	Start Year		End Year
Fiscal Year	2027	_	2027

Authority Budget of:

Union County Improvement Authority

State Filing Year **2027**

For the Period: ***January 1, 2027*** ***to*** ***December 31, 2027***

www.ucimprovementauthority.org
Authority Web Address

NJ DEPARTMENT OF Community Affairs

Division of Local Government Services

2027 AUTHORITY BUDGET
CERTIFICATION SECTION

2027

Union County Improvement Authority

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2027 to December 31, 2027

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: Jorge Carmona Date: 10/26/2026

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: _____

2027 PREPARER'S CERTIFICATION

Union County Improvement Authority

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2027 to December 31, 2027

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 assertations contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	btaylorUCIA@ucnj.org
Name:	Dr. Bibi Taylor
Title:	Executive Director
Address:	1075 Edward Street Linden, NJ 07036
Phone Number:	(908)527-4025
Fax Number:	
E-mail Address:	btaylorUCIA@ucnj.org

AUTHORITY INTERNET WEBSITE CERTIFICATION

Authority's Web Address:	www.ucimprovementauthority.org

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

☑ A description of the Authority's mission and responsibilities.

☑ The budgets for the current fiscal year and immediately preceding two prior years.

☑ The most recent Annual Comprehensive Financial Report (Unaudited) or similar financial information
(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).

☑ The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.

☑ The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.

☑ Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.

☑ The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.

☑ The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.

☑ A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any renumeration of $17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

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

Name of Officer Certifying Compliance: Christopher Kolibas
Title of Officer Certifying Compliance: Chairperson
Signature: ckolibasUCIA@ucnj.org

2027 APPROVAL CERTIFICATION

Union County Improvement Authority

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2027 to December 31, 2027

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 Union County Improvement Authority, at an open public meeting held
pursuant to N.J.A.C. 5:31-2.3, on October 6, 2026.

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

Officer's Signature:	amojicaUCIA@ucnj.org
Name:	Andrea Mojica
Title:	Secretary
Address:	1075 Edward Street Linden, NJ 07036
Phone Number:	(908)527-4025
Fax Number:	
E-mail Address:	amojicaUCIA@ucnj.org

2027 AUTHORITY BUDGET RESOLUTION

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

WHEREAS, the Annual Budget for Union County Improvement Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027 has been presented before the governing body of the Union County Improvement Authority at its open public meeting of October 6, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of $37,832,781.05, Total Appropriations including any Accumulated Deficit, if any, of $37,832,781.05, and Total Unrestriced Net Position planned to be utilized as funding thereof, of $0.00; and

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

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Union County Improvement Authority, at an open public meeting held on October 6, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) Union County Improvement Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027, 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 Union County Improvement Authority will consider the Annual Budget and Capital Budget/Program for Adoption on November 04, 2026.

amojicaUCIA@ucnj.org
(Secretary's Signature)

October 6, 2026
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Christopher Kolibas	X			
Scott M. Huff	X			
Andrea Mojica				X
Steve Gary Hockaday	X			
David Barnett	X			
Jonathan Boguchwal	X			
Terri Hudak	X			
Ahmed Shehata	X			
Jenny Davis Toth	X			

2027 ADOPTION CERTIFICATION

Union County Improvement Authority

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2027 to December 31, 2027

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 Union County Improvement Authority, pursuant to N.J.A.C 5:31-2.3, on November 04, 2026.

Officer's Signature:	amojicaUCIA@ucnj.org		
Name:	Andrea Mojica		
Title:	Secretary		
Address:	1075 Edward Street Linden, NJ 07036		
Phone Number:	(908)527-4025	**Fax:**	
E-mail address:	amojicaUCIA@ucnj.org		

2027 ADOPTED BUDGET RESOLUTION

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the Union County Improvement Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027 has been presented for adoption before the governing body of the Union County Improvement Authority at its open public meeting of November 4, 2026; 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 $37,832,781.05, Total Appropriations, including any Accumulated Deficit, if any, of $37,832,781.05, 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 Unrestriced Net Position Utilized of $0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Union County Improvement Authority at an open public meeting held on November 4, 2026 that the Annual Budget and Capital Budget/Program of the Union County Improvement Authority for the fiscal year beginning January 01, 2027 and ending December 31, 2027 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.

amojicaUCIA@ucnj.org
(Secretary's Signature)

November 4, 2026
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Christopher Kolibas	X			
Scott M. Huff	X			
Andrea Mojica	X			
Steve Gary Hockaday	X			
David Barnett	X			
Jonathan Boguchwal	X			
Terri Hudak	X			
Ahmed Shehata				X
Jenny Davis Toth	X			

2027 AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION

2027 AUTHORITY BUDGET MESSAGE & ANALYSIS

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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 2027 proposed Annual Budget and make comparison to the Fiscal Year 2026 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.

The overall budget for the year 2027 is mostly unchanged from 2026 with the exception of items related to our Lease Payments, Aid from Park Madison Operations & Fringe Benefits (explained further on N-3); however, the Improvement Authority restructured its operations to achieve economy & efficiency in 2021. The restructuring continues to achieve long term savings. Existing staff costs (Day-to-day management & IT support are paid by the County as Aid to the Authority); thereby reducing SW and fringe costs to the Authority. Gerry Green operations has an increase in annual maintenance which is offset by an increase in Rental/CAM revenue. Renewable Energy receipts continue to increase, however maintenance of the equipment is ongoing.

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

The local economy has no impact on this budget.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual and Capital 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.

No net position will be utilized in the current year's budget.

2027 AUTHORITY BUDGET MESSAGE & ANALYSIS

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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

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

Not applicable.

5. The proposed budget must not reflect an anticipated deficit from 2026 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. The deficit shown in the audit is attributed to depreciation expenses.

(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?

2027 AUTHORITY BUDGET MESSAGE & ANALYSIS

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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**".

Rates Are Staying The Same

AUTHORITY CONTACT INFORMATION
FISCAL YEAR 2027

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

Name of Authority:	**Union County Improvement Authority**			
Federal ID Number:	**22-2815346**			
Address:	1075 Edward Street			
City, State, Zip:	Linden		NJ	07036
Phone: (ext.)	908-527-4025	*Fax:*		

Preparer's Name:	Dr. Bibi Taylor			
Preparer's Address:	1075 Edward Street			
City, State, Zip:	Linden		NJ	07036
Phone: (ext.)	908-527-4025	*Fax:*		
E-mail:	btaylorUCIA@ucnj.org			

Chief Executive Officer*	Dr. Bibi Taylor		
***Or person who performs these functions under another title.**			
Phone: (ext.)	908-527-4025	*Fax:*	
E-mail:	btaylorUCIA@ucnj.org		

Chief Financial Officer*	Dr. Bibi Taylor		
***Or person who performs these functions under another title.**			
Phone: (ext.)	908-527-4025	*Fax:*	
E-mail:	btaylorUCIA@ucnj.org		

Name of Auditor:	Steven D. Wielkotz			
Name of Firm:	Wielkotz & Company			
Address:	401 Wanaque Avenue			
City, State, Zip:	Pompton Lakes		NJ	07442
Phone: (ext.)	973-835-7900	*Fax:*		
E-mail:	sdw@w-cpa.com			

AUTHORITY INFORMATIONAL QUESTIONNAIRE

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement: 0

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

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

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)

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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)

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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)

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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

#1 - Revenue(F-2):

No variances +/- 10% from the 2026 Adopted Budget.

#1 - Appropriations(F-4):

No variances +/- 10% from the 2026 Adopted Budget.

#9 - Compensation is based upon the scope of responsibilities and comparable salaries of staff working for the County of Union.

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

Union County Improvement Authority

FISCAL YEAR: January 01, 2027 to December 31, 2027

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 of 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 exchance for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as perosnal 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 prperty. 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-NEC, box 1, for the most recent calendar year ended 60 days before the start of the proposed budget year.

Union County Improvement Authority
For the Period January 01, 2027 to December 31, 2027

	Name	Title	Average Hours per Week Dedicated to Position	Position: Commissioner	Position: Officer	Position: Key Employee	Position: Highest Compensated	Position: Former	Reportable Compensation from Authority (W-2/ 1099): Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
1	Bibi Taylor	Executive Director				X							$ -
2	Vacant	Confidential Assistant	35						$ 75,000.00			$ 49,259.00	$ 124,259.00
3													$ -
4	Christopher Kolibas	Chairperson		X	X				$ -	$ -	$ -	$ -	$ -
5	Scott M. Huff	Vice Chairperson		X	X				$ -	$ -	$ -	$ -	$ -
6	Andrea Mojica	Secretary		X	X				$ -	$ -	$ -	$ -	$ -
7	Steve Gary Hockaday	Treasurer		X	X				$ -	$ -	$ -	$ -	$ -
8	David Barnett	Commissioner		X					$ -	$ -	$ -	$ -	$ -
9	Jonathan Boguchwal	Commissioner		X					$ -	$ -	$ -	$ -	$ -
10	Terri Hudak	Commissioner		X					$ -	$ -	$ -	$ -	$ -
11	Ahmed Shehata	Commissioner		X					$ -	$ -	$ -	$ -	$ -
12	Jenny Davis Toth	Commissioner		X					$ -	$ -	$ -	$ -	$ -
13													$ -
14													$ -
15													$ -
16													$ -
17													$ -
18													$ -
19													$ -
20													$ -
21													$ -
22													$ -
23													$ -
24													$ -
25													$ -
26													$ -
27													$ -
28													$ -
29													$ -
30													$ -
31													$ -
32													$ -
33													$ -
34													$ -
35													$ -
	Total:								$ 75,000.00	$ -	$ -	$ 49,259.00	$ 124,259.00

Schedule of Health Benefits - Detailed Cost Analysis

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

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)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal			-			-	-	
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal			-			-	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal			-			-	-	
GRAND TOTAL	-		-	-		-	-	

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

Union County Improvement Authority
ACCUMULATED ABSENCE LIABILITY

If no accumulated absences, check this box: ☐

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Title, Do Not List Names)	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
TOTALS (THIS PAGE ONLY)	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00			

Union County Improvement Authority
ACCUMULATED ABSENCE LIABILITY

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Title, Do Not List Names)	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
TOTALS (THIS PAGE ONLY)	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00			

Union County Improvement Authority
ACCUMULATED ABSENCE LIABILITY

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Title, Do Not List Names)	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
TOTALS (THIS PAGE ONLY)	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00			

Union County Improvement Authority
ACCUMULATED ABSENCE LIABILITY

Bargaining Unit or Non-Union Position Eligible for Benefit (List Non-Union Employees by Title, Do Not List Names)	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
TOTALS (ALL PAGES)	-	$0.00	-	$0.00	-	$0.00	-	$0.00	-	$0.00			

Total Funds Reserved per Most Recently Completed Audit:		Total Employees subject to accumulated absence restrictions of P.L. 2007, c. 92:	
Total Funds Appropriated in Current Budget:		Total Employees subject to accumulated absence restrictions of P.L. 2010, c. 3:	

Schedule of Shared Service Agreements

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

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
County of Union	Union County Improvement Authority	Personnel Support - Stipends for Exec Director Day to Day Mgmt & IT support	NJSA 40:37A-76 Aid to the Authority	1/1/2022	NA	Not to Exceed $150,000
Union County Improvement Authority	County of Union	Implementation of various park projects.	Resolution 46-2023	6/1/2023	18 months or until projects are completed	Not to Exceed $250,000
Union County Improvement Authority	Union College of Union County New Jersey	Project manager services for renovation & expansion of physical education facility on the Cranford Campus.	Resolution 47-2022	9/21/2022	5 years or until project is completed	Not to Exceed $200,000
Union County Improvement Authority	Borough of New Providence	Project manager services for renovation & expansion of the New Providence Public Safety Building.	Resolution 35-2026	3/3/2026	18 months or until project is completed	Not to Exceed $200,000
County of Union	Union County Improvement Authority	Print Shop Services	Resolution 77-2026	4/1/2026	3/31/2031	Pricing is determined per print job

Schedule of Shared Service Agreements (Cont.)

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

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

FISCAL YEAR 2027 AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION

SUMMARY

Union County Improvement Authority
For the Period: January 01, 2027 to December 31, 2027

	FY 2027 Proposed Budget							***FY 2026 Adopted Budget***	*$ Increase (Decrease) Proposed vs. Adopted*	*% Increase (Decrease) Proposed vs. Adopted*
	Financing	**Operation #2**	**Operation #3**	**Operation #4**	**Operation #5**	**Operation #6**	**Total All Operations**	**Total All Operations**	**All Operations**	**All Operations**
REVENUES										
Total Operating Revenues	$ 37,800,281	$ -	$ -	$ -	$ -	$ -	$ 37,800,281	$ 39,956,277	$ (2,155,996)	-5.4%
Total Non-Operating Revenues	32,500	-	-	-	-	-	32,500	32,500	-	
Total Anticipated Revenues	37,832,781	-	-	-	-	-	37,832,781	39,988,777	(2,155,996)	-5.4%
APPROPRIATIONS										
Total Administration	850,759	-	-	-	-	-	850,759	848,263	2,496	0.3%
Total Cost of Providing Services	2,304,464	-	-	-	-	-	2,304,464	2,309,278	(4,814)	-0.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	17,791,002	-	-	-	-	-	17,791,002	19,220,778	(1,429,776)	-7.4%
Total Operating Appropriations	20,946,225	-	-	-	-	-	20,946,225	22,378,319	(1,432,094)	-6.4%
Total Interest Payments on Debt	16,886,556	-	-	-	-	-	16,886,556	17,610,458	(723,902)	-4.1%
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	-	-	#DIV/0!
Total Non-Operating Appropriations	16,886,556	-	-	-	-	-	16,886,556	17,610,458	(723,902)	-4.1%
Accumulated Deficit	-	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	37,832,781	-	-	-	-	-	37,832,781	39,988,777	(2,155,996)	-5.4%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	-	#DIV/0!
Net Total Appropriations	37,832,781	-	-	-	-	-	37,832,781	39,988,777	(2,155,996)	-5.4%
ANTICIPATED SURPLUS (DEFICIT)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	#DIV/0!

Revenue Schedule

Union County Improvement Authority
For the Period: January 01, 2027 to December 31, 2027

	FY 2027 Proposed Budget							***FY 2026 Adopted Budget***	*$ Increase (Decrease) Proposed vs. Adopted*	*% Increase (Decrease) Proposed vs. Adopted*
	Financing	**Operation #2**	**Operation #3**	**Operation #4**	**Operation #5**	**Operation #6**	**Total All Operations**	**Total All Operations**	**All Operations**	**All Operations**
OPERATING REVENUES										
Service Charges										
Residential							$ -	$ -	$ -	#DIV/0!
Business/Commercial							-	-	-	#DIV/0!
Industrial							-	-	-	#DIV/0!
Intergovernmental							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Service Charges	-	-	-	-	-	-	-	-	-	#DIV/0!
Connection Fees										
Residential							-	-	-	#DIV/0!
Business/Commercial							-	-	-	#DIV/0!
Industrial							-	-	-	#DIV/0!
Intergovernmental							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Connection Fees	-	-	-	-	-	-	-	-	-	#DIV/0!
Parking Fees										
Meters							-	-	-	#DIV/0!
Permits							-	-	-	#DIV/0!
Fines/Penalties							-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Parking Fees	-	-	-	-	-	-	-	-	-	#DIV/0!
Other Operating Revenues (List)										
Administrative and Management Fees	375,879						375,879	389,433	(13,554)	-3.5%
Issuance Fees	50,000						50,000	50,000	-	0.0%
Lease Payments - Current Principal	17,791,002						17,791,002	19,220,778	(1,429,776)	-7.4%
Lease Payments - Current Interest	16,886,556						16,886,556	17,610,458	(723,902)	-4.1%
Rents - Park Madison Rents	2,304,464						2,304,464	2,259,278	45,186	2.0%
Rents - Ground Lease Income	12,000						12,000	12,000	-	0.0%
Aid to UCIA - Excess Park Madison							-	-	-	#DIV/0!
Operation	380,380						380,380	414,330	(33,950)	-8.2%
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
Total Other Revenue	37,800,281	-	-	-	-	-	37,800,281	39,956,277	(2,155,996)	-5.4%
Total Operating Revenues	37,800,281	-	-	-	-	-	37,800,281	39,956,277	(2,155,996)	-5.4%
NON-OPERATING REVENUES										
Other Non-Operating Revenues (List)										
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
Total Other Non-Operating Revenue	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest on Investments & Deposits (List)										
Interest Earned	25,000						25,000	25,000	-	0.0%
Penalties							-	-	-	#DIV/0!
Other	7,500						7,500	7,500	-	0.0%
Total Interest	32,500	-	-	-	-	-	32,500	32,500	-	0.0%
Total Non-Operating Revenues	32,500	-	-	-	-	-	32,500	32,500	-	0.0%
TOTAL ANTICIPATED REVENUES	$ 37,832,781	$ -	$ -	$ -	$ -	$ -	$ 37,832,781	$ 39,988,777	$ (2,155,996)	-5.4%

Prior Year Adopted Revenue Schedule

Union County Improvement Authority

	FY 2026 Adopted Budget						
	Financing	**Operation #2**	**Operation #3**	**Operation #4**	**Operation #5**	**Operation #6**	**Total All Operations**
OPERATING REVENUES							
Service Charges							
Residential							$ -
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Service Charges	-	-	-	-	-	-	-
Connection Fees							
Residential							-
Business/Commercial							-
Industrial							-
Intergovernmental							-
Other							-
Total Connection Fees	-	-	-	-	-	-	-
Parking Fees							
Meters							-
Permits							-
Fines/Penalties							-
Other							-
Total Parking Fees	-	-	-	-	-	-	-
Other Operating Revenues (List)							
Administrative and Management Fees	389,433						389,433
Issuance Fees	50,000						50,000
Lease Payments - Current Principal	19,220,778						19,220,778
Lease Payments - Current Interest	17,610,458						17,610,458
Rents - Park Madison Rents	2,259,278						2,259,278
Rents - Ground Lease Income	12,000						12,000
Aid to UCIA - Excess Park Madison							-
Operation	414,330						414,330
							-
							-
							-
Total Other Revenue	39,956,277	-	-	-	-	-	39,956,277
Total Operating Revenues	39,956,277	-	-	-	-	-	39,956,277
NON-OPERATING REVENUES							
Other Non-Operating Revenues (List)							
							-
							-
							-
							-
							-
							-
Other Non-Operating Revenues	-	-	-	-	-	-	-
Interest on Investments & Deposits							
Interest Earned	25,000						25,000
Penalties							-
Other	7,500						7,500
Total Interest	32,500	-	-	-	-	-	32,500
Total Non-Operating Revenues	32,500	-	-	-	-	-	32,500
TOTAL ANTICIPATED REVENUES	$ 39,988,777	$ -	$ -	$ -	$ -	$ -	$ 39,988,777

Appropriations Schedule

Union County Improvement Authority
For the Period: January 01, 2027 to December 31, 2027

	FY 2027 Proposed Budget							***FY 2026 Adopted Budget***	*$ Increase (Decrease) Proposed vs. Adopted*	*% Increase (Decrease) Proposed vs. Adopted*
	Financing	**Operation #2**	**Operation #3**	**Operation #4**	**Operation #5**	**Operation #6**	**Total All Operations**	**Total All Operations**	**All Operations**	**All Operations**
OPERATING APPROPRIATIONS										
Administration - Personnel										
Salary & Wages	$ 75,000						$ 75,000	$ 75,000	$ -	0.0%
Fringe Benefits	49,259						49,259	46,763	2,496	5.3%
Total Administration - Personnel	124,259	-	-	-	-	-	124,259	121,763	2,496	2.0%
Administration - Other (List)										
Professional Fees	500,000						500,000	500,000	-	0.0%
Office Expenses	50,000						50,000	50,000	-	0.0%
Insurance	150,000						150,000	150,000	-	0.0%
							-	-	-	#DIV/0!
Miscellaneous Administration*	26,500						26,500	26,500	-	0.0%
Total Administration - Other	726,500	-	-	-	-	-	726,500	726,500	-	0.0%
Total Administration	850,759	-	-	-	-	-	850,759	848,263	2,496	0.3%
Cost of Providing Services - Personnel										
Salary & Wages							-	-	-	#DIV/0!
Fringe Benefits							-	-	-	#DIV/0!
Total COPS - Personnel	-	-	-	-	-	-	-	-	-	#DIV/0!
Cost of Providing Services - Other (List)										
Rents & Common Area Costs	2,304,464						2,304,464	2,259,278	45,186	2.0%
							-	50,000	(50,000)	-100.0%
							-	-	-	#DIV/0!
							-	-	-	#DIV/0!
Miscellaneous COPS*							-	-	-	#DIV/0!
Total COPS - Other	2,304,464	-	-	-	-	-	2,304,464	2,309,278	(4,814)	-0.2%
Total Cost of Providing Services	2,304,464	-	-	-	-	-	2,304,464	2,309,278	(4,814)	-0.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	17,791,002	-	-	-	-	-	17,791,002	19,220,778	(1,429,776)	-7.4%
Total Operating Appropriations	20,946,225	-	-	-	-	-	20,946,225	22,378,319	(1,432,094)	-6.4%
NON-OPERATING APPROPRIATIONS										
Total Interest Payments on Debt	16,886,556	-	-	-	-	-	16,886,556	17,610,458	(723,902)	-4.1%
Operations & Maintenance Reserve							-	-	-	#DIV/0!
Renewal & Replacement Reserve							-	-	-	#DIV/0!
Municipality/County Appropriation							-	-	-	#DIV/0!
Other Reserves							-	-	-	#DIV/0!
Total Non-Operating Appropriations	16,886,556	-	-	-	-	-	16,886,556	17,610,458	(723,902)	-4.1%
TOTAL APPROPRIATIONS	37,832,781	-	-	-	-	-	37,832,781	39,988,777	(2,155,996)	-5.4%
ACCUMULATED DEFICIT							-	-	-	#DIV/0!
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	37,832,781	-	-	-	-	-	37,832,781	39,988,777	(2,155,996)	-5.4%
UNRESTRICTED NET POSITION UTILIZED										
Municipality/County Appropriation	-	-	-	-	-	-	-	-	-	#DIV/0!
Other							-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	$ 37,832,781	$ -	$ -	$ -	$ -	$ -	$ 37,832,781	$ 39,988,777	$ (2,155,996)	-5.4%

* 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	$ 1,047,311.25	$ -	$ -	$ -	$ -	$ -	$ 1,047,311.25			

AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

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

Line Item:	*Financing*	*Operation #2*	*Operation #3*	*Operation #4*	*Operation #5*	*Operation #6*

AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

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

Line Item:	*Financing*	*Operation #2*	*Operation #3*	*Operation #4*	*Operation #5*	*Operation #6*

AUTHORITY PROPOSED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

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

Line Item:	*Financing*	*Operation #2*	*Operation #3*	*Operation #4*	*Operation #5*	*Operation #6*

Prior Year Adopted Appropriations Schedule

Union County Improvement Authority

	FY 2026 Adopted Budget						
	Financing	**Operation #2**	**Operation #3**	**Operation #4**	**Operation #5**	**Operation #6**	**Total All Operations**
OPERATING APPROPRIATIONS							
Administration - Personnel							
Salary & Wages	$ 75,000						$ 75,000
Fringe Benefits	46,763						46,763
Total Administration - Personnel	121,763	-	-	-	-	-	121,763
Administration - Other (List)							
Professional Fees	500,000						500,000
Office Expenses	50,000						50,000
Insurance	150,000						150,000
							-
Miscellaneous Administration*	26,500						26,500
Total Administration - Other	726,500	-	-	-	-	-	726,500
Total Administration	848,263	-	-	-	-	-	848,263
Cost of Providing Services - Personnel							
Salary & Wages							-
Fringe Benefits							-
Total COPS - Personnel	-	-	-	-	-	-	-
Cost of Providing Services - Other (List)							
Rents & Common Area Costs	2,259,278						2,259,278
Prior Year Bill - County of Union	50,000						50,000
							-
							-
Miscellaneous COPS*							-
Total COPS - Other	2,309,278	-	-	-	-	-	2,309,278
Total Cost of Providing Services	2,309,278	-	-	-	-	-	2,309,278
Total Principal Payments on Debt Service in Lieu of Depreciation	19,220,778	-	-	-	-	-	19,220,778
Total Operating Appropriations	22,378,319	-	-	-	-	-	22,378,319
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	17,610,458	-	-	-	-	-	17,610,458
Operations & Maintenance Reserve							-
Renewal & Replacement Reserve							-
Municipality/County Appropriation							-
Other Reserves							-
Total Non-Operating Appropriations	17,610,458	-	-	-	-	-	17,610,458
TOTAL APPROPRIATIONS	39,988,777	-	-	-	-	-	39,988,777
ACCUMULATED DEFICIT							-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	39,988,777	-	-	-	-	-	39,988,777
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	-
Other							-
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-
TOTAL NET APPROPRIATIONS	$ 39,988,777	$ -	$ -	$ -	$ -	$ -	$ 39,988,777

* 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	$ 1,118,915.95	$ -	$ -	$ -	$ -	$ -	$ 1,118,915.95

AUTHORITY PRIOR YEAR ADOPTED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Union County Improvement Authority

FY 2026 Adopted Budget

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

Line Item:	*Financing*	*Operation #2*	*Operation #3*	*Operation #4*	*Operation #5*	*Operation #6*

AUTHORITY PRIOR YEAR ADOPTED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Union County Improvement Authority

FY 2026 Adopted Budget

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

Line Item:	*Financing*	*Operation #2*	*Operation #3*	*Operation #4*	*Operation #5*	*Operation #6*

AUTHORITY PRIOR YEAR ADOPTED APPROPRIATIONS
APPROPRIATION DETAIL PAGE

Union County Improvement Authority

FY 2026 Adopted Budget

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

Line Item:	*Financing*	*Operation #2*	*Operation #3*	*Operation #4*	*Operation #5*	*Operation #6*

Debt Service Schedule - Principal

Union County Improvement Authority

If Authority has no debt, check this box: ☐

	Date of Local Finance Board Approval	*Fiscal Year Ending in* FY 2026 (Adopted Budget)	FY 2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	Total Principal Outstanding
Financing										
See Attached		$ 19,220,778	$ 17,791,002	$ 17,135,732	$ 16,120,654	$ 17,191,160	$ 17,802,936	$ 18,721,668	$ 322,008,310	$ 426,771,462
										-
										-
										-
Total Principal		19,220,778	17,791,002	17,135,732	16,120,654	17,191,160	17,802,936	18,721,668	322,008,310	426,771,462
Operation #2										
										-
										-
										-
										-
Total Principal		-	-	-	-	-	-	-	-	-
Operation #3										
										-
										-
										-
										-
Total Principal		-	-	-	-	-	-	-	-	-
Operation #4										
										-
										-
										-
										-
Total Principal		-	-	-	-	-	-	-	-	-
Operation #5										
										-
										-
										-
										-
Total Principal		-	-	-	-	-	-	-	-	-
Operation #6										
										-
										-
										-
										-
Total Principal		-	-	-	-	-	-	-	-	-
TOTAL PRINCIPAL ALL OPERATIONS		$ 19,220,778	$ 17,791,002	$ 17,135,732	$ 16,120,654	$ 17,191,160	$ 17,802,936	$ 18,721,668	$ 322,008,310	$ 426,771,462

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

	Moody's	***Fitch***	***Standard & Poors***
Bond Rating	AAA		
Year of Last Rating	2024		

Debt Service Schedule - Principal (Detail Page)

Union County Improvement Authority

	Date of Local Finance Board Approval	*Fiscal Year Ending in* FY 2026 (Adopted Budget)	FY 2027 (Proposed Budget)	2028	2029	2030	2031	2032	Thereafter	Total Principal Outstanding
										$ -
										$ -
										$ -
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										$ -
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										$ -
TOTAL PRINCIPAL ALL OPERATIONS		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Debt Service Schedule - Interest

Union County Improvement Authority

If Authority has no debt, check this box: ☐

	Fiscal Year Ending in								
	FY 2026 (Adopted Budget)	**FY 2027 (Proposed Budget)**	**2028**	**2029**	**2030**	**2031**	**2032**	**Thereafter**	**Total Interest Payments Outstanding**
Financing									
See Attached	$ 17,610,458	$ 16,886,556	$ 16,199,740	$ 15,564,454	$ 14,936,632	$ 14,265,007	$ 13,557,493	$ 104,293,145	$ 195,703,026
									-
									-
									-
Total Interest Payments	17,610,458	16,886,556	16,199,740	15,564,454	14,936,632	14,265,007	13,557,493	104,293,145	195,703,026
Operation #2									
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									-
Total Interest Payments	-	-	-	-	-	-	-	-	-
Operation #3									
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									-
Total Interest Payments	-	-	-	-	-	-	-	-	-
Operation #4									
									-
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									-
Total Interest Payments	-	-	-	-	-	-	-	-	-
Operation #5									
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Total Interest Payments	-	-	-	-	-	-	-	-	-
Operation #6									
									-
									-
									-
									-
Total Interest Payments	-	-	-	-	-	-	-	-	-
TOTAL INTEREST ALL OPERATIONS	$ 17,610,458	$ 16,886,556	$ 16,199,740	$ 15,564,454	$ 14,936,632	$ 14,265,007	$ 13,557,493	$ 104,293,145	$ 195,703,026

Debt Service Schedule - Interest (Detail Page)

Union County Improvement Authority

	Fiscal Year Ending in								
	FY 2026 (Adopted Budget)	**FY 2027 (Proposed Budget)**	**2028**	**2029**	**2030**	**2031**	**2032**	**Thereafter**	**Total Interest Payments Outstanding**
									$ -
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TOTAL INTEREST ALL OPERATIONS	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

		2027 Budget	
Lease Payments: UCIA Current Principal			
1998A Linden Airport	**3/1**	**1,255,000.00**	
2004 Linden Wood Ave. Redevelopment	**3/1**	**155,000.00**	
2013A Park Madison	**3/1**	**1,605,000.00**	
2013A Cranford Facility	**12/1**	**115,000.00**	
2013B Cranford Facility	**12/1**	**745,000.00**	
2015 Juvenile Detention	**5/1**	**1,355,000.00**	
2015A Oakwood Plaza	**12/1**		**No Principal**
2015B Oakwood Plaza	**12/1**	**3,376,002.00**	
2016 Linden Omnibus	**11/1**	**2,025,000.00**	
2017 Family Court	**5/1**	**275,000.00**	
2018 Oakwood Plaza	**12/1**	**760,000.00**	
2019 Solid Waste Disposal Aries Linden	**12/1**	**1,565,000.00**	
2021 Family Courthouse Refunding 5/1	**5/1**	**2,120,000.00**	
2021 Aries Bonds	**12/1**	**405,000.00**	
2023 Aries Bonds	**12/1**	**0.00**	
2023 Roselle Library	**5/1**	**210,000.00**	
2024 UC Government Complex	**4/1**	**1,825,000.00**	
2024 Aries Bonds	**12/1**	**0.00**	
Total Current Principal (Lease Payments)		**17,791,002.00**	
Lease Payments: UCIA Current Interest			
1998A Linden Airport	**3/1 & 9/1**	**97,375.00**	
2004 Linden Wood Ave. Redevelopment	**3/1 & 9/1**	**87,763.25**	
2013A Park Madison	**3/1 & 9/1**	**725,625.00**	
2013A Cranford Facility	**6/1 & 12/1**	**123,562.50**	
2013B Cranford Facility	**6/1 & 12/1**	**58,937.50**	
2015 Juvenile Detention	**5/1 & 11/1**	**719,262.50**	
2015A Oakwood Plaza	**6/1 & 12/1**	**21,000.00**	
2015B Oakwood Plaza	**6/1 & 12/1**	**175,224.00**	
2016 Linden Omnibus	**5/1 & 11/1**	**129,000.00**	
2017 Family Court	**5/1 & 11/1**	**193,250.00**	
2018 Oakwood Plaza	**6/1 & 12/1**	**883,887.50**	
2019 Solid Waste Disposal Aries Linden	**6/1 & 12/1**	**2,908,237.50**	
2021 Family Courthouse Refunding 5/1	**5/1 & 11/1**	**991,731.30**	
2021 Aries Bonds	**6/1 & 12/1**	**928,412.50**	
2023 Aries Bonds	**6/1 & 12/1**	**1,062,500.00**	
2023 Roselle Library	**5/1 & 11/1**	**271,250.00**	
2024 UC Government Complex	**4/1 & 10/1**	**4,822,037.50**	
2024 Aries Bonds	**6/1 & 12/1**	**2,687,500.00**	
Total Current Interest (Lease Payments)		**16,886,556.05**	
Total all P&I Payments		**34,677,558.05**	

Net Position Reconciliation

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

	FY 2027 Proposed Budget						
	Financing	**Operation #2**	**Operation #3**	**Operation #4**	**Operation #5**	**Operation #6**	**Total All Operations**
TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)	$ (5,750,809)						$ (5,750,809)
Less: Invested in Capital Assets, Net of Related Debt (1)	(17,122,945)						(17,122,945)
Less: Restricted for Debt Service Reserve (1)	1,762,963						1,762,963
Less: Other Restricted Net Position (1)							-
Total Unrestricted Net Position (1)	9,609,173	-	-	-	-	-	9,609,173
Less: Designated for Non-Operating Improvements & Repairs							-
Less: Designated for Rate Stabilization							-
Less: Other Designated by Resolution							-
Plus: Accrued Unfunded Pension Liability (1)	-						-
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)							-
Plus: Estimated Income (Loss) on Current Year Operations (2)	350,000						350,000
Plus: Other Adjustments (attach schedule)							-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	9,959,173	-	-	-	-	-	9,959,173
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR							
Last issued Audit Report (4)	$ 9,959,173	$ -	$ -	$ -	$ -	$ -	$ 9,959,173

(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	$ 1,047,311	$ -	$ -	$ -	$ -	$ -	$ 1,047,311

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

FISCAL YEAR 2027

Union County Improvement Authority

(Authority Name)

2027 AUTHORITY CAPITAL BUDGET/PROGRAM

2027 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Union County Improvement Authority

(Authority Name)

Fiscal Year: January 01, 2027 to December 31, 2027

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 Union County Improvement Authority, on October 06, 2026.

☑ It is hereby certified that the governing body of the Union County Improvement Authority 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 Union County Improvement for the following reason(s):

Officer's Signature:	btaylorUCIA@ucnj.org
Name:	Dr. Bibi Taylor
Title:	Executive Director
Address:	1075 Edward Street Linden, NJ 07036
Phone Number:	(908)527-4025
Fax Number:	
E-mail Address:	btaylorUCIA@ucnj.org

2027 CAPITAL BUDGET/PROGRAM MESSAGE

Union County Improvement Authority

Fiscal Year: January 01, 2027 to December 31, 2027

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

Union County Improvement Authority
For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Funding Sources* Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Financing						
	$ -					
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Total	$ -	$ -	$ -	$ -	$ -	$ -
Operation #2						
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Total	$ -	$ -	$ -	$ -	$ -	$ -
Operation #3						
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Total	$ -	$ -	$ -	$ -	$ -	$ -
Operation #4						
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Operation #5						
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Operation #6						
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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

Union County Improvement Authority
For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Funding Sources* Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
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Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Funding Sources*				
		Unrestricted Net Position Utilized	**Renewal & Replacement Reserve**	**Debt Authorization**	**Capital Grants**	**Other Sources**
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Proposed Capital Budget

Union County Improvement Authority
For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Funding Sources* Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
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5 Year Capital Improvement Plan

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

			Fiscal Year Ending in				
	Estimated Total Cost	**FY 2027 (Proposed Budget)**	**2028**	**2029**	**2030**	**2031**	**2032**
Financing							
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Operation #2							
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Operation #3							
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Operation #4							
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Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operation #5							
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Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Operation #6							
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Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

5 Year Capital Improvement Plan

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Fiscal Year Ending in* FY 2027 (Proposed Budget)	2028	2029	2030	2031	2032
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5 Year Capital Improvement Plan

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Fiscal Year Ending in* FY 2027 (Proposed Budget)	2028	2029	2030	2031	2032
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5 Year Capital Improvement Plan

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Fiscal Year Ending in* FY 2027 (Proposed Budget)	2028	2029	2030	2031	2032
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5 Year Capital Improvement Plan Funding Sources

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

		Funding Sources				
	Estimated Total Cost	**Unrestricted Net Position Utilized**	**Renewal & Replacement Reserve**	**Debt Authorization**	**Capital Grants**	**Other Sources**
Financing						
	$ -					
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Operation #2						
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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

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

		Funding Sources				
	Estimated Total Cost	**Unrestricted Net Position Utilized**	**Renewal & Replacement Reserve**	**Debt Authorization**	**Capital Grants**	**Other Sources**
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5 Year Capital Improvement Plan Funding Sources

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

		Funding Sources				
	Estimated Total Cost	**Unrestricted Net Position Utilized**	**Renewal & Replacement Reserve**	**Debt Authorization**	**Capital Grants**	**Other Sources**
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5 Year Capital Improvement Plan Funding Sources

Union County Improvement Authority

For the Period: January 01, 2027 to December 31, 2027

	Estimated Total Cost	*Funding Sources*				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
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Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11

Contracting Unit: **Union County Improvement Authority** Year Ending: **December 31, 2025**

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.

N/A

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

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

10/6/2026
Date

amojicaUCIA@ucnj.org
Clerk/Secretary to the Governing Body

Appendix to Budget Document