial) Land Sale	\$ 80,000.00
<b>Total Revenue</b>	<b>\$ 2,427,127.00</b>

# AUTHORITY CONTACT INFORMATION

## FISCAL YEAR 2022

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

<b>Name of Authority:</b>	Camden Redevelopment Agency		
<b>Federal ID Number:</b>	222831144		
<b>Address:</b>	520 Market Street		
	Suite 1300		
<b>City, State, Zip:</b>	Camden	NJ	81001
<b>Phone: (ext.)</b>	856-757-7600	<b>Fax:</b>	856-968-3541

<b>Preparer's Name:</b>	Olivette Simpson		
<b>Preparer's Address:</b>	520 Market Street, Suite 1300		
<b>City, State, Zip:</b>	Camden	NJ	08101
<b>Phone: (ext.)</b>	856-757-7600	<b>Fax:</b>	856-968-3541
<b>E-mail:</b>	OISimpso@ci.camden.nj.us		

<b>Chief Executive Officer*</b>	Olivette Simpson		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	856-757-7600	<b>Fax:</b>	856-968-3541
<b>E-mail:</b>	Olsimpso@ci.camden.nj.us		

<b>Chief Financial Officer*</b>	Glynn Jones		
<i>*Or person who performs these functions under another title.</i>			
<b>Phone: (ext.)</b>	856-757-7600	<b>Fax:</b>	856-968-3541
<b>E-mail:</b>			

<b>Name of Auditor:</b>	Digesh Patel, CPA, MBA, RMA, CGMA, PSA		
<b>Name of Firm:</b>	Mercadien PC		
<b>Address:</b>	3625 Quakerbridge Road		
<b>City, State, Zip:</b>	Hamilton Township	NJ	08619
<b>Phone: (ext.)</b>	609-689-2410	<b>Fax:</b>	609-689-9720
<b>E-mail:</b>	dpatel@mercadien.com		

# AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Camden Redevelopment Agency

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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 of 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)

No

No

No

No

No

No

No

No

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)**

Camden Redevelopment Agency

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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.)?

*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)**

Camden Redevelopment Agency

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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



**AUTHORITY INFORMATIONAL QUESTIONNAIRE  
(Continued)  
Camden Redevelopment Agency**

**FISCAL YEAR:**            **FROM:**    January 1, 2022            **TO:**    December 31, 2022

**9. Compensation Narrative**

The Authority employs several processes for determining compensation for all personnel listed on Page N-4 (2 of 2). They include the following:

- Review and approval by the board of commissioners
- Study or survey of compensation data for comparable positions in the City of Camden
- Annual performance evaluations;
- Written employee contracts, where applicable
- Collective Bargaining Agreements (for clerical and administrative staff)

# AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Camden Redevelopment Agency

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

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

11

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:

\$ 524,259.02

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

7

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

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

0

(Maximum is 2)

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?

N/A

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?

No

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?

No

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

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

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\*?

No

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

## **Camden Redevelopment Agency**

**FISCAL YEAR: January 01, 2022 to December 31, 2022**

*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.

**Camden Redevelopment Agency**  
For the Period January 01, 2022 to December 31, 2022

Name	Title	Average Hours per Week Dedicated to Position	Position				Reportable Compensation from Authority (W-2/ 1099)			Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
			Commissioner	Officer	Key Employee	Highest Compensated Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)		
1 Olivette Simpson	Interim Executive Dir.	35	X	X	X		\$133,000.00			\$28,944.10	\$161,944.10
2 Ian Leonard	Commissioner, Chair	2	X								\$-
3 Maria Sharma	Commissioner, Vice Chair	2	X								\$-
4 Derek Davis	Commissioner, Treasurer	2	X								\$-
5 Christopher Collins	Commissioner	2	X								\$-
6 Gilbert Harden, Sr.	Commissioner	2	X								\$-
7 Jose Javier Ramos	Commissioner	2	X								\$-
8 Tasha Gaihey-Humphrey	Commissioner	2	X								\$-
9											\$-
10											\$-
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:							\$133,000.00	\$-	\$-	\$28,944.10	\$161,944.10

**Schedule of Health Benefits - Detailed Cost Analysis**  
**Camden Redevelopment Agency**  
**For the Period: January 01, 2022 to December 31, 2022**

enefits, check this box:

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
<b>Active Employees - Health Benefits - Annual Cost</b>								
Single Coverage	3	11,807.52	35,422.56	5	11,904.00	59,520.00	(24,097.44)	-40.5%
Parent & Child	1	21,425.04	21,425.04	1	21,023.00	21,023.00	402.04	1.9%
Employee & Spouse (or Partner)	3	23,938.56	71,815.68	2	31,173.00	62,346.00	9,469.68	15.2%
Family			-	3	34,080.00	102,240.00	(102,240.00)	-100.0%
Employee Cost Sharing Contribution (enter as negative - )			(26,103.00)			(43,733.00)	17,630.00	-40.3%
Subtotal	7		102,560.28	11		201,396.00	(98,835.72)	-49.1%
<b>Commissioners - Health Benefits - Annual Cost</b>								
Single Coverage			-			-	-	0.0%
Parent & Child			-			-	-	0.0%
Employee & Spouse (or Partner)			-			-	-	0.0%
Family			-			-	-	0.0%
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	0.0%
Subtotal	0		-	0		-	-	0.0%
<b>Retirees - Health Benefits - Annual Cost</b>								
Single Coverage			-			-	-	0.0%
Parent & Child			-			-	-	0.0%
Employee & Spouse (or Partner)			-			-	-	0.0%
Family			-			-	-	0.0%
Employee Cost Sharing Contribution (enter as negative - )			-			-	-	0.0%
Subtotal	0		-	0		-	-	0.0%
<b>GRAND TOTAL</b>	<b>7</b>		<b>102,560.28</b>	<b>11</b>		<b>201,396.00</b>	<b>(98,835.72)</b>	<b>-49.1%</b>
<div> <div>Is medical coverage provided by the SHBP (Yes or No)?</div> <div>Is prescription drug coverage provided by the SHBP (Yes or No)?</div> </div>								

**Camden Redevelopment Agency**  
**For the Period: January 01, 2022 to December 31, 2022**

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

**ated absences, check this box:**

Total liability for accumulated compensated absences at per most recent audit (this page only)	\$74,688.93
------------------------------------------------------------------------------------------------	-------------

**For the Period: January 01, 2022 to December 31, 2022**

## Legal Basis for Benefit

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

**For the Period: January 01, 2022 to December 31, 2022**

**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)**

**\$74,688.93**



**Camden Redevelopment Agency**

**If no shared services, check this box**

100

Comments (Enter more specifics if needed)

[illegible]

**Page N-7**

## Camden Redevelopment Agency

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

Comments (Enter more specifics if needed)

**Agreement  
End Date**

Received by/  
Paid from  
Authority

[illegible]

**2022 AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

Camden Redevelopment Agency  
For the Period: January 01, 2022 to December 31, 2022

	FY 2022 Proposed Budget						FY 2021 Adopted Budget		\$ Increase (Decrease) Proposed vs. Adopted		% Increase (Decrease) Proposed vs. Adopted	
	0	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations	Total All Operations	All Operations	All Operations	All Operations	All Operations
<b>REVENUES</b>												
Total Operating Revenues	#####	\$-	\$-	\$-	\$-	\$-	\$1,737,696	\$2,427,127	\$(689,431)	-28.4%		
Total Non-Operating Revenues	-	-	-	-	-	-	-	-	-			
Total Anticipated Revenues	1,737,696	-	-	-	-	-	1,737,696	2,427,127	\$(689,431)	-28.4%		
<b>APPROPRIATIONS</b>												
Total Administration	1,207,720	-	-	-	-	-	1,207,720	1,823,993	\$(616,273)	-33.8%		
Total Cost of Providing Services	-	-	-	-	-	-	-	-	-			
Total Principal Payments on Debt Service in Lieu of Depreciation	-	-	-	-	-	-	-	-	-			
Total Operating Appropriations	1,207,720	-	-	-	-	-	1,207,720	1,823,993	\$(616,273)	-33.8%		
Total Interest Payments on Debt	-	-	-	-	-	-	-	-	-			
Total Other Non-Operating Appropriations	529,976	-	-	-	-	-	529,976	603,134	(73,158)	-12.1%		
Total Non-Operating Appropriations	529,976	-	-	-	-	-	529,976	603,134	(73,158)	-12.1%		
Accumulated Deficit	-	-	-	-	-	-	-	-	-			
Total Appropriations and Accumulated Deficit	1,737,696	-	-	-	-	-	1,737,696	2,427,127	\$(689,431)	-28.4%		
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	-			
Net Total Appropriations	1,737,696	-	-	-	-	-	1,737,696	2,427,127	\$(689,431)	-28.4%		
ANTICIPATED SURPLUS (DEFICIT)	\$(0)	\$-	\$-	\$-	\$-	\$-	\$(0)	\$-	\$(0)			

# Revenue Schedule

Camden Redevelopment Agency  
For the Period: January 01, 2022 to December 31, 2022

FY 2022 Proposed Budget							FY 2021 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	0	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations	Total All Operations	All Operations
<b>OPERATING REVENUES</b>									
<b>Service Charges</b>									
Residential							\$-	\$-	#DIV/0!
Business/Commercial							-	-	#DIV/0!
Industrial							-	-	#DIV/0!
Intergovernmental							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Service Charges							-	-	#DIV/0!
<b>Connection Fees</b>									
Residential							-	-	#DIV/0!
Business/Commercial							-	-	#DIV/0!
Industrial							-	-	#DIV/0!
Intergovernmental							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Connection Fees							-	-	#DIV/0!
<b>Parking Fees</b>									
Meters							-	-	#DIV/0!
Permits							-	-	#DIV/0!
Fines/Penalties							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Parking Fees							-	-	#DIV/0!
<b>Other Operating Revenues (List)</b>									
Rental Income	43,568						43,568	24,000	19,568
Redevelopment Agreement	386,593						386,593	408,335	(21,742)
Project Admin./Redevelop. Fees	79,158						79,158	132,500	(53,342)
Land Sales	1,149,900						1,149,900	1,788,300	(638,400)
Other Receivables	78,476						78,476	73,992	4,484
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
Total Other Revenue	1,737,696	-	-	-	-	-	1,737,696	2,427,127	(689,431)
Total Operating Revenues	1,737,696	-	-	-	-	-	1,737,696	2,427,127	(689,431)
<b>NON-OPERATING REVENUES</b>									
<b>Other Non-Operating Revenues (List)</b>									
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
							-	-	#DIV/0!
Total Other Non-Operating Revenue	-	-	-	-	-	-	-	-	#DIV/0!
<b>Interest on Investments &amp; Deposits (List)</b>									
Interest Earned							-	-	#DIV/0!
Penalties							-	-	#DIV/0!
Other							-	-	#DIV/0!
Total Interest	-	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Revenues	-	-	-	-	-	-	-	-	#DIV/0!
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$1,737,696</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,737,696</b>	<b>\$2,427,127</b>	<b>\$(689,431)</b>

# Prior Year Adopted Revenue Schedule

Camden Redevelopment Agency

	FY 2021 Adopted Budget						Total All
	0	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Operations
<b>OPERATING REVENUES</b>							
<b>Service Charges</b>							
Residential							\$-
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
<b>Total Service Charges</b>	-	-	-	-	-	-	-
<b>Connection Fees</b>							
Residential							-
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
<b>Total Connection Fees</b>	-	-	-	-	-	-	-
<b>Parking Fees</b>							
Meters							-
Permits							-
Fines/Penalties							-
Other							-
<b>Total Parking Fees</b>	-	-	-	-	-	-	-
<b>Other Operating Revenues (List)</b>							
0 Rental Income	24,000						24,000
0 Redevelopment Agreement	408,335						408,335
0 Project Admin./Redevelop. Fee	132,500						132,500
0 Land Sales	1,788,300						1,788,300
0 Other Receivables	73,992						73,992
0							-
0							-
0							-
0							-
<b>Total Other Revenue</b>	<b>2,427,127</b>						<b>2,427,127</b>
<b>Total Operating Revenues</b>	<b>2,427,127</b>						<b>2,427,127</b>
<b>NON-OPERATING REVENUES</b>							
<b>Other Non-Operating Revenues (List)</b>							
0							-
0							-
0							-
0							-
0							-
<b>Other Non-Operating Revenues</b>	-	-	-	-	-	-	-
Interest on Investments & Deposits							-
Interest Earned							-
Penalties							-
Other							-
<b>Total Interest</b>	-	-	-	-	-	-	-
<b>Total Non-Operating Revenues</b>	-	-	-	-	-	-	-
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$2,427,127</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$2,427,127</b>

# Appropriations Schedule

Camden Redevelopment Agency  
For the Period: January 01, 2022 to December 31, 2022

## FY 2022 Proposed Budget

	0	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations	FY 2021 Adopted Budget	Total All Operations	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted
<b>OPERATING APPROPRIATIONS</b>												
Administration - Personnel												
Salary & Wages	\$580,000						\$580,000	\$926,843		\$(346,843)		-37.6%
Fringe Benefits	276,470						276,470	342,510		(66,040)		-19.3%
Total Administration - Personnel	856,470						856,470	1,269,353		(412,883)		-32.5%
Administration - Other (List)												
Administration Other	171,250						171,250	335,640		(164,390)		-49.0%
Professional Services	180,000						180,000	219,000		(39,000)		-17.8%
Total Administration - Other (List)												
Miscellaneous Administration*												
Total Administration - Other	351,250						351,250	554,640		(203,390)		-36.7%
Total Administration	1,207,720						1,207,720	1,823,993		(616,273)		-33.8%
Cost of Providing Services - Personnel												
Salary & Wages												
Fringe Benefits												
Total COPS - Personnel												
Cost of Providing Services - Other (List)												
Miscellaneous COPS*												
Total COPS - Other												
Total Cost of Providing Services												
Total Principal Payments on Debt Services in Lieu of Depreciation												
Total Operating Appropriations	1,207,720						1,207,720	1,823,993		(616,273)		-33.8%
<b>NON-OPERATING APPROPRIATIONS</b>												
Total Interest Payments on Debt												
Operations & Maintenance Reserve	529,976						529,976	603,134		(73,158)		-12.1%
Renewal & Replacement Reserve												
Municipality/County Appropriation												
Other Reserves												
Total Non-Operating Appropriations	529,976						529,976	603,134		(73,158)		-12.1%
TOTAL APPROPRIATIONS	1,737,696						1,737,696	2,427,127		(689,431)		-28.4%
ACCUMULATED DEFICIT												
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	1,737,696						1,737,696	2,427,127		(689,431)		-28.4%
UNRESTRICTED NET POSITION UTILIZED												
Municipality/County Appropriation												
Other												
Total Unrestricted Net Position Utilized												
TOTAL NET APPROPRIATIONS	\$1,737,696						\$1,737,696	\$2,427,127		\$(689,431)		-28.4%
* 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	\$60,386.00						\$60,386.00					

[illegible]







12

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

[illegible]

## Camden Redevelopment Agency

Page F-5



**APPROPRIATION DETAIL PAGE**

Camden Redevelopment Agency

**FY 2021 Adopted Budget**

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

[illegible]



# Debt Service Schedule - Principal

Camden Redevelopment Agency

If Authority has no debt, check this ☐

Fiscal Year Ending in

	2021 (Adopted Budget)	2022 (Proposed Budget)	2023	2024	2025	2026	2027	Thereafter	Total Principal Outstanding
<div>Total Principal</div>	-	-	-	-	-	-	-	-	\$-
<div>Operation #2</div>	-	-	-	-	-	-	-	-	-
<div>Total Principal</div>	-	-	-	-	-	-	-	-	-
<div>Operation #3</div>	-	-	-	-	-	-	-	-	-
<div>Total Principal</div>	-	-	-	-	-	-	-	-	-
<div>Operation #4</div>	-	-	-	-	-	-	-	-	-
<div>Total Principal</div>	-	-	-	-	-	-	-	-	-
<div>Operation #5</div>	-	-	-	-	-	-	-	-	-
<div>Total Principal</div>	-	-	-	-	-	-	-	-	-
<div>Operation #6</div>	-	-	-	-	-	-	-	-	-
<div>Total Principal</div>	-	-	-	-	-	-	-	-	-
<div>TOTAL PRINCIPAL ALL OPERATIONS</div>	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-

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

Bond Rating	Moody's	Fitch	Standard & Pears
Year of Last Rating			



# Debt Service Schedule - Principal (Detail Page)

Camden Redevelopment Agency

	Fiscal Year Ending In							Total Principal Outstanding		
	Date of Local Finance Board Approval	2021 (Adopted Budget)	2022 (Proposed Budget)	2023	2024	2025	2026		2027	Thereafter
TOTAL PRINCIPAL ALL OPERATIONS										



**Camden Redevelopment Agency**Page F-7 (Detail)

# **Net Position Reconciliation** Camden Redevelopment Agency

For the Period: January 01, 2022 to December 31, 2022

## ***FY 2022 Proposed Budget***

	Operation #1	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
<b>TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)</b>							
Less: Invested in Capital Assets, Net of Related Debt (1)	\$ 5,834,029						\$ 5,834,029
Less: Restricted for Debt Service Reserve (1)	8,522,786						8,522,786
Less: Other Restricted Net Position (1)							-
Total Unrestricted Net Position (1)	(2,688,757)	-	-	-	-	-	(2,688,757)
Less: Designated for Non-Operating Improvements & Repairs							-
Less: Designated for Rate Stabilization							-
Less: Other Designated by Resolution							-
Plus: Accrued Unfunded Pension Liability (1)	2,348,547						2,348,547
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)							-
Plus: Estimated Income (loss) on Current Year Operations (2)							-
Plus: Other Adjustments (attach schedule)							-

<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	(340,210)	-	-	-	-	-	(340,210)
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	-	-	-	-	-	-	-
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR</b>	\$ (340,210)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (340,210)
<b>Last Issued Audit Report (4)</b>							

- (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 \$ 60,386 \$ - \$ - \$ - \$ - \$ - \$ 60,386
- (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 2022**

**Camden Redevelopment Agency**

---

(Authority Name)

**2022 AUTHORITY CAPITAL BUDGET/PROGRAM**

# 2022 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

**Camden Redevelopment Agency**


(Authority Name)

**Fiscal Year: January 01, 2022 to December 31, 2022**

*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 Camden Redevelopment Agency, on January 00, 1900.

☒ It is hereby certified that the governing body of the Camden 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 Camden Redevelopment Agency, for the following reason(s):

<b>Officer's Signature:</b>	
<b>Name:</b>	Olivette Simpson
<b>Title:</b>	Interim Executive Director
<b>Address:</b>	520 Market Street, Suite 1300 Camden, NJ 08101
<b>Phone Number:</b>	856-757-7600
<b>Fax Number:</b>	856-968-3541
<b>E-mail Address:</b>	OlSimpso@ci.camden.nj.us

# 2022 CAPITAL BUDGET/PROGRAM MESSAGE

Camden Redevelopment Agency

**Fiscal Year: January 01, 2022 to December 31, 2022**

*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?

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?

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

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).

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.

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.

Proposed Capital Budget

Camden Redevelopment Agency  
For the Period: January 01, 2022 to December 31, 2022

#	Estimated Total Cost	Funding Sources			
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Other Capital Grants Sources
4#	\$-				
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.



## Proposed Capital Budget

**Camden Redevelopment Agency**

For the Period: January 01, 2022 to December 31, 2022

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
	\$0					
TOTAL THIS PAGE ONLY	\$0	\$0	\$-	\$-	\$-	\$-



### Proposed Capital Budget

Camden Redevelopment Agency

For the Period: January 01, 2022 to December 31, 2022

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
	\$0					
TOTAL ALL DETAIL PAGES		\$0	\$-	\$-	\$-	\$-

## 5 Year Capital Improvement Plan

Camden Redevelopment Agency

For the Period: January 01, 2022 to December 31, 2022

**Fiscal Year Ending in**

	Estimated Total	2022 (Proposed Budget)	2023	2024	2025	2026	2027
#1	\$-	\$-	-	-	-	-	-
Total	-	-	-	-	-	-	-
Operation #2							
Total	-	-	-	-	-	-	-
Operation #3							
Total	-	-	-	-	-	-	-
Operation #4							
Total	-	-	-	-	-	-	-
Operation #5							
Total	-	-	-	-	-	-	-
Operation #6							
Total	-	-	-	-	-	-	-
TOTAL	\$-	\$-	\$-	\$-	\$-	\$-	\$-

## 5 Year Capital Improvement Plan

Camden Redevelopment Agency

For the Period: January 01, 2022 to December 31, 2022

**Fiscal Year Ending in**

	Estimated Total Cost	2022 (Proposed Budget)	2023	2024	2025	2026	2027
TOTAL THIS PAGE ONLY	\$-	\$-	\$-	\$-	\$-	\$-	\$-

## 5 Year Capital Improvement Plan

Camden Redevelopment Agency

**Current measurement agency**  
**For the Period: January 01, 2022 to December 31, 2022**

Fiscal Year Ending in

Estimated Total		2022 (Proposed Budget)	2023	2024	2025	2026	2027
Cost	\$-	\$-	\$-	\$-	\$-	\$-	\$-
TOTAL THIS PAGE ONLY		\$-	\$-	\$-	\$-	\$-	\$-



# 5 Year Capital Improvement Plan Funding Sources

Camden Redevelopment Agency  
For the Period: January 01, 2022 to December 31, 2022

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

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



### 5 Year Capital Improvement Plan Funding Sources

Camden Redevelopment Agency

For the Period: January 01, 2022 to December 31, 2022

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
	\$0					
TOTAL THIS PAGE ONLY	\$-	\$-	\$-	\$-	\$-	\$-



### 5 Year Capital Improvement Plan Funding Sources

Camden Redevelopment Agency

For the Period: January 01, 2022 to December 31, 2022

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
	\$0					
TOTAL ALL DETAIL PAGES	\$0	\$0	\$-	\$-	\$-	\$-

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

Contracting Unit: \_\_\_\_\_ Camden 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.

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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.  
  
Donna Arthur-Pettigrew  
Clerk/Secretary to the Governing Body

10/11/2023  
Date

Appendix to Budget Document