

Fiscal Year                      Start Year                      End Year  
   2025                      –                      2025

*Authority Budget of:*  
*Sayreville Redevelopment Agency*

State Filing Year                      2025

*For the Period:*                      *January 1, 2025*                      to                      *December 31, 2025*

[www.Sayreville.com](http://www.Sayreville.com)  
Authority Web Address



*Division of Local Government Services*

**2025 AUTHORITY BUDGET  
CERTIFICATION SECTION**

# FISCAL YEAR 2025

Sayreville Redevelopment Agency

## AUTHORITY BUDGET

FISCAL YEAR: January 01, 2025 to December 31, 2025

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: 1/3/2025

# 2025 PREPARER'S CERTIFICATION

Sayreville Redevelopment Agency

## AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

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. Faccone
Title:	Auditor
Address:	550 Broad Street, 11th 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:	www.Sayreville.com
--------------------------	--------------------

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:	Himanshu R. Shah
Title of Officer Certifying Compliance:	Secretary/Executive Director
Signature:	himshah@sayreville.com

# 2025 APPROVAL CERTIFICATION

Sayreville Redevelopment Agency

## AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

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 Sayreville Redevelopment Agency, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on November 14, 2024.

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>	himshah@sayreville.com
<b>Name:</b>	Himanshu R. Shah
<b>Title:</b>	Secretary/Executive Director
<b>Address:</b>	167 Main Street Sayreville, New Jersey 08812
<b>Phone Number:</b>	(732) 642-3635
<b>Fax Number:</b>	N/A
<b>E-mail Address:</b>	himshah@sayreville.com

# 2025 AUTHORITY BUDGET RESOLUTION

## Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

WHEREAS, the Annual Budget for Sayreville Redevelopment Agency for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented before the governing body of the Sayreville Redevelopment Agency at its open public meeting of November 14, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$4,234,000.00, Total Appropriations including any Accumulated Deficit, if any, of \$4,276,000.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$42,000.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$100,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$100,000.00; 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 Sayreville Redevelopment Agency, at an open public meeting held on November 14, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) Sayreville Redevelopment Agency for the fiscal year beginning January 01, 2025 and ending December 31, 2025, 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 Sayreville Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on December 12, 2024.

himshah@sayreville.com

(Secretary's Signature)

11/14/2024

(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
John Zebrowski	X			
Kenneth Scott	X			
Robert DeWise				X
Donna Roberts	X			
Rosetta Fisher				X
Robert Davis	X			
Steve Grillo				X
Paula Duffy			X	
Trushar Parikh	X			

--	--	--	--	--



# 2025 ADOPTION CERTIFICATION

Sayreville Redevelopment Agency

## AUTHORITY BUDGET

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

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 Sayreville Redevelopment Agency, pursuant to N.J.A.C 5:31-2.3, on December 12, 2024.

<b>Officer's Signature:</b>	himshah@sayreville.com		
<b>Name:</b>	Himanshu R. Shah		
<b>Title:</b>	Secretary/Executive Director		
<b>Address:</b>	167 Main Street Sayreville, New Jersey 08812		
<b>Phone Number:</b>	(732) 642-3635	<b>Fax:</b>	N/A
<b>E-mail address:</b>	himshah@sayreville.com		

# 2025 ADOPTED BUDGET RESOLUTION

## Sayreville Redevelopment Agency

### FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the Sayreville Redevelopment Agency for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented for adoption before the governing body of the Sayreville Redevelopment Agency at its open public meeting of December 12, 2024; 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 \$4,234,000.00, Total Appropriations, including any Accumulated Deficit, if any, of \$4,276,000.00, and Total Unrestricted Net Position utilized of \$42,000.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$100,000.00 and Total Unrestricted Net Position Utilized of \$100,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Sayreville Redevelopment Agency at an open public meeting held on December 12, 2024 that the Annual Budget and Capital Budget/Program of the Sayreville Redevelopment Agency for the fiscal year beginning January 01, 2025 and ending December 31, 2025 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.

himshah@sayreville.com  
(Secretary's Signature)

12/12/2024  
(Date)

**Governing Body Recorded Vote**

Member	Aye	Nay	Abstain	Absent
John Zebrowski	X			
Kenneth Scott	X			
Robert DeWise	X			
Donna Roberts	X			
Rosetta Fisher	X			
Robert Davis				X
Steve Grillo	X			
Paula Duffy				X
Trushar Parikh	X			

**2025 AUTHORITY BUDGET  
NARRATIVE AND INFORMATION SECTION**

# 2025 AUTHORITY BUDGET MESSAGE & ANALYSIS

## Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*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 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 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.

Proposed Revenues anticipate an increase in Administrative Fees as more Redevelopers have been approved. Reimbursements from Redevelopers are going to be recorded in the Escrow Account. In the past, all expenses were paid from one account and than the Escrow Account would than reimburse the Operating Account. Interest Rates remain high so SERA is anticipating more from its cash deposits.

Proposed Salaries and Wages are higher due to additional projects being approved which requires additional support staff. As explained above, expenses related to escrow will now be solely be paid from the Escrow Account and not Operating, Miscellaneous Cost of Providing Services has increased as SERA is aggressively marketing the Borough's Redevelopment plan.

Utilization of Net Position has decreased by more than 50%.

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

Redevelopers are continually/willing to work in Sayreville.

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.

Unrestricted Net Position is being Utilized to supplement Redevelopment enhancements and to balance the budget.

# 2025 AUTHORITY BUDGET MESSAGE & ANALYSIS

Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*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.)

Unrestricted Net Position is being Utilized to supplement Redevelopment enhancements.

5. The proposed budget must not reflect an anticipated deficit from 2024 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?**

# 2025 AUTHORITY BUDGET MESSAGE & ANALYSIS

Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*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 2025

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

<b>Name of Authority:</b>	Sayreville Redevelopment Agency		
<i>Federal ID Number:</i>	22-3718263		
<i>Address:</i>	167 Main Street		
<i>City, State, Zip:</i>	Sayreville	NJ	07029
<i>Phone: (ext.)</i>	(732) 642-3635	<i>Fax:</i>	

<b>Preparer's Name:</b>	Joseph J. Faccone		
<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>	<a href="mailto:jfaccone@sklein-cpa.com">jfaccone@sklein-cpa.com</a>		

<b>Chief Executive Officer*</b>	Himanshu R. Shah		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	(732) 642-3635	<i>Fax:</i>	
<i>E-mail:</i>	<a href="mailto:himshah@sayreville.com">himshah@sayreville.com</a>		

<b>Chief Financial Officer*</b>	Wayne Kronowski		
<i>*Or person who performs these functions under another title.</i>			
<i>Phone: (ext.)</i>	(732) 407-9021	<i>Fax:</i>	
<i>E-mail:</i>	<a href="mailto:wkronowski@sayreville.com">wkronowski@sayreville.com</a>		

<b>Name of Auditor:</b>	Joseph J. Faccone		
<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>	<a href="mailto:jfaccone@sklein-cpa.com">jfaccone@sklein-cpa.com</a>		

# AUTHORITY INFORMATIONAL QUESTIONNAIRE

## Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

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

1

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:

\$ 94,950.48

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

9

*(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 INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

**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                      | No |
| b. Travel for companions                              | No |
| c. Tax indemnification and gross-up payments          | No |
| d. Discretionary spending account                     | No |
| e. Housing allowance or residence for personal use    | No |
| f. Payments for business use of personal residence    | No |
| g. Vehicle/auto allowance or vehicle for personal use | No |
| h. Health or social club dues or initiation fees      | No |
| i. Personal services (i.e. maid, chauffeur, chef)     | No |

*If the answer to any of the above is "yes", 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)

Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

**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)

Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

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

#9 Compensation for all staff is approved at a SERA public meeting and approved by the Commissioners.

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

## Sayreville Redevelopment Agency

**FISCAL YEAR: January 01, 2025 to December 31, 2025**

*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.

**Sayreville Redevelopment Agency**  
**For the Period January 01, 2025 to December 31, 2025**

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	Key Employee Officer	Highest Compensated Employee	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)			
1 John Zebrowski	Chairperson	7	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2 Kenneth Scott	Vice Chairperson	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3 Robert DeWise	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4 Donna Roberts	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Rosetta Fisher	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Robert Davis	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7 Steve Grillo	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8 Paula Duffy	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9 Trushar Parikh	Commissioner	5	X				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10 Himanshu R. Shah	Executive Director	10		X			\$ 100,000.00	\$ -	\$ -	\$ -	\$ 7,650.00	\$ 107,650.00
11 Zachariah Schlichte	Assitant Executive Director			X			\$ 25,000.00	\$ -	\$ -	\$ -	\$ 6,190.00	\$ 31,190.00
12 Wayne Kronowski	Chief Financial Officer	10			X		\$ 40,000.00	\$ -	\$ -	\$ -	\$ 3,060.00	\$ 43,060.00
13											\$ -	\$ -
14											\$ -	\$ -
15											\$ -	\$ -
16											\$ -	\$ -
17											\$ -	\$ -
18											\$ -	\$ -
19											\$ -	\$ -
20											\$ -	\$ -
21											\$ -	\$ -
22											\$ -	\$ -
23											\$ -	\$ -
24											\$ -	\$ -
25											\$ -	\$ -
26											\$ -	\$ -
27											\$ -	\$ -
28											\$ -	\$ -
29											\$ -	\$ -
30											\$ -	\$ -
31											\$ -	\$ -
32											\$ -	\$ -
33											\$ -	\$ -
34											\$ -	\$ -
35											\$ -	\$ -
<b>Total:</b>							\$ 165,000.00	\$ -	\$ -	\$ -	\$ 16,900.00	\$ 181,900.00

## Schedule of Health Benefits - Detailed Cost Analysis

Sayreville Redevelopment Agency

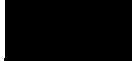
For the Period: January 01, 2025 to December 31, 2025

If no health benefits, 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)
<b>Active Employees - Health Benefits - Annual Cost</b>							
Single Coverage			-			-	-
Parent & Child			-			-	-
Employee & Spouse (or Partner)			-			-	-
Family			-			-	-
Employee Cost Sharing Contribution (enter as negative -)			-			-	-
<b>Subtotal</b>			-			-	-
<b>Commissioners - Health Benefits - Annual Cost</b>							
Single Coverage			-			-	-
Parent & Child			-			-	-
Employee & Spouse (or Partner)			-			-	-
Family			-			-	-
Employee Cost Sharing Contribution (enter as negative -)			-			-	-
<b>Subtotal</b>			-			-	-
<b>Retirees - Health Benefits - Annual Cost</b>							
Single Coverage			-			-	-
Parent & Child			-			-	-
Employee & Spouse (or Partner)			-			-	-
Family			-			-	-
Employee Cost Sharing Contribution (enter as negative -)			-			-	-
<b>Subtotal</b>			-			-	-
<b>GRAND TOTAL</b>			-			-	-

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

**% Increase  
(Decrease)**



Sayreville Redevelopment Agency  
**ACCUMULATED ABSENCE LIABILITY**

If no accumulated absences, check this box:

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
<b>TOTALS (THIS PAGE ONLY)</b>	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			



**Sayreville Redevelopment Agency  
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
<b>TOTALS (THIS PAGE ONLY)</b>	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			

**Sayreville Redevelopment Agency  
ACCUMULATED ABSENCE LIABILITY**

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Individual Position Rather Than Each Named Individual)	Sick Time		Vacation Time		Compensatory Time		Personal Time		Other		Legal basis for benefit ("X" applicable items)		
	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Gross Days of Accumulated Absence	Dollar Value of Compensated Absences	Approved Labor Agreement	Resolution	Individual Employment Agreement
<b>TOTALS (THIS PAGE ONLY)</b>	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00	-	\$0.00			



## Schedule of Shared Service Agreements

Sayreville Redevelopment Agency

For the Period: January 01, 2025 to December 31, 2025

*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.*

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority
Borough of Sayreville	SERA	Administrative Services		1/1/2025	12/31/2025	\$ 1

## Schedule of Shared Service Agreements (Cont.)

Sayreville Redevelopment Agency

For the Period: January 01, 2025 to December 31, 2025

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

Name of Entity Providing Service	Name of Entity Receiving Service	Type of Shared Service Provided	Comments (Enter more specifics if needed)	Agreement Effective Date	Agreement End Date	Amount to be Received by/ Paid from Authority

**2025 AUTHORITY BUDGET  
FINANCIAL SCHEDULES SECTION**

# SUMMARY

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

	<b>FY 2025 Proposed Budget</b>						<b>FY 2024 Adopted Budget</b>	<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	Redevelopm ent	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations	Total All Operations	All Operations All Operations
<b>REVENUES</b>									
Total Operating Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
Total Non-Operating Revenues	4,234,000	-	-	-	-	-	4,234,000	4,468,000	(234,000) -5.2%
Total Anticipated Revenues	4,234,000	-	-	-	-	-	4,234,000	4,468,000	(234,000) -5.2%
<b>APPROPRIATIONS</b>									
Total Administration	265,000	-	-	-	-	-	265,000	236,000	29,000 12.3%
Total Cost of Providing Services	211,000	-	-	-	-	-	211,000	432,000	(221,000) -51.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	3,800,000	-	-	-	-	-	3,800,000	3,800,000	-
Total Operating Appropriations	4,276,000	-	-	-	-	-	4,276,000	4,468,000	(192,000) -4.3%
Total Interest Payments on Debt	-	-	-	-	-	-	-	-	#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	100,000	(100,000) -100.0%
Total Non-Operating Appropriations	-	-	-	-	-	-	-	100,000	(100,000) -100.0%
Accumulated Deficit	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	4,276,000	-	-	-	-	-	4,276,000	4,568,000	(292,000) -6.4%
Less: Total Unrestricted Net Position Utilized	42,000	-	-	-	-	-	42,000	100,000	(58,000) -58.0%
Net Total Appropriations	4,234,000	-	-	-	-	-	4,234,000	4,468,000	(234,000) -5.2%
<b>ANTICIPATED SURPLUS (DEFICIT)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>#DIV/0!</b>

# Revenue Schedule

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

	<b>FY 2025 Proposed Budget</b>						<b>FY 2024 Adopted Budget</b>	<b>\$ Increase (Decrease) Proposed vs. Adopted</b>	<b>% Increase (Decrease) Proposed vs. Adopted</b>	
	Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations	Total All Operations	All Operations	All Operations
<b>OPERATING REVENUES</b>										
<i>Service Charges</i>										
Residential							\$ -	\$ -	\$ -	#DIV/0!
Business/Commercial							-	-	-	#DIV/0!
Industrial							-	-	-	#DIV/0!
Intergovernmental							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Service Charges	-	-	-	-	-	-	-	-	-	#DIV/0!
<i>Connection Fees</i>										
Residential							-	-	-	#DIV/0!
Business/Commercial							-	-	-	#DIV/0!
Industrial							-	-	-	#DIV/0!
Intergovernmental							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Connection Fees	-	-	-	-	-	-	-	-	-	#DIV/0!
<i>Parking Fees</i>										
Meters							-	-	-	#DIV/0!
Permits							-	-	-	#DIV/0!
Fines/Penalties							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Parking Fees	-	-	-	-	-	-	-	-	-	#DIV/0!
<i>Other Operating Revenues (List)</i>										
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
Total Other Revenue	-	-	-	-	-	-	-	-	-	#DIV/0!
Total Operating Revenues	-	-	-	-	-	-	-	-	-	#DIV/0!
<b>NON-OPERATING REVENUES</b>										
<i>Other Non-Operating Revenues (List)</i>										
Administrative Fees	260,000					260,000	220,000	40,000	18.2%	
Reimbursements - Developers							-	314,000	(314,000)	-100.0%
Developers Agreement	3,800,000					3,800,000	3,800,000	-	0.0%	
Lease Agreements	116,000					116,000	116,000	-	0.0%	
							-	-	-	#DIV/0!
Total Other Non-Operating Revenue	4,176,000	-	-	-	-	4,176,000	4,450,000	(274,000)	-6.2%	
<i>Interest on Investments &amp; Deposits (List)</i>										
Interest Earned	58,000					58,000	18,000	40,000	222.2%	
Penalties							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Interest	58,000	-	-	-	-	58,000	18,000	40,000	222.2%	
Total Non-Operating Revenues	4,234,000	-	-	-	-	4,234,000	4,468,000	(234,000)	-5.2%	
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 4,234,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,234,000</b>	<b>\$ 4,468,000</b>	<b>\$ (234,000)</b>	<b>-5.2%</b>	



# Prior Year Adopted Revenue Schedule

Sayreville Redevelopment Agency

*FY 2024 Adopted Budget*

	Redevelopmen t	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
<b>OPERATING REVENUES</b>							
<i>Service Charges</i>							
Residential							\$ -
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Service Charges	-	-	-	-	-	-	-
<i>Connection Fees</i>							
Residential							-
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Connection Fees	-	-	-	-	-	-	-
<i>Parking Fees</i>							
Meters							-
Permits							-
Fines/Penalties							-
Other							-
Total Parking Fees	-	-	-	-	-	-	-
<i>Other Operating Revenues (List)</i>							
							-
							-
							-
							-
							-
							-
							-
							-
Total Other Revenue	-	-	-	-	-	-	-
Total Operating Revenues	-	-	-	-	-	-	-
<b>NON-OPERATING REVENUES</b>							
<i>Other Non-Operating Revenues (List)</i>							
Administrative Fees	220,000						220,000
Reimbursements - Developers	314,000						314,000
Developers Agreement	3,800,000						3,800,000
Lease Agreements	116,000						116,000
							-
							-
Total Other Non-Operating Revenues	4,450,000	-	-	-	-	-	4,450,000
<i>Interest on Investments &amp; Deposits</i>							
Interest Earned	18,000						18,000
Penalties							-
Other							-
Total Interest	18,000	-	-	-	-	-	18,000
Total Non-Operating Revenues	4,468,000	-	-	-	-	-	4,468,000
<b>TOTAL ANTICIPATED REVENUES</b>	<b>\$ 4,468,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,468,000</b>

# Appropriations Schedule

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

	<b>FY 2025 Proposed Budget</b>						<b>FY 2024</b>			
	Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All		\$ Increase	% Increase
							Operations	Operations	(Decrease)	(Decrease)
								Proposed vs.	Proposed vs.	
								Adopted	Adopted	
<b>OPERATING APPROPRIATIONS</b>										
<i>Administration - Personnel</i>										
Salary & Wages	\$ 210,000						\$ 210,000	\$ 182,500	27,500	15.1%
Fringe Benefits	35,000						35,000	33,500	1,500	4.5%
<b>Total Administration - Personnel</b>	<b>245,000</b>						<b>245,000</b>	<b>216,000</b>	<b>29,000</b>	<b>13.4%</b>
<i>Administration - Other (List)</i>										
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
Miscellaneous Administration*	20,000						20,000	20,000	-	0.0%
<b>Total Administration - Other</b>	<b>20,000</b>						<b>20,000</b>	<b>20,000</b>	<b>-</b>	<b>0.0%</b>
<b>Total Administration</b>	<b>265,000</b>						<b>265,000</b>	<b>236,000</b>	<b>29,000</b>	<b>12.3%</b>
<i>Cost of Providing Services - Personnel</i>										
Salary & Wages							-	-	-	#DIV/0!
Fringe Benefits							-	-	-	#DIV/0!
<b>Total COPS - Personnel</b>							<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>
<i>Cost of Providing Services - Other (List)</i>										
Legal Fees	59,000						59,000	145,000	(86,000)	-59.3%
Engineering	50,000						50,000	210,000	(160,000)	-76.2%
Appraisals	20,000						20,000	20,000	-	0.0%
Audit	11,000						11,000	11,000	-	0.0%
Miscellaneous COPS*	71,000						71,000	46,000	25,000	54.3%
<b>Total COPS - Other</b>	<b>211,000</b>						<b>211,000</b>	<b>432,000</b>	<b>(221,000)</b>	<b>-51.2%</b>
<b>Total Cost of Providing Services</b>	<b>211,000</b>						<b>211,000</b>	<b>432,000</b>	<b>(221,000)</b>	<b>-51.2%</b>
Total Principal Payments on Debt Service in Lieu of Depreciation	3,800,000						3,800,000	3,800,000	-	0.0%
<b>Total Operating Appropriations</b>	<b>4,276,000</b>						<b>4,276,000</b>	<b>4,468,000</b>	<b>(192,000)</b>	<b>-4.3%</b>
<b>NON-OPERATING APPROPRIATIONS</b>										
Total Interest Payments on Debt							-	-	-	#DIV/0!
Operations & Maintenance Reserve							-	-	-	#DIV/0!
Renewal & Replacement Reserve							-	-	-	#DIV/0!
Municipality/County Appropriation							-	100,000	(100,000)	-100.0%
Other Reserves							-	-	-	#DIV/0!
<b>Total Non-Operating Appropriations</b>							<b>-</b>	<b>100,000</b>	<b>(100,000)</b>	<b>-100.0%</b>
<b>TOTAL APPROPRIATIONS</b>	<b>4,276,000</b>						<b>4,276,000</b>	<b>4,568,000</b>	<b>(292,000)</b>	<b>-6.4%</b>
<b>ACCUMULATED DEFICIT</b>										
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	<b>4,276,000</b>						<b>4,276,000</b>	<b>4,568,000</b>	<b>(292,000)</b>	<b>-6.4%</b>
<b>UNRESTRICTED NET POSITION UTILIZED</b>										
Municipality/County Appropriation							-	100,000	(100,000)	-100.0%
Other	42,000						42,000	-	42,000	#DIV/0!
<b>Total Unrestricted Net Position Utilized</b>	<b>42,000</b>						<b>42,000</b>	<b>100,000</b>	<b>(58,000)</b>	<b>-58.0%</b>
<b>TOTAL NET APPROPRIATIONS</b>	<b>\$ 4,234,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,234,000</b>	<b>\$ 4,468,000</b>	<b>\$ (234,000)</b>	<b>-5.2%</b>

\* 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    \$ 213,800.00    \$ -    \$ -    \$ -    \$ -    \$ -    \$ 213,800.00







# Prior Year Adopted Appropriations Schedule

## Sayreville Redevelopment Agency

### FY 2024 Adopted Budget

	Redevelopment	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
<b>OPERATING APPROPRIATIONS</b>							
<i>Administration - Personnel</i>							
Salary & Wages	\$ 182,500						\$ 182,500
Fringe Benefits	33,500						33,500
Total Administration - Personnel	216,000	-	-	-	-	-	216,000
<i>Administration - Other (List)</i>							
							-
							-
							-
Miscellaneous Administration*	20,000						20,000
Total Administration - Other	20,000	-	-	-	-	-	20,000
Total Administration	236,000	-	-	-	-	-	236,000
<i>Cost of Providing Services - Personnel</i>							
Salary & Wages							-
Fringe Benefits							-
Total COPS - Personnel	-	-	-	-	-	-	-
<i>Cost of Providing Services - Other (List)</i>							
Legal Fees	145,000						145,000
Engineering	210,000						210,000
Appaisals	20,000						20,000
Audit	11,000						11,000
Miscellaneous COPS*	46,000						46,000
Total COPS - Other	432,000	-	-	-	-	-	432,000
Total Cost of Providing Services	432,000	-	-	-	-	-	432,000
Total Principal Payments on Debt Service in Lieu of Depreciation	3,800,000	-	-	-	-	-	3,800,000
Total Operating Appropriations	4,468,000	-	-	-	-	-	4,468,000
<b>NON-OPERATING APPROPRIATIONS</b>							
Total Interest Payments on Debt	-	-	-	-	-	-	-
Operations & Maintenance Reserve							-
Renewal & Replacement Reserve							-
Municipality/County Appropriation	100,000						100,000
Other Reserves							-
Total Non-Operating Appropriations	100,000	-	-	-	-	-	100,000
<b>TOTAL APPROPRIATIONS</b>	4,568,000	-	-	-	-	-	4,568,000
<b>ACCUMULATED DEFICIT</b>							-
<b>TOTAL APPROPRIATIONS &amp; ACCUMULATED DEFICIT</b>	4,568,000	-	-	-	-	-	4,568,000
<b>UNRESTRICTED NET POSITION UTILIZED</b>							
Municipality/County Appropriation	100,000	-	-	-	-	-	100,000
Other							-
Total Unrestricted Net Position Utilized	100,000	-	-	-	-	-	100,000
<b>TOTAL NET APPROPRIATIONS</b>	\$ 4,468,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,468,000

\* 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    \$ 223,400.00    \$ -    \$ -    \$ -    \$ -    \$ -    \$ 223,400.00









## Debt Service Schedule - Principal

Sayreville Redevelopment Agency

If Authority has no debt, check this box:

	Date of Local Finance Board Approval	<i>Fiscal Year Ending in</i>							Total Principal Outstanding	
		2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030		Thereafter
<i>Redevelopment</i>										
County of Middlesex Loan		\$ 3,800,000	\$ 3,800,000							\$ 3,800,000
Total Principal		3,800,000	3,800,000	-	-	-	-	-	-	3,800,000
<i>Operation #2</i>										
										-
Total Principal		-	-	-	-	-	-	-	-	-
<i>Operation #3</i>										
										-
Total Principal		-	-	-	-	-	-	-	-	-
<i>Operation #4</i>										
										-
Total Principal		-	-	-	-	-	-	-	-	-
<i>Operation #5</i>										
										-
Total Principal		-	-	-	-	-	-	-	-	-
<i>Operation #6</i>										
										-
Total Principal		-	-	-	-	-	-	-	-	-
<b>TOTAL PRINCIPAL ALL OPERATIONS</b>		<b>\$ 3,800,000</b>	<b>\$ 3,800,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,800,000</b>

<i>Indicate the Authority's most recent bond rating and the year of the rating by ratings service.</i>			
	<b>Moody's</b>	<b>Fitch</b>	<b>Standard &amp; Poors</b>
Bond Rating	_____	_____	_____
Year of Last Rating	_____	_____	_____



## Debt Service Schedule - Interest

Sayreville Redevelopment Agency

If Authority has no debt, check this box:

	<i>Fiscal Year Ending in</i>							Total Interest Payments Outstanding	
	2024 (Adopted Budget)	2025 (Proposed Budget)	2026	2027	2028	2029	2030		Thereafter
<i>Redevelopment</i>									
County of Middlesex Loan									\$ -
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	-	-	-	-	-	-	-	-	-
<b>TOTAL INTEREST ALL OPERATIONS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



# Net Position Reconciliation

## Sayreville Redevelopment Agency

For the Period: January 01, 2025 to December 31, 2025

### FY 2025 Proposed Budget

	Redevelopme nt	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>	\$ 24,848,123						\$ 24,848,123
Less: Invested in Capital Assets, Net of Related Debt (1)	22,024,100						22,024,100
Less: Restricted for Debt Service Reserve (1)							-
Less: Other Restricted Net Position (1)							-
Total Unrestricted Net Position (1)	2,824,023	-	-	-	-	-	2,824,023
Less: Designated for Non-Operating Improvements & Repairs							-
Less: Designated for Rate Stabilization							-
Less: Other Designated by Resolution							-
Plus: Accrued Unfunded Pension Liability (1)	154,212						154,212
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)							-
Plus: Estimated Income (Loss) on Current Year Operations (2)	90,000						90,000
Plus: Other Adjustments (attach schedule)							-
<b>UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET</b>	3,068,235	-	-	-	-	-	3,068,235
Unrestricted Net Position Utilized to Balance Proposed Budget	42,000	-	-	-	-	-	42,000
Unrestricted Net Position Utilized in Proposed Capital Budget	100,000	-	-	-	-	-	100,000
Appropriation to Municipality/County (3)	-	-	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	142,000	-	-	-	-	-	142,000
<b>PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR</b>							
<b>Last issued Audit Report (4)</b>	\$ 2,926,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,926,235

(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      \$ 213,800    \$ -    \$ -    \$ -    \$ -    \$ -    \$ 213,800

(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 2025**

**Sayreville Redevelopment Agency**

---

(Authority Name)

**2025 AUTHORITY CAPITAL BUDGET/PROGRAM**

# 2025 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

## Sayreville Redevelopment Agency

(Authority Name)

**Fiscal Year: January 01, 2025 to December 31, 2025**

*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 Sayreville Redevelopment Agency, on November 14, 2024.

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

<b>Officer's Signature:</b>	himshah@sayreville.com
<b>Name:</b>	Himanshu R. Shah
<b>Title:</b>	Secretary/Executive Director
<b>Address:</b>	167 Main Street Sayreville, New Jersey 08812
<b>Phone Number:</b>	(732) 642-3635
<b>Fax Number:</b>	N/A
<b>E-mail Address:</b>	himshah@sayreville.com



# 2025 CAPITAL BUDGET/PROGRAM MESSAGE

Sayreville Redevelopment Agency

**Fiscal Year: January 01, 2025 to December 31, 2025**

*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).

Not Applicable

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

Not Applicable

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

Not Applicable

# Proposed Capital Budget

## Sayreville Redevelopment Agency

For the Period: January 01, 2025 to December 31, 2025

		<i>Funding Sources</i>					
		Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment</i>							
Downtown Main Street Improvements		\$ - 100,000 -	100,000				
Total		100,000	100,000	-	-	-	-
<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		-	-	-	-	-	-
<b>TOTAL PROPOSED CAPITAL BUDGET</b>		\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -

*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

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

	Estimated Total Cost	<i>Fiscal Year Ending in</i>				
		2025 (Proposed Budget)	2026	2027	2028	2029
<i>Redevelopment</i>						
Downtown Main Street Improvements	\$ - 100,000 -	\$ - 100,000 -				
Total	100,000	100,000	-	-	-	-
<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	-	-	-	-	-	-
<b>TOTAL</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

# 5 Year Capital Improvement Plan

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

		<i>Fiscal Year Ending in</i>					
	Estimated Total Cost	2025 (Proposed Budget)	2026	2027	2028	2029	2030
	\$ -						
<b>TOTAL THIS PAGE ONLY</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# 5 Year Capital Improvement Plan

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

		<i>Fiscal Year Ending in</i>					
	Estimated Total Cost	2025 (Proposed Budget)	2026	2027	2028	2029	2030
	\$ -						
<b>TOTAL THIS PAGE ONLY</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



# 5 Year Capital Improvement Plan

Sayreville Redevelopment Agency  
For the Period: January 01, 2025 to December 31, 2025

	Estimated Total Cost	<i>Fiscal Year Ending in</i>				
		2025 (Proposed Budget)	2026	2027	2028	2029
	\$ -					
<b>TOTAL ALL DETAIL PAGES</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

# 5 Year Capital Improvement Plan Funding Sources

**Sayreville Redevelopment Agency**  
For the Period: January 01, 2025 to December 31, 2025

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment</i>						
Downtown Main Street Improvements	\$ - 100,000 - -	100,000				
Total	100,000	100,000	-	-	-	-
<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	-	-	-	-	-	-
<b>TOTAL</b>	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Total 5 Year Plan per CB-4	\$ 100,000					
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: Sayreville Redevelopment Agency Year Ending: December 31, 2023

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.

11/14/2024  
Date

himshah@sayreville.com  
Clerk/Secretary to the Governing Body

**Appendix to Budget Document**

