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**New Jersey Schools  
Development Authority**

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**Annual Report  
2021**



# About the Annual Report

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The 2021 Annual Report on the operations of the New Jersey Schools Development Authority (SDA) is presented pursuant to the provisions of Executive Order No. 37 (Corzine), issued on September 26, 2006. The report provides a comprehensive overview of the SDA's operations, highlighting significant actions taken in 2021.

The SDA operates under the Educational Facilities Construction and Financing Act (EFCFA) of 2000 and subsequent August 2007 legislative amendments.

For more information, please refer to the SDA website at [www.njsda.gov](http://www.njsda.gov) or the most recent Biannual Report on the School Construction Program at:

[https://www.njsda.gov/Content/public/Biannual\\_Report/2021\\_2.PDF](https://www.njsda.gov/Content/public/Biannual_Report/2021_2.PDF)

## Mission Statement

Our mission is to deliver high-quality educational facilities that best meet the needs of the students of the State of New Jersey. We promote fiscal responsibility in the management of taxpayers' resources, while providing efficiently designed facilities that enhance the academic environment.

## SDA Executive Staff

**Manuel M. Da Silva**  
Chief Executive Officer

**Donald R. Guarriello**  
Vice President and Chief Financial Officer

**Jane F. Kelly**  
Vice President – Corporate Governance and Legal Affairs

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*Commissioner, New Jersey Department of Community Affairs*

Tim Sullivan

*Chief Executive Officer, New Jersey Economic Development Authority*

Elizabeth Maher Muoio

*State Treasurer, New Jersey Department of the Treasury*

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# Message From the CEO

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The New Jersey Schools Development Authority program has grown and evolved over the years into an organization that successfully addresses the educational facility needs that exist throughout New Jersey. The Authority has the ability to pivot when necessary to advance new initiatives and respond to unpredictable circumstances such as the pandemic and supply chain issues that impact the schools construction program.

This past fall, we delivered two new schools and two major additions. The new schools were the Camden High School Campus and the Joseph A. Taub School in Paterson. The major additions were at the Millville Senior High School and Orange High School. With these projects, SDA delivered approximately 3,600 new student seats and more than 583,000 square feet of new construction to students in both northern and southern New Jersey.

The SDA's ongoing Capital projects exemplify our track record of excellence. In fact, the SDA recently completed the Passaic Dayton Avenue Educational Campus months ahead of schedule. This project is a facility that incorporates four different schools in one unified structure. The SDA also has another six capital projects currently in construction. Combined, these schools will provide 7,800 new seats and 1.1 million square-feet of new construction to aid in student learning.

Capital projects in SDA Districts represent a large portion of the work we undertake but it is important to highlight the other programs championed by the Authority. In 2021, the SDA added eight new emergent projects to its portfolio after their transmittal from the New Jersey Department of Education (DOE). The Authority's Regular Operating District (ROD) Grant staff continued to close-out grants as Districts submitted required paperwork. This year also saw the continuation of our multi-step initiative to evaluate and address the potential presence of mercury in flooring in previously delivered school facilities throughout the State, in partnership with the New Jersey Department of Health (DOH). For these programs, we partnered closely with our sister state agencies to quickly and efficiently address these needs once identified.

The construction industry continued to manage the effects of the pandemic throughout the year, including nationwide supply-chain shortages that have plagued the industry as a whole.

Despite the challenges, SDA and our construction partners continued to move forward with our work, looking for creative ways to re-sequence activities when necessary and where appropriate. The continuation of SDA's work served as an economic driver for New Jersey's construction workforce.

The Legislature approved a \$275 million direct appropriation in the State's Fiscal Year 2022 Budget consisting of \$200 million facilitating the advancement of much needed school facilities projects included in the SDA's 2019 Statewide Strategic Plan. The remaining direct appropriation of \$75 million was in support of projects related to emergent and capital maintenance conditions in SDA and ROD Districts. We are gratified that the Governor has once again signaled his continued support of the SDA school construction program with the inclusion of \$425 million in the Fiscal Year 2023 Budget proposal as well. Of this, \$350 million would be a direct appropriation to the SDA to fund capital project work in the SDA Districts and \$75 million proposed to fund projects related to emergent and capital maintenance conditions in SDA and ROD Districts.

While much work remains to be done, to date the SDA has made significant progress to address school overcrowding while also providing safe and educationally adequate school facilities for thousands of students in grades pre-kindergarten through 12. The staff of the SDA looks forward to continuing to provide New Jersey's children with the facilities they deserve in order to achieve academic success.

SDA's Board of Directors, management and staff remain ready and committed to working with the Administration, the legislature, and our stakeholders to advance the SDA school construction program and the essential work that we do.



Manuel Da Silva  
Chief Executive Officer

# Project Accomplishments

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## SCHOOL COMPLETIONS

A new school year often brings with it excitement for learning new things, spending time with friends, and new experiences. When the SDA delivers and opens a new facility, the students, educators and community members are welcomed with spaces and resources that will enhance learning opportunities and creativity.

Although the SDA continued to deal with challenges presented by the COVID-19 pandemic in 2021, the Authority remained committed to advancing its ongoing school projects to provide New Jersey students with the educational facilities they deserve. In fact, in Fall 2021, SDA delivered two new facilities --the new Camden High School Campus and the new Joseph A. Taub School in Paterson, and two major additions-- at the Senior High School in Millville and the Orange High School.

The completed school projects represent a total state investment of more than \$436 million (inclusive of the overall costs for the phased Millville and Orange projects), delivering more than 583,000 square-feet of new construction and approximately 3,300 new student seats.

NJSDA Fall 2021 School Completions				
School District	School Name	Approx. New Seats	Delivery Type	Total Cost
Camden	Camden High Campus	1,200	New School	\$133.2 M
Millville	Millville Senior H.S. North Addition	468	Addition/ Renovation	\$137.5 M (overall project cost)
Orange	Orange High School Addition	576	Addition/ Renovation	\$51.9 M (overall project cost)
Paterson	Joseph A. Taub Middle School	1,100	New School	\$113.9 M

These new state-of-the-art facilities, delivered by SDA, are turned over to Districts fully furnished and with 1:1 student-device technology, an educational necessity now more than ever before. The technology SDA provides can include a combination of tablets, chromebooks,

desktops, and/or laptops as deemed appropriate within each school district's educational program. The student device technology the Authority provides proved essential when school districts were required to pivot to remote or hybrid learning environments throughout the school year.

### *Camden High Campus, Camden*

The opening of the 270,000 square-foot, \$133 million Camden High Campus delivered on SDA's commitment to provide Camden students with an innovative and modern school that will help them become college and career-ready. The school includes four Small Learning Communities - Brimm Medical Arts Academy, Creative Arts Academy, Big Picture Learning Academy, and Camden High Academy.

This project is a prime example of the partnership that exists between the SDA and the school district when a new school is developed and constructed. For this school, the SDA worked in close partnership with the school district to honor the former facility's rich history through a design that incorporates items preserved from the previous Castle on the Hill, including the archway that welcomes visitors to the new building. There was also extensive input from Camden students into the design and planned utilization of the facility. SDA's team especially enjoyed the opportunity to collaborate with Camden students through design charrettes that resulted in important feedback that was incorporated into the school's meditative garden.

*This new high school will give students like me the opportunity to appreciate the things coming out of Camden. While it isn't the original 'Castle on the Hill', I can promise the alumni that we will continue to walk in the memories that you built for us as we create our own memories on the 'Castle on the Hill'."*

*~ Camden High School Student*



Some of the unique spaces that are now utilized by Camden students include a black box theater, a dance studio, a forensic science lab, an entrepreneurial lab, a construction/technology lab, an outdoor amphitheater, an engineering/robotics lab, a textiles studio, art and science rooms and so much more.



### *Joseph A. Taub School, Paterson*



The new state-of-the-art school in Paterson, which opened to students in September 2021, will serve as a fitting legacy to Joseph A. Taub, who was born and raised in Paterson and dedicated himself to supporting Paterson’s youth. The innovative and inviting learning spaces that are now available to Taub Middle School students include general classrooms,

science labs, visual and performing arts spaces, recreational spaces, a computer lab, an aquaponics lab, and 1:1 technology.

The new Middle School is an approximately 163,000 square-foot facility designed to educate a maximum of 1,100 students in grades six to eight. The project included the purchase of the Paterson Catholic High School facility that was used for swing space and is expected to later serve as a permanent District facility to assist in alleviating remaining District-wide overcrowding.

In a press release from Paterson Public Schools, Joseph A. Taub Middle School seventh grade student Musammat Nekjabin said, “The opening of the new building has provided everyone with a sense of belonging, enjoyment, and a safe learning environment.”

### *North Addition to the Millville Senior High School, Millville*

In Fall 2021, the SDA delivered the second of three additions to the Millville Senior High School. The approximately 100,000 square-foot addition provided includes a gymnasium, locker rooms, a weight room, a fitness room, a dance studio, a ROTC Classroom, 5 general classrooms, eight science labs, five Small Group

*“There is so much excitement in the beginning of a new school year. The renovations to the Millville Senior High just add to that excitement and provide our students with a state-of-the-art learning environment. The Millville community appreciates all that the SDA has provided and will continue to provide our students.”*

*~Millville Superintendent, Tony Trongone*

Instructional (SGI) Rooms, chemistry labs, guidance offices, a health care lab, and a horticultural center.

When fully complete, the \$137.5 million Millville High School addition/renovation project will provide approximately 230,000 square-feet of additions and more than 55,000 square-feet of renovations that will increase student capacity to accommodate more than 2,000 students in grades nine through 12.

### **Addition to the Orange High School, Orange**

The SDA delivered a major addition to the Orange High School in Fall 2021. The approximately 50,000 square-foot addition includes a media center, an auxiliary gym, technology labs, a robotics lab, art studios, a drama classroom and general classrooms. This important addition provides additional capacity that will allow the District to discontinue its use of temporary classroom trailers located at the facility.



The excitement for the new space was palpable at the ceremonial ribbon cutting ceremony. The high energy celebration began with a rousing performance by the Orange High School Marching Band and ended with a tour of the new spaces including a large media center infused with natural light.

The SDA's project at Orange High School continues into 2022 with renovation work that will be completed prior to the next school year, as scheduled.

### **Major Capital Project Completed Months Early**

Construction of the new Dayton Avenue Educational Campus in Passaic City continued at a rapid pace. In fact, construction was completed months ahead of schedule and the building received a temporary certificate of occupancy in November 2021.

The new 448,000 square-foot educational campus will provide the Passaic School District with space to educate a maximum of approximately 3,000 students in Pre-Kindergarten to eighth grade. The campus includes four school facilities located in a unified structure with shared central facilities - The Abraham Lincoln School (Pre-K program), the Mahatma Gandhi Elementary School, the Ellen Ochoa Gifted and Talented Academy, and the Muhammad Ali School (Middle School Program).

Due to the need for the redistricting of students, the school will officially open to students in September 2022, but the District will employ a soft opening of the early childhood facility in January 2022.

## CAPITAL PROJECTS STARTING CONSTRUCTION

During 2021, the SDA celebrated the start of three projects with ceremonial groundbreakings – the new Perth Amboy High School, the new Plainfield Charles and Anna Booker School, and the renovation and addition to the Kearsburg Port Monmouth Road School.



The SDA and the Murphy Administration advanced the largest school facility project ever undertaken by the SDA this year – the new **Perth Amboy High School**. The project began with soil placement activities to ready the site for foundation work. Thereafter, the SDA was joined by Governor Phil Murphy, Senator Joseph Vitale, Assembly Speaker Craig Coughlin, Assemblywoman Yvonne Lopez, Mayor Helmin Caba, Superintendent Dr. David A. Roman,

and many other dignitaries to ceremonially break ground for the 576,000 square-foot, three-story facility.

This new school will significantly address the substantial capacity limitations experienced in the District by providing a maximum of 3,300 new seats for students in grades nine through twelve. In addition to general classrooms and science labs, the school will include specialized educational spaces such as an automotive lab, culinary arts lab, black box studio, dance studio, ROTC Classroom, world languages classroom, life skills lab, and a daycare center. The new school will also be equipped with 1:1 student technology.

In **Plainfield**, the SDA celebrated the start of the new **Charles and Anna Booker School**. Named for two Civil Rights icons, the school will serve as a lasting legacy, reminding generations of Plainfield students of the Bookers' activism and commitment to the education of Plainfield students.



The new, three-story facility of approximately 120,000 square-feet is designed to educate approximately 840 Kindergarten to fifth grade students. The new school will include 41 classrooms, an art room, a vocal/music room, an instrumental lesson room, a technology lab, a science demo room, a computer lab, a gymnasium, a cafeteria, a media center, and an outdoor playground and basketball court.



In **Keansburg**, the SDA broke ground on a School Facility of approximately 47,000 total square-feet designed to educate Pre-Kindergarten students. The **Port Monmouth Road School** includes renovation of approximately 18,930 square feet of the existing School Facility and construction of a single-story addition of approximately 27,500 square-feet. The new addition will include 13 Pre-Kindergarten classrooms, a food service area, nurse's area, support facilities and a connection to the existing facility. This expanded facility will serve generations of Keansburg's youngest learners and enable the District to discontinue use of temporary classroom units located on the school property.

## CAPITAL CONSTRUCTION PROJECTS PROGRESS STATEWIDE

In addition to the three school projects which broke ground in 2021, significant construction activities were ongoing on three major capital construction projects.

The SDA also had one project which entered design-build procurement at the end of 2021 – the new Grade 7 through Grade 9 School in Union City. The remaining project in the SDA’s Capital portfolio – the Hoboken Connors Elementary School – continued in scope development.

SDA Capital Projects in Construction (As of December 31, 2021)				
District	Project Name	Project Type	Total Estimated Project Costs	Max Student Capacity
Keansburg	Port Monmouth Rd. School	Addition/Renovation	\$28.4 M	315
Millville	Millville Senior H.S.	Addition/Renovation	\$137.5 M	2,384
Orange	Cleveland Street E.S.	Addition/Renovation	\$33.2 M	348
Orange	High School	Addition/Renovation	\$51.9 M	1,694
Plainfield	Charles and Anna Booker School	New Construction	\$59.4 M	840
Perth Amboy	High School	New Construction	\$283.8 M	3,300
<b>6 Schools in construction</b>			<b>\$594.2 M</b>	<b>8,881</b>

In **Orange**, the SDA continued with renovation work at the **Orange High School**. While the two-story addition to the school opened to students in September, work continued as scheduled to renovate the existing cafeteria and media center into a new, two-story cafeteria inclusive of an elevator. The project also includes an enclosed connector bridge between the Orange High School and the Orange Preparatory Academy. By the end of the year, construction of the connector bridge was 60 percent complete with anticipated completion in July 2022. Completion of the mechanical, electrical, and plumbing work on the cafeteria conversion was ongoing at the end of the year. In addition, construction of the elevator shaft was ongoing.



Work on the **Cleveland Street Elementary School** project in **Orange** continued throughout 2021. The Cleveland Street Elementary School project includes an 11,500 square-foot addition and 38,775 square feet of renovations/alterations to the 100+ year old facility. The additions/renovations will increase student capacity to accommodate more than 320 students in grades Pre-Kindergarten through six. Due to unforeseen circumstances that impeded the contractor's

ability to perform, the SDA moved forward with a termination for convenience in 2022. As a result, the SDA must rebid the construction contract in order to complete the project.

In **Millville**, the final phase of the \$137.5 million Millville Senior High School addition/renovation project commenced in 2021. The first addition opened to students in September 2020 and the second addition followed suit in September 2021. The final addition will provide a new auditorium, a television studio and additional classroom spaces. This final phase is anticipated for completion in the summer of 2022.



## **SUPPORTING NEW JERSEY'S CONSTRUCTION INDUSTRY THROUGH SCHOOL FACILITY PROJECTS**

The work of the SDA is not only vital to modernizing New Jersey's school infrastructure, but it also creates thousands of family-wage construction jobs as well. This continued to be true throughout 2021 when SDA projects advanced without disruption despite the ongoing pandemic.

The state's investment in safe, modern and quality educational facilities allows students to achieve academic goals while generating thousands of jobs that improve economic prosperity for many in New Jersey's construction industry. Investment in SDA construction projects has a direct correlation to the further creation of infrastructure jobs.

During 2021, the SDA issued contracts for work related to one capital, six emergent, and four floor replacement projects. This included the early site preparation contract for the new grade seven to nine school in Union City.

The SDA's construction forecast is available on our website at:

<https://www.njsda.gov/Business/ProjectProcurementsForecast>

Information on past and current advertisements and awards is available on our website at:

<https://www.njsda.gov/Business/CurrentBiddingOpportunitiesAwards>.

## **EMERGENT PROJECTS IN SDA DISTRICTS**

The SDA's Emergent Project Program addresses SDA District school facilities in need of repair and rehabilitation. Examples of such projects include roof repair or replacement, windows, exterior masonry, and plumbing, electrical, mechanical and security systems and water infiltration issues.

In 2021, the SDA performed site visits at schools facilities where potential emergent projects were requested. As a result of these visits, the SDA advanced an additional eight emergent projects in August 2021, after receipt of an emergent determination by the DOE.

With the inclusion of the newly approved projects, the SDA was managing 18 emergent projects at the end of 2021. The status of these projects was as follows: five in construction, four in construction procurement, one in design, and eight in scope development. These projects represent an approximately \$40 million state investment.

Work was also completed on one emergent project delegated for school district management during 2021. This boiler replacement project at Garfield High School totaled \$0.4 million.

As of December 2021, 185 emergent projects (both SDA-managed and district-delegated) have been completed since the program’s inception.

## REGULAR OPERATING DISTRICT GRANTS

The SDA’s Regular Operating District (ROD) grant program continues to favorably impact learning environments across the State. ROD grants fund at least 40 percent of eligible costs for projects in New Jersey’s ROD Districts, addressing health and safety issues and other critical needs.

During the year, the SDA Grants Department closed out 48 grants in 25 school districts in 15 counties throughout the State. These completed grant projects represent more than \$86.7 million in total project costs.

The SDA continued to favorably impact Regular Operating Districts throughout the State by disbursing a total of over \$8.4 million during 2021 to address facilities needs.

Although there were no new grant executions in 2021, the SDA is open to advancing additional work with the limited ROD Grant funding available or through an additional funding allocation. The law requires that a process be determined to prioritize and distribute ROD Grant funding. Historically, this has been achieved

<b>REGULAR OPERATING DISTRICT GRANTS</b>	
<b>Grant Executions Since Inception</b>	
No. of Grants Executed	5,404
State Share	\$3.0 billion
Local Share	\$5.9 billion
Total Est. Costs	\$8.9 billion
No. of Districts Impacted	524
No. of Counties Impacted	21



through an open application process for all ROD Districts, through the DOE, with specific parameters on the types of projects that would be approved and funded.

## **\$75 MILLION FY2022 GRANT FUNDING**

As previously stated, the New Jersey State FY2022 budget included a direct appropriation of \$75 million to the SDA to provide funding for projects related to emergent and capital maintenance needs. This funding allows both ROD and SDA Districts throughout the state to invest in infrastructure projects that will make New Jersey's school facilities healthier and safer for students. The SDA provided funding is intended to offset a district's costs incurred during FY2022 associated with addressing those important and necessary measures.

Following the Governor's announcement of the program in November 2021, school districts are able to submit to SDA a duly-executed Certification and listing of an eligible emergent and/or capital maintenance project(s). The SDA then reviews the submission for completeness and then provides the identified funds to the district through electronic transfer. The amount of funds allocated to each district was determined by the DOE. The complete list of all districts and their allocations is available [here](#).

## **ADDRESSING POTENTIAL FLOORING CONCERNS**

As previously reported, SDA developed and advanced a multi-step initiative to evaluate flooring materials installed in SDA-delivered school facilities. This was done in consultation with the DOH, utilizing the important guidance provided. As part of that effort, the SDA initiated an approach for the identification and testing of flooring in previously delivered school construction projects. This included site visits to 163 school facilities in SDA Districts and ROD Districts.

During 2021, the SDA successfully completed the replacement of flooring at four facilities where corrective measures were deemed necessary. These included the gymnasium at the Neptune Shark River Hills Elementary School, the auxiliary gymnasium at the Neptune Senior High School, three motor skills rooms at the Millville Early Childhood Center, and the multi-purpose room at the Irvington Augusta Preschool Academy.

In 2022, the SDA expects to complete the replacement of floors in two additional schools. All of SDA's testing and corrective measures are performed in accordance with DOH guidance.

# **Commitment to New Jersey Businesses**

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## **CONTRACTOR TRAINING PROGRAM CONTINUES DESPITE PANDEMIC**

Although the State continued to deal with the challenges presented by the ongoing pandemic in 2021, the SDA once again offered its annual Contractor Training Program, to small, minority, women, veteran and disabled veteran-owned business enterprises. The program, now in its eleventh year, provides participants with valuable instruction on business basics, management practices, and educates participants regarding how to do business with the SDA and other State agencies.

The program commenced in October 2021 and culminated in December with 19 firms successfully graduating. The eight weeks of instructional classes were largely taught by SDA employees who are subject matter experts in various construction-related fields. In addition, this year's instructors once again included representatives from the New Jersey Department of Treasury's Division of Property Management and Construction, the New Jersey Department of Labor's Division of Wage and Hour Compliance and the New Jersey Economic Development Authority.

Graduates were also fortunate to hear from representatives of two larger contracting firms who have previously obtained general contracting and design-build contracts for the State's school construction program. They talked about their experience working with SDA and offered recommendations regarding how small businesses can connect to larger companies in order to participate in the SDA projects obtained by larger firms.

This year's graduates included firms engaged in industries including residential and commercial cleaning, glazing, masonry construction and janitorial maintenance. Also participating were electricians, general contractors, plumbers and electronic security firms. To date, the SDA has trained more than 220 firms through this in-house Contractor Training Program, providing important knowledge and opportunities that assist in connecting small, minority, women, veteran and disabled veteran-owned business enterprises with school facility work and broadening SDA's network of businesses that make our projects successful.

The SDA intends to offer the Contractor Training Program again in 2022.

## **SMALL BUSINESS PARTICIPATION**

Small Businesses are vital to New Jersey's economy and play a substantial role in the construction of school facility projects throughout the State in both SDA Districts and Regular Operating Districts. At the end of 2021, the SDA had 1,470 firms pre-qualified to do business on school projects in SDA and the Regular Operating Districts. The New Jersey Department of the Treasury has certified 694 of these firms (or 47% of all firms) as SBE firms.

SDA's commitment to the participation of Small Businesses in the school construction program is evident in the percentage of contract dollars awarded to these firms. The SDA requires consultants and prime contractors to make good-faith efforts to identify and hire available small business enterprise (SBE) subconsultants and subcontractors in order to meet the State's SBE goal to award at least 25 percent of the total contract value to them. The total SDA contract dollars awarded through December 31, 2021 was \$293,829,563. The total contract dollars awarded to all SBE contractors was \$22,229,500 (including minorities and women). Although this represents only 7.57 percent of all SDA contracts awarded in 2021 it is important to note that SDA has historically achieved or exceeded the 25 percent participation goal. Significantly, the participation goal contractually is measured over the course of the entire engagement (rather than on an annual basis) when the job is fully subcontracted or "bought out." SDA remains confident that those contracts tracking below the 25 percent participation goal at year end will in all likelihood achieve or exceed the goal by the conclusion of the project.

In May 2019, the New Jersey Department of the Treasury promulgated regulations that require firms to make a good faith effort to ensure that at least 3% of the total dollar value of all publicly advertised contracts awarded by the SDA during a fiscal year are awarded to Disabled Veteran-owned businesses. Since that time, the SDA has added this good faith effort goal to our construction contracts. This is similar to the SBE goals for school construction projects. With few prequalified firms registered as DVOBs (three at the end of 2021), the SDA is committed to increasing the participation of DVOBs in the school construction program to meet the 3% goal in the coming years, and continues to make progress toward achieving it. In January 2021, the SDA awarded a design-build contract to Terminal Construction/Dinallo

Construction for the new Perth Amboy High School. During the design phase of this contract (in 2020), Terminal awarded 8.5% of the design fees to DVOBs.

## **SCHOLARSHIPS TO ENCOURAGE INCREASED PARTICIPATION IN CONSTRUCTION JOBS**

During 2021, the SDA continued to provide funding for the Governor’s Industry Vocations Scholarship for Women and Minorities (NJ-GIVS). The program supports SDA’s effort to fund on-the-job or off-the-job outreach and training programs for minority groups and women seeking construction trade occupations or other related occupations – including engineering and management. Specifically, this scholarship benefits women and minority students pursuing a postsecondary certificate or degree program in a construction-related field. The scholarship pays up to \$2,000 per academic year to women and minority students who reside in New Jersey and are enrolled in a NJ-GIVS eligible program at one of New Jersey’s approved county colleges, county vocational, technical or trade schools. NJ-GIVS is administered by the New Jersey Higher Education Student Assistance Authority.

During the 2020-2021 academic school year, SDA provided \$62,139 to 40 qualifying students throughout New Jersey. Grant recipients are attending programs at Bergen County Community College, Camden Community College, County College of Morris, HoHoKus School/Rets, Morris County VoTech, Ocean County College, Passaic County Community College, and Rowan College at Burlington County. Some of the programs of study include carpentry, computer technology, electrical, engineering, HVAC and plumbing.

## Financial Information

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<b>2021 PROJECT EXPENDITURES</b>	
SDA District Capital Projects	\$231.9 million
SDA District Emergent Projects	\$11.3 million
ROD Grant Projects	\$8.4 million
Other Project Costs – Program	\$8.5 million
<b>TOTAL PROJECT EXPENDITURES</b>	<b>\$260.1 million</b>

### BUDGET APPROPRIATION SUPPORTING SCHOOL CONSTRUCTION

School Facilities Construction Bonds, issued by the New Jersey Economic Development Authority (EDA) on behalf of the SDA, provide SDA with the funds it needs to sustain an active project portfolio and cover operating expenses. Bond sales generally coincide with forecasted cash flow requirements for already committed projects in SDA’s portfolio, enabling SDA to pay its vendors promptly as the projects advance.

In total, the New Jersey State Legislature has authorized \$12.5 billion in funding for SDA projects (\$8.9 billion for SDA Districts, \$3.45 billion for RODs and \$150 million for vocational schools). As of the end of 2021, EDA had issued \$11.85 billion of School Facilities Construction Bonds and Notes to fund the program, including a \$350 million bond issuance in January 2021. This leaves approximately \$650 million remaining under the current bonding authority.

The New Jersey FY 2022 Appropriations Act included a direct appropriation of \$200 million to the SDA to support school facilities projects in SDA Districts. This funding will allow the SDA to consider the advancement of additional capital projects in 2022. The Act also included \$75 million for projects related to emergent and capital maintenance needs in ROD and SDA Districts.

The SDA has sufficient funds available to complete its current project portfolio while maintaining adequate reserves for unexpected cost increases.

## **BUDGETARY AND FINANCIAL CONTROLS**

The Authority maintains a system of internal controls to provide reasonable assurance that: transactions are executed in accordance with management's requirements and authority; responsibilities are appropriately segregated; financial statements are prepared in accordance with accounting principles generally accepted in the United States; and the assets of the Authority are properly safeguarded. Since internal controls are designed to provide reasonable, but not absolute, assurance that these objectives are met, there are inherent limitations in the effectiveness of any system of internal controls. The concept of reasonable assurance generally recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management. These internal controls are subject to continuous evaluation by SDA management.

### ***Budgetary Controls***

The Authority maintains budgetary controls to ensure operating expenditures do not exceed the annual levels approved by the Board of Directors in the Authority's annual operating budget. A variance analysis of accounts is performed monthly and the results are summarized and presented to the SDA Audit Committee in a monthly report. As appropriate, the Authority may also allocate expenditures in its operating budget for various internal capital projects including amounts for the acquisition of equipment, computer software, furniture and fixtures and leasehold improvements. The Authority's Capitalization & Depreciation policy prescribes when capitalization of an asset is appropriate.

In addition, the Authority develops and maintains comprehensive project budgets, approved by the Board of Directors, for each of the school facilities projects that it manages. The Authority uses project management software for planning, recording and monitoring project budgets and schedules. Other software and tools are used by the Authority for cost estimating and financial analyses. The data obtained from regular monthly re-forecasting sessions is used to monitor the status of projects and to review and analyze costs in comparison to approved

budgets. The information obtained from these sessions is summarized and presented to the Audit Committee in a monthly report.

### *Financial Controls*

The Authority maintains effective financial controls in part with an integrated accounting and budgeting system, which enables the Authority to view, analyze and report on various financial data. The Authority utilizes separate financial reporting software to: (1) efficiently and effectively monitor the Authority's financial performance; (2) identify financial trends; and (3) generate accurate and timely financial data and reports.

Additionally, the Authority has implemented effective financial controls in key risk areas as documented in numerous written policies, procedures, standard operating procedures (SOPs), processes, guidelines, checklists and standards. The Authority has implemented policies and procedures (or other analogous documents) in the areas of accounting, accounts payable, procurement, information technology, corporate governance and program operations. The Board of Directors has also adopted an Ethics Code for all employees, which is intended to foster a strong ethical climate at the Authority. Together, these policies and procedures (or other analogous documents) provide a system of internal controls and accountability designed to safeguard the Authority's assets. The Authority's internal auditors conduct periodic reviews to ensure the Authority's adherence to internal control policies and procedures.

The Board of Directors periodically reviews and approves modifications to the SDA's Operating Authority policy. The Operating Authority designates those persons at the Authority who are authorized by the Board (either generally or in specific transactions) to: (1) approve contracts and contract changes (i.e., change orders and amendments), (2) execute documents legally binding on the Authority, and (3) sign checks and approve disbursements on behalf of the Authority. The approval levels established in this policy are designed to ensure that financial transactions for all business operations are authorized in an appropriate and responsible manner. Furthermore, co-approvals are required for nearly every transaction including all commitments, expenditures, contract changes, among others.



## Certifications Pursuant to Section 22C of Executive Order 37 (2006)

I certify that, to the best of my knowledge, the financial information provided to the Authority's independent auditors in connection with their audit of the 2021 financial statements is accurate, and that such information fairly presents the financial condition and operational results of the Authority as of December 31, 2021 and for the year then ended.



Donald Guarriello, Jr.  
Chief Financial Officer

I certify that, to the best of my knowledge, the financial information provided to the Authority's independent auditors in connection with their audit of the 2021 financial statements is accurate, and that such information fairly presents the financial condition and operational results of the Authority as of December 31, 2021 and for the year then ended.



Manuel M. Da Silva  
Chief Executive Officer

## **Certification Pursuant to Section 2 of Executive Order 37 (2006)**

In accordance with Executive Order 37 (2006), please find enclosed the New Jersey Schools Development Authority's (the "Authority") 2021 comprehensive report of Authority operations, (the "2021 Annual Report"). This report highlights the significant actions of the Authority for the year ending December 31, 2021, including the degree of success the SDA had in promoting the State's economic growth strategies and other policies during the year.

The report of independent auditors, issued by Ernst & Young LLP, is included within the financial statements section of the 2021 Annual Report. With the issuance of the audit report, the Authority is in compliance with the requirements of Executive Order 122 (2004).

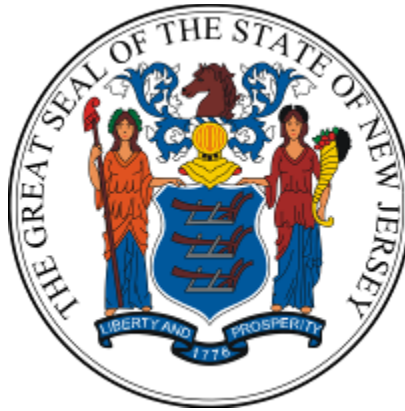
Executive Order 37 Section 2 Certification:

I, Manuel M. Da Silva, certify that, from January 1, 2021, to December 31, 2021, the Authority has, to the best of my knowledge, followed all of its standards, procedures and internal controls.



Manuel M. Da Silva  
Chief Executive Officer

**STATE OF NEW JERSEY**  
**SCHOOLS DEVELOPMENT AUTHORITY**  
(a component unit of the State of New Jersey)



**Financial Statements and Required Supplementary  
Information**

For the Year Ended December 31, 2021

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Financial Statements and Required Supplementary Information

For the Year Ended December 31, 2021

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## Report of Independent Auditors

Management and Members of the Authority  
New Jersey Schools Development Authority

### Report on the Audit Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and the general fund of the New Jersey Schools Development Authority (the “Authority”), a component unit of the State of New Jersey, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the Authority as of December 31, 2021, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority’s ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.



### ***Auditor’s Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority’s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority’s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management’s discussion and analysis, the schedule of the Authority’s proportionate share of the net pension liability, the schedule of the Authority’s contributions to the Public Employees’ Retirement System and the schedule of changes in the total postemployment benefits other than pensions (OPEB) liability and related ratios be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have



applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we also have issued our report dated September 29, 2022 on our consideration of the Authority’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Authority’s internal control over financial reporting and compliance.

*Ernst + Young LLP*

September 29, 2022

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Management's Discussion and Analysis

For the Year ended December 31, 2021

This section of the New Jersey Schools Development Authority's (the "Authority" or "SDA") annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal year ended December 31, 2021. This management discussion and analysis should be read in conjunction with the Authority's financial statements and accompanying notes.

**2021 Financial Highlights**

- At year end, the Authority's net position is \$483.1 million.
- At year end, cash and cash equivalents total \$621.2 million.
- For the year, revenues total \$625.2 million, consisting primarily of bond funding under the Educational Facilities Construction and Financing Act "EFCFA" and budget appropriations from the State (99.9%).
- For the year, expenses total \$274.6 million, \$267.5 million (97.4%) of which is for school facilities project costs.
- For the year, general fund revenues exceed general fund expenditures by \$344.4 million.

**Overview of the Financial Statements**

The financial section of this annual report consists of three parts: Management's Discussion and Analysis; the basic financial statements; and required supplementary information. The Authority's basic financial statements consist of three components: 1) government-wide financial statements; 2) governmental fund financial statements (these are also referred to as the "general fund" financial statements); and 3) notes to financial statements. Because the Authority operates a single governmental program, its government-wide and governmental fund financial statements have been combined using a columnar format that reconciles individual line items of general fund financial data to government-wide data in a separate column on the face of the financial statement.

Government-wide financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private sector business. The statement of net position presents information on all of the Authority's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the residual balance reported as net position. Over time, an increase or decrease in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.



The statement of activities presents information showing how the Authority’s net position changed during the most recent period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenue and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal period.

Governmental fund financial statements are designed to provide the reader information about an entity’s various funds. A fund is a grouping of related accounts that is used to maintain control over the resources that have been segregated for specific activities or objectives. The Authority uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority operates a single governmental fund for financial reporting purposes and this fund is considered a general fund.

The focus of governmental fund financial statements is on near-term inflows and outflows of spendable resources as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Authority’s near-term financing requirements.

Because the focus of the governmental fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental fund with similar information presented in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Authority’s near-term financing decisions. Both the fund balance sheet and the statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison.

### Financial Analysis of the Authority

The Authority’s net position increased to \$483.1 million at year-end, primarily due to 2021 total revenues (\$625.2 million) exceeding expenditures for school facilities projects (\$267.5 million) and administrative and general expenses (\$7.0 million).

The following table summarizes the Authority’s net position as of December 31, 2021 and 2020.

	\$ In thousands			
	2021	2020	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Current assets	\$ 621,321	\$ 268,904	\$ 352,417	131.1%
Capital assets-net	1,556	1,498	58	3.9%
Total assets	622,877	270,402	352,475	130.4%
Deferred outflows of resources	10,362	14,692	(4,330)	(29.5)%
<b>Total assets and deferred outflows of resources</b>	<b>\$ 633,239</b>	<b>\$ 285,094</b>	<b>\$ 348,145</b>	<b>122.1%</b>

	<b>\$ In thousands</b>			
	<b>2021</b>	<b>2020</b>	<b>\$ Increase/ (Decrease)</b>	<b>% Increase/ (Decrease)</b>
Current liabilities	\$ 57,905	\$ 49,894	\$ 8,011	16.1%
Non-current liabilities	60,512	75,831	(15,319)	(20.2)%
<b>Total liabilities</b>	<b>118,417</b>	<b>125,725</b>	<b>(7,308)</b>	<b>(5.8)%</b>
Deferred inflows of resources	31,719	26,874	4,845	18.0%
Net position:				
Net investment in capital assets	1,556	1,498	58	3.9%
Restricted for schools construction	481,547	130,997	350,550	267.6%
<b>Total net position</b>	<b>483,103</b>	<b>132,495</b>	<b>350,608</b>	<b>264.6%</b>
<b>Total liabilities, deferred inflows of resources and net position</b>	<b>\$ 633,239</b>	<b>\$ 285,094</b>	<b>\$ 348,145</b>	<b>122.1%</b>

*Note: All percentages are calculated using unrounded figures.*

#### *Significant Account Variances for Net Position*

*Current assets:* The increase is due to higher cash and cash equivalents as a result of EFCFA bond proceeds and budget appropriations received during the year offset primarily by spending on school facilities projects.

*Capital assets-net:* The increase is due to capital asset additions for computer software, slightly offset by depreciation expense for assets in service during the year.

*Deferred outflows of resources:* The decrease is due mainly to lower deferred outflows of resources associated with pensions.

*Current liabilities:* The increase is due to higher accrued school facilities project costs and local share deposits received from school districts to fund ineligible project costs.

*Non-current liabilities:* The decrease is due to the significantly lower net pension liability.

The following table summarizes the change in net position for the years ended December 31, 2021 and 2020.

	<b>\$ In thousands</b>			
	<b>2021</b>	<b>2020</b>	<b>\$ Increase/ (Decrease)</b>	<b>% Increase/ (Decrease)</b>
<b>Revenues</b>				
EFCFA funding received from State	\$ 350,000	\$ -	\$ 350,000	N/A
Appropriation from State	275,000	-	275,000	N/A
Investment earnings	230	2,696	(2,466)	(91.5)%
Rental property income	12	37	(25)	(67.7)%
Other revenue	7	7	-	7.6%
<b>Total revenues</b>	<b>\$ 625,249</b>	<b>\$ 2,740</b>	<b>\$ 622,509</b>	<b>22,718.2%</b>

	<b>\$ In thousands</b>			
	<b>2021</b>	<b>2020</b>	<b>\$ Increase/ (Decrease)</b>	<b>% Increase/ (Decrease)</b>
<b>Expenses</b>				
Administrative and general expenses	\$ 6,984	\$ 13,143	\$ (6,159)	(46.9)%
Depreciation	124	162	(38)	(23.7)%
School facilities project costs	267,533	291,279	(23,746)	(8.2)%
Total expenses	274,641	304,584	(29,943)	(9.8)%
Change in net position	350,608	(301,844)	652,452	216.2%
Beginning net position	132,495	434,339	(301,844)	(69.5)%
Ending net position	\$ 483,103	\$ 132,495	\$ 350,608	264.6%

*Note: All percentages are calculated using unrounded figures.*

### *Significant Account Variances for the Change in Net Position*

*EFCFA funding received from State:* The Authority received bond proceeds in the amount of \$350 million during the year from bonds sold by the New Jersey Economic Development Authority. No bond proceeds were received in the prior year.

*Appropriation from State:* The Authority received a \$275 million budget appropriation from the State in 2021. No appropriation was received in the prior year.

*Investment earnings:* The decrease is due to significantly lower investment return rates during the year.

*Administrative and general expenses:* The decrease is due primarily to lower employee salaries and benefit costs, with the largest reduction being in pension costs. Also contributing to the decrease are lower general office expenses and contracted services, offset by higher spending for information systems and insurance.

*School facilities project costs:* The decrease is due mainly to lower spending for Regular Operating Districts grants and SDA-managed construction projects, partially offset by an increase in school furniture and fixture expenses.

### **School Construction Program Authorized Funding and Disbursements**

The Authority does not have an economic interest in any school facility project. With the exception of interest income on invested funds, the Authority does not generate substantial operating revenues, yet it incurs significant operating expenses to administer the School Construction Program. Costs related to school facilities projects are reported as school facilities project costs in the statement of activities. Program administrative and general expenses not identifiable specifically to school facilities projects are considered eligible project costs under EFCFA and are therefore eligible to be paid from EFCFA funding.

Through December 31, 2021, the Authority has received \$11.8 billion of the designated \$12.5 billion principal amount of bond proceeds authorized for the School Construction Program. In addition, as of that date, the Authority has disbursed 91.6% of the currently authorized program funding, as follows:

	<u>Bonding Cap</u>	<u>Program Funding</u> <sup>1</sup>	<u>Disbursements</u>	<u>% Paid</u>
SDA Districts	\$ 8,900,000,000	\$ 9,027,039,019	\$ 8,207,828,843	90.9%
Regular Operating Districts	3,450,000,000	3,500,277,699	3,282,078,895	93.8%
Vocational Schools	150,000,000	152,009,246	122,731,776	80.7%
Totals	<u>\$ 12,500,000,000</u>	<u>\$ 12,679,325,964</u>	<u>\$ 11,612,639,514</u>	91.6%

<sup>1</sup> Program funding includes the amounts authorized under the respective bonding caps in addition to approximately \$179 million of interest income and miscellaneous revenue earned through December 31, 2021.

On June 29, 2021, Governor Murphy signed the Fiscal Year 2022 Appropriations Act into law, which includes a \$200 million General Fund appropriation in support of the school construction program. Although the \$200 million is intended for current school facilities projects, this new funding source will allow the Authority to reallocate previously authorized and committed bond monies to advance new Capital Project work. The Fiscal Year 2022 budget also directs \$75 million into the Authority’s capital maintenance and emergent needs grants program, with preference being given to projects that would mitigate COVID-related health and safety issues in the SDA Districts and Regular Operating Districts.

The 31 SDA Districts are located in 14 Counties throughout the State, as follows:

<u>County</u>	<u>School District</u>	<u>County</u>	<u>School District</u>
Atlantic	Pleasantville	Hudson	Union City
Bergen	Garfield	Hudson	West New York
Burlington	Burlington City	Mercer	Trenton
Burlington	Pemberton Township	Middlesex	New Brunswick
Camden	Camden	Middlesex	Perth Amboy
Camden	Gloucester City	Monmouth	Asbury Park
Cumberland	Bridgeton	Monmouth	Keansburg
Cumberland	Millville	Monmouth	Long Branch
Cumberland	Vineland	Monmouth	Neptune Township
Essex	East Orange	Passaic	Passaic City
Essex	Irvington	Passaic	Paterson
Essex	Newark	Salem	Salem City
Essex	Orange	Union	Elizabeth
Hudson	Harrison	Union	Plainfield
Hudson	Hoboken	Warren	Phillipsburg
Hudson	Jersey City		

In 2021, the SDA celebrated the completion of three capital plan school facilities projects, providing 5,572 new student seats in the SDA Districts. The total State investment in these three projects was more than \$485 million.

As of December 31, 2021, the SDA has 6 active construction projects in the SDA Districts. In addition, pre-construction activity has commenced on several other projects. Furthermore, the Authority is currently in construction on 6 emergent need projects in the SDA Districts. Emergent need projects most often address roof repairs or replacements; deteriorating façades; water infiltration; heating and cooling system issues; and plumbing, electrical, mechanical and security systems. The Authority maintains separate program reserves to address such emergent conditions as well as unforeseen events.

From inception through December 31, 2021, the School Construction Program has completed 701 projects in the SDA Districts. The completed projects consist of: 93 new schools, including 6 demonstration projects; 47 extensive addition, renovation and/or rehabilitation projects; 31 rehabilitation projects; 354 health and safety projects; and 178 Section 13 Grants for SDA District-managed projects. In addition, in the Regular Operating Districts, the Authority has completed 26 projects that it partially funded and managed for the districts, including 8 new schools. Also, State funding was provided through Section 15 Grants for 5,191 school projects throughout the 21 counties of New Jersey.

The following information provides insight into the activities of the School Construction Program during the last five years and is not intended to be presented in accordance with generally accepted accounting principles.

	<b>\$ In thousands</b>				
	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
EFCFA funding received from State	\$ 350,000	-	\$ 350,000	\$ 350,000	\$ 350,000
Appropriation from State	275,000	-	-	-	-
Investment earnings, net	230	2,696	9,341	7,204	3,787
Administrative and general expenses	6,984	13,143	15,910	18,466	19,821
Capital expenditures	182	577	628	312	25
School facilities project costs	267,533	291,279	306,967	333,271	341,480
Employee count at end of year	152	174	183	222	211

### **Contacting the Authority’s Financial Management**

This financial report is designed to provide New Jersey citizens and taxpayers, and the Authority’s customers, clients and creditors, with a general overview of the Authority’s finances and to demonstrate the Authority’s accountability for the funds it receives from the State. If you have questions about this report or need additional financial information, contact the Office of the Chief Financial Officer, New Jersey Schools Development Authority, P.O. Box 991, Trenton, NJ 08625-0991, or visit our web site at [www.njsda.gov](http://www.njsda.gov).

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Statement of Net Position and General Fund Balance Sheet

December 31, 2021

	<b>General Fund Total</b>	<b>Adjustments (Note 8)</b>	<b>Statement of Net Position</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 621,160,163	\$ -	\$ 621,160,163
Receivables	4,847	-	4,847
Prepaid expenses	155,694	-	155,694
Capital assets-net	-	1,556,300	1,556,300
<b>Total assets</b>	<b>621,320,704</b>	<b>1,556,300</b>	<b>622,877,004</b>
<b>Deferred Outflows of Resources</b>			
Deferred amount for pensions	-	5,429,101	5,429,101
Deferred amount for other postemployment benefits	-	4,933,042	4,933,042
<b>Total deferred outflows of resources</b>	<b>-</b>	<b>10,362,143</b>	<b>10,362,143</b>
<b>Total Assets and Deferred Outflows of Resources</b>	<b>\$ 621,320,704</b>	<b>\$ 11,918,443</b>	<b>\$ 633,239,147</b>
<b>Current Liabilities</b>			
Accrued school facilities project costs	\$ 50,389,560	\$ -	\$ 50,389,560
Other accrued liabilities	892,129	-	892,129
Escrow deposits	6,623,369	-	6,623,369
<b>Total current liabilities</b>	<b>57,905,058</b>	<b>-</b>	<b>57,905,058</b>
<b>Non-Current Liabilities</b>			
Accrued school facilities project costs	-	2,518,217	2,518,217
Net pension liability	-	25,006,500	25,006,500
Total postemployment benefits liability	-	29,188,405	29,188,405
Other accrued liabilities	-	3,798,560	3,798,560
<b>Total non-current liabilities</b>	<b>-</b>	<b>60,511,682</b>	<b>60,511,682</b>
<b>Deferred Inflows of Resources</b>			
Deferred amount for pensions	-	25,444,718	25,444,718
Deferred amount for other postemployment benefits	-	6,274,042	6,274,042
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>31,718,760</b>	<b>31,718,760</b>
<b>Fund Balance/Net Position</b>			
Net investment in capital assets	-	1,556,300	1,556,300
Nonspendable:			
Prepaid expenses	155,694	(155,694)	-
Restricted for schools construction	563,259,952	(81,712,605)	481,547,347
<b>Total fund balance/net position</b>	<b>563,415,646</b>	<b>(80,311,999)</b>	<b>483,103,647</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance/Net Position</b>	<b>\$ 621,320,704</b>	<b>\$ 11,918,443</b>	<b>\$ 633,239,147</b>

See accompanying notes.

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Statement of Activities and General Fund Revenues,  
Expenditures and Changes in Fund Balance

For the Year Ended December 31, 2021

	<b>General Fund Total</b>	<b>Adjustments (Note 8)</b>	<b>Statement of Activities</b>
<b>Revenues</b>			
School Construction Program:			
EFCFA funding received from State	\$ 350,000,000	\$ -	\$ 350,000,000
Appropriation from State	275,000,000	-	275,000,000
General:			
Investment earnings	229,809	-	229,809
Rental property income	12,000	-	12,000
Other revenue	7,493	-	7,493
Total revenues	625,249,302	-	625,249,302
<b>Expenditures/Expenses</b>			
Administrative and general expenses	13,831,380	(6,847,010)	6,984,370
Capital expenditures	182,149	(182,149)	-
Depreciation expense	-	123,562	123,562
School facilities project costs	266,829,941	703,124	267,533,065
Total expenditures/expenses	280,843,470	(6,202,473)	274,640,997
Excess of revenues over expenditures/Change in net position	344,405,832	6,202,473	350,608,305
<b>Fund Balance/Net Position</b>			
Beginning of year, January 1, 2021	219,009,814	(86,514,472)	132,495,342
End of year, December 31, 2021	\$ 563,415,646	\$ (80,311,999)	\$ 483,103,647

*See accompanying notes.*

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Notes to Financial Statements

**1. Nature of the Authority**

The New Jersey Schools Development Authority (the “Authority” or “SDA”) was established on August 6, 2007 to replace the New Jersey Schools Construction Corporation (“SCC”) pursuant to reform legislation (P.L.2007, c.137). As of the date of the legislation, the SCC was dissolved and all its functions, powers, duties and employees were transferred to the SDA. The Authority is governed by its own Board of Directors and is fiscally dependent upon the State of New Jersey (the “State”) for funding. Organizationally, the Authority is situated in, but not of, the New Jersey Department of the Treasury.

The School Construction Program was initiated in response to the New Jersey Supreme Court’s decision in Raymond Abbott et al. v. Fred G. Burke, 153 N.J. 480 (1998), which eventually led to the Legislature’s adoption of the Educational Facilities Construction and Financing Act, P.L.2000, c.72 (“EFCFA”) on July 18, 2000. The EFCFA, as amended in P.L.2008, c.39, provides for an aggregate \$12.5 billion principal amount of bond proceeds (“EFCFA funding”) to be issued by the New Jersey Economic Development Authority (“EDA”), the financing agent for the Schools Construction Program, and transferred to the Authority. Of this amount, \$8.9 billion is allocated to 31 urban school districts referred to as the “SDA Districts” (formerly Abbott Districts), \$3.45 billion is for non-SDA districts (“Regular Operating Districts”) and \$150 million is reserved for vocational schools.

**2. Summary of Significant Accounting Policies**

**(a) Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the activities of the Authority.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific program. Program revenues include (1) EFCFA and budget appropriations funding received from the State which monies are restricted to meeting either the operational or capital requirements of the School Construction Program, and (2) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment.

Separate financial statements are provided for the Authority’s governmental fund (these are also referred to as the “general fund” financial statements). Because the Authority operates a single governmental program, its government-wide and governmental fund financial statements have been combined using a columnar format that reconciles individual line items of general fund financial data to government-wide data in a separate column on the face of the financial statement.



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Notes to Financial Statements (Continued)

**(b) Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The Authority's governmental fund is classified as a general fund and its financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual basis accounting; however, expenditures related to compensated absences and certain other accruals are recorded only when payment is due. With regard to the Authority's general fund, restricted amounts are considered to have been spent only after the expenditure is incurred for which there is available restricted fund balance.

**(c) Revenue Recognition**

Rental property income is received by the Authority under various lease occupancy agreements. Additionally, properties acquired for the construction of school facilities projects may generate rental revenue prior to the relocation of the occupants. Rental property income is generally recognized when received.

**(d) Allocation of Employee Salaries and Benefits Costs**

The Authority allocates employee salaries and benefits costs between operating expense (i.e., administrative and general expenses) and school facilities project costs on the Statement of Activities and General Fund Revenues, Expenditures and Changes in Fund Balance. The allocation of employee salaries to school facilities project costs is supported by weekly time sheet data; employee benefits costs are allocated to projects based on a projected annual fringe benefit rate determined by the Authority. The fringe benefit rate utilized for 2021 is 43.51%.

For the year ended December 31, 2021, employee salary and benefit costs are allocated as follows:

Employee salary and fringe benefits costs:	
Charged to administrative and general expenses	\$ 3,147,356
Charged to school facilities project costs	<u>10,992,309</u>
Total employee salary and benefits costs	<u>\$ 14,139,665</u>

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Notes to Financial Statements (Continued)

**(e) Rebate Arbitrage**

Rebate arbitrage is defined by Internal Revenue Code (“IRC”) Section 148 as earnings on investments purchased with the gross proceeds of a bond issue in excess of the amount that would have been earned if the investments were invested at a yield equal to the yield on the bond issue. The amount of rebates due the federal government is determined and payable during each five-year period and upon final payment of the tax-exempt bonds. The Authority, the EDA and the New Jersey Department of the Treasury, Office of Public Finance have determined that any rebate arbitrage liability associated with an issue of School Facilities Construction Bonds shall be recorded on the Authority’s books since the Authority retains the income on the investment of bond proceeds.

It is the Authority’s policy to record rebate arbitrage liabilities only when it is probable that any excess investment income, as defined above, will not be retained by the Authority. The Authority does not record rebate liabilities in cases where it is projected that the liability will be negated by the 24-month spending exception in accordance with the IRC.

Rebate arbitrage calculations have been performed for all series of School Facilities Construction Bonds up through 2021 Series QQQ. As of December 31, 2021, no rebate arbitrage liabilities exist.

**(f) Cash and Cash Equivalents**

Cash and cash equivalents consist of cash on hand and highly liquid short-term investments with original maturities of three months or less, and participation in the State of New Jersey Cash Management Fund (“NJCMF”), a fund managed by the Division of Investment under the Department of the Treasury. It consists of U.S. Treasury Notes and Bills; short-term commercial paper; U.S. Agency Bonds; corporate bonds; and certificates of deposit. NJCMF is stated at fair value, which is measured based on the units of ownership at a value per unit of \$1.

**(g) Prepaid Expenses**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and governmental fund financial statements.

**(h) Capital Assets**

Capital assets are reported in the governmental activity column in the government-wide financial statements and are recorded at historical cost or estimated historical cost if purchased and constructed. The Authority’s current capitalization threshold is as follows: \$5,000 for equipment; \$30,000 for vehicles; \$100,000 for software; and \$50,000 for leasehold improvements for individual items meeting all other capitalization criterion. As of December

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Notes to Financial Statements (Continued)

31, 2021, the Authority's capital assets consist of leasehold improvements, automobiles, equipment, computer software and furniture and fixtures. Depreciation is provided by the straight-line method over the shorter of the life of the lease or the useful life of the related asset.

The Authority does not have an economic interest in any school facility project that it finances. Therefore, costs related to school facilities projects are not recorded as capital assets in the Authority's Statement of Net Position but instead are reported as school facilities project costs in the statement of activities.

**(i) Taxes**

The Authority is exempt from all federal and state income taxes and real estate taxes under Internal Revenue Code Section 115.

**(j) Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

**(k) Pensions**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the New Jersey Public Employee Retirement System ("PERS") and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by the plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Plan asset investments are reported at fair value.

**(l) New Accounting Standards Adopted**

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*, was issued in June 2018. The primary objectives of this statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period.

This statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraph 5-22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-*

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*November 30, 1980 FASB and AICPA Pronouncements*, which are superseded by this statement. This statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund.

The statement, as amended by GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance* (GASB 95), is effective for fiscal years beginning after December 15, 2020. The Authority's adoption of this statement on January 1, 2021 did not have an impact on the financial statements.

**(m) Accounting Standards Issued But Not Yet Adopted**

GASB Statement No. 87, *Leases*, was issued in June 2017. The primary objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The statement, as amended by GASB 95, is effective for fiscal years beginning after June 15, 2021. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

GASB Statement No. 91, *Conduit Debt Obligations*, was issued in May 2019. The primary objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The statement, as amended by GASB 95, is effective for reporting periods beginning after December 15, 2021. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

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Notes to Financial Statements (Continued)

GASB Statement No. 92, *Omnibus 2020*, was issued in January 2020. The objectives of this statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. This statement addresses a variety of topics and includes specific provisions about the following:

- The effective date of Statement No. 87, *Leases*, and Implementation Guide No. 2019-3, *Leases*, for interim financial reports.
- Reporting of intra-entity transfers of assets between a primary government employer and a component unit defined benefit pension plan or defined benefit other postemployment benefit (“OPEB”) plan.
- The applicability of Statements No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*, as amended, and No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, as amended, to reporting assets accumulated for postemployment benefits.
- The applicability of certain requirements of Statement No. 84, *Fiduciary Activities*, to postemployment benefit arrangements.
- Measurement of liabilities (and assets, if any) related to asset retirement obligations (“AROs”) in a government acquisition.
- Reporting by public entity risk pools for amounts that are recoverable from reinsurers or excess insurers.
- Reference to nonrecurring fair value measurements of assets or liabilities in authoritative literature.
- Terminology used to refer to derivative instruments.

The requirements related to all other items, as amended by GASB 95, are effective for fiscal years beginning after June 15, 2021. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

GASB Statement No. 93, *Replacement of Interbank Offered Rates*, was issued in March 2020. Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (“IBOR”)—most notably, the London Interbank Offered Rate (“LIBOR”). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The objective of this statement is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. The removal of LIBOR as an appropriate benchmark interest rate is effective for reporting periods ended after December

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31, 2021. Amendments to modify the provisions of lease contracts are effective for reporting periods beginning after June 15, 2021. All other requirements of this statement, as amended by GASB 95, are effective for reporting periods beginning after June 15, 2020. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, was issued in March 2020. The primary objective of this statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (“PPPs”). As used in this statement, a PPP is an arrangement in which a government (the “transferor”) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (“SCA”), which the Board defines in this Statement as a PPP in which (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement.

This statement also provides guidance for accounting and financial reporting for availability payment arrangements (“APAs”). As defined in this statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. The requirements of this Statement are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*, was issued in May 2020. This statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (“SBITAs”) for government end users. This statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. The requirements of this Statement are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

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Notes to Financial Statements (Continued)

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84, and a supersession of GASB Statement No. 32*, was issued in June 2020. The primary objective of GASB 97 is to require that Internal Revenue Code (“IRC”) Section 457 deferred compensation plans (“Section 457 plans”) be classified as either a pension plan or another employee benefit plan, depending on whether the plan meets the definition of a pension plan. It also clarifies that GASB 84, as amended, should be applied to all arrangements organized under IRC Section 457 to determine whether those arrangements should be reported as fiduciary activities. The requirements of GASB 97 are effective for either fiscal years or reporting periods beginning after June 15, 2021. Earlier application is encouraged. The Authority is in the process of evaluating the impact of its adoption on the financial statements.

**3. Deposits and Investments**

**(a) Cash Flows**

Cash and cash equivalents increased during the year by \$352.5 million to \$621.2 million, as follows:

Cash and cash equivalents, beginning of year	\$ 268,635,774
Changes in cash:	
EFCFA funding received from State	350,000,000
Appropriation from State	275,000,000
Investment and interest income	229,809
Miscellaneous revenue	19,493
School facilities project costs	(260,076,617)
Administrative and general expenses	(13,988,524)
Capital expenditures	(193,633)
Escrow deposits	1,533,861
Cash and cash equivalents, end of year	<u>\$ 621,160,163</u>

**(b) Cash and Cash Equivalents**

Operating cash, in the form of Negotiable Order of Withdrawal (“NOW”) accounts, is held in the Authority’s name by two commercial banking institutions. As of December 31, 2021, the carrying amount of operating cash is \$3,517,975 and the bank balance is \$3,671,775. Deposits of up to \$250,000 at each commercial banking institution are insured with Federal Deposit Insurance.

Pursuant to GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, NOW accounts are profiled in order to determine exposure, if any, to custodial credit risk (risk that in the event of failure of the counterparty the account owner would not be able to recover the

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Notes to Financial Statements (Continued)

value of its deposits or investment). Deposits are considered to be exposed to custodial credit risk if they are: uninsured and uncollateralized (securities not pledged to the depositor); collateralized with securities held by the pledging financial institution; or collateralized with securities held by the financial institution's trust department or agent but not in the government's name. As of December 31, 2021, all of the Authority's deposits were insured or collateralized by securities held in its name and, accordingly, not exposed to custodial credit risk. The Authority does not have a policy for custodial credit risk.

**(c) Investments**

In order to maximize liquidity, the Authority utilizes the NJCMF as its sole investment. Participation in the NJCMF is voluntary. All investments in the NJCMF are governed by the regulations of the State of New Jersey, Department of the Treasury, Division of Investment, which prescribes specific standards designed to ensure the quality of investments and to minimize the risks related to investments. The NJCMF invests pooled monies from various State and non-State agencies in primarily short-term investments. These investments include: U.S. Treasury Notes and Bills; short-term commercial paper; U.S. Agency Bonds; corporate bonds; and certificates of deposit. Agencies that participate in the NJCMF typically earn returns that mirror short-term investment rates. Monies can be freely added or withdrawn from the NJCMF on a daily basis without penalty. As of December 31, 2021, the Authority's investments in the NJCMF total \$617,642,188. Of this amount, \$6,623,369 relates to district local share funding requirements (see Note 5).

*Custodial Credit Risk:* Pursuant to GASB Statement No. 40, the NJCMF, which is a pooled investment, is exempt from custodial credit risk disclosure. As previously stated, the Authority does not have a policy for custodial credit risk.

*Credit Risk:* The Authority does not have an investment policy regarding the management of credit risk. GASB Statement No. 40 requires that disclosure be made as to the credit rating of all debt security investments except for obligations of the U.S. government or investments guaranteed by the U.S. government. The NJCMF is not rated by a rating agency.

*Interest Rate Risk:* The Authority does not have a policy to limit interest rate risk. The average maturity of the Authority's sole investment, the NJCMF, is less than one year.

**4. Prepaid Expenses**

As of December 31, 2021, the Authority's prepaid expenses are as follows:

Office rents	\$ 92,543
Service contracts	33,561
Other	29,590
Total prepaid expenses	<u>\$ 155,694</u>



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Notes to Financial Statements (Continued)

**5. Escrow Deposits**

The Authority has received funds from several local school districts as required by Local Share Agreements for the funding of certain ineligible costs relating to projects in the SDA Districts. These deposits, including investment earnings, are reflected as liabilities in the accompanying financial statements. As of December 31, 2021, deposits held in SDA bank accounts, inclusive of interest earned but not yet refunded to the district, are as follows:

Harrison	\$ 26,872
Keansburg	9,593
Millville	488,470
Newark	479,617
Orange	62,155
Passaic City	466,505
Pemberton	65,298
Perth Amboy	5,019,861
Plainfield	4,998
Total escrow deposits	<u>\$ 6,623,369</u>

**6. Rental of Office Space**

The Authority rents commercial office space for its headquarters facility in Trenton. The remaining term of this lease is 2 years. Total rental expense for the year ended December 31, 2021 amounted to \$1,431,905. In December 2021, the Authority assigned its Newark office lease to the State of New Jersey.

Future rent commitments under operating leases as of December 31, 2021 are as follows:

2022	\$ 1,110,519
2023	1,127,177
Total future rent expense	<u>\$ 2,237,696</u>

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Notes to Financial Statements (Continued)

**7. Capital Assets**

Capital asset activity for the year ended December 31, 2021 is as follows:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Retirements</b>	<b>Ending Balance</b>
Depreciable capital assets:				
Leasehold improvements	\$ 134,149	\$ -	\$ -	\$ 134,149
Office furniture and Equipment	5,998,918	56,620	(2,291,504)	3,764,034
Computer software	568,993	1,464,528	-	2,033,521
Automobiles	316,804	-	(14,000)	302,804
Computer software in Development	1,338,999	(1,338,999)	-	-
Capital assets-gross	8,357,863	182,149	(2,305,504)	6,234,508
Less: accumulated Depreciation	(6,860,150)	(123,562)	2,305,504	(4,678,208)
Capital assets-net	\$ 1,497,713	\$ 58,587	\$ -	\$ 1,556,300

**8. Reconciliation of Government-Wide and Fund Financial Statements**

**(a) Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**

“Total fund balances” for the Authority’s general fund (\$563,415,646) differs from the “net position” reported on the statement of net position (\$483,103,647). This difference results from the long-term economic focus of the statement of net position versus the current financial resources focus of the fund balance sheet. When capital assets that are to be used in the Authority’s activities are constructed or acquired, the costs of those assets are reported as expenditures in the fund financial statements. However, the statement of net position includes those capital assets among the assets of the Authority as a whole. In addition, expenses associated with depreciation, accrued school facilities project costs not currently due for payment and non-current other postemployment benefits and compensated absences are not recorded in the fund financial statements until paid.

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Notes to Financial Statements (Continued)

A summary of these differences as of December 31, 2021 is as follows:

Fund balances	\$ 563,415,646
Capital assets, net of accumulated depreciation of \$(4,678,208)	1,556,300
Deferred outflows of resources for pensions and other postemployment benefits	10,362,143
Accrued school facilities project costs	(2,518,217)
Net pension liability	(25,006,500)
Total other postemployment benefits liability	(29,188,405)
Accrued compensated absences	(1,326,478)
Accrued pension payable	(2,472,082)
Deferred inflows of resources for pensions and other postemployment benefits	<u>(31,718,760)</u>
Net position	<u>\$ 483,103,647</u>

**(b) Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between excess of revenues over expenditures and changes in net position as reported in the government-wide statement of activities. Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Also, some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. A summary of these differences for the year ended December 31, 2021 is as follows:

Excess of revenues over expenditures	\$ 344,405,832
School facilities project (costs)/credits	(703,124)
Pension (expense)/credit (GASB 68)	7,643,584
Other postemployment benefits expense (GASB 75)	(897,133)
Compensated absences (expense)/credit	100,559
Capital expenditures	182,149
Depreciation expense	<u>(123,562)</u>
Changes in net position	<u>\$ 350,608,305</u>

**9. Pollution Remediation Obligations**

In accordance with GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*, the Authority has recorded in the statement of net position a pollution remediation obligation (“PRO”) liability (net of environmental cost recoveries not

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Notes to Financial Statements (Continued)

yet realized) in the amount of \$2,125,587 as of December 31, 2021. This liability is included in accrued school facilities project costs reported on the statement of net position. The Authority's PRO liability and asset are charged or credited to school facilities project costs in the statement of activities. The Authority's PRO liability is measured based on the current cost of future activities. Also, the PRO liability was estimated using "the expected cash flow technique," which measures the liability as the sum of probability weighted amounts in a range of possible estimated outcomes.

The Authority owns properties with environmental issues that meet the criteria for "obligating events" and disclosure under GASB Statement No. 49. All of the properties meeting the criteria were acquired by the Authority for the purpose of constructing a school facilities project on behalf of an SDA District and, at the present, the Authority believes it has obligated itself to commence clean-up activities. The Authority will continue to evaluate the applicability of this Statement relating to specific project sites as adjustments are made to its portfolio of school facilities projects. The Authority's remediation activities generally include: pre-cleanup activities including preliminary assessment and site investigation; asbestos and lead based paint removal; underground storage tank removal; neutralization, containment, removal and disposal of ground pollutants; site restoration; and post-remediation monitoring and oversight. The following table summarizes the Authority's expected cash outlays (estimated costs) and payments related to numerous SDA-owned properties associated with school facilities projects in various stages of pre-development and construction.

	<b>Estimated Cost</b>	<b>Payments to Date</b>	<b>PRO at 12-31-2021</b>
Pre-cleanup activities	\$ 1,084,185	\$ 935,502	\$ 148,683
Site remediation work	5,525,337	3,729,525	1,795,812
Post-remediation monitoring	166,663	33,572	133,091
Asbestos and lead based paint removal	4,205,714	4,157,713	48,001
Liability for pollution remediation Obligations	<u>\$ 10,981,899</u>	<u>\$ 8,856,312</u>	<u>\$ 2,125,587</u>

The following table summarizes the changes in the Authority's PRO liability during the year ended December 31, 2021:

<b>PRO at 12-31-2020</b>	<b>Increase in Expected Cash Outlays</b>	<b>PRO Payments</b>	<b>Decrease in ECR Not Yet Realized</b>	<b>PRO at 12-31-2021</b>
\$1,628,816	\$1,213,967	\$(2,203,450)	\$1,486,254	\$2,125,587

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**10. Commitments and Contingencies**

**(a) Contractual Commitments**

As of December 31, 2021, the Authority has approximately \$450 million of unaccrued contractual commitments relating to future expenditures associated with school facilities projects.

**(b) Contractor and Other Claims**

Numerous contractor and other claims, the vast majority of which are not in litigation, have been filed with the Authority by design consultants, general contractors, project management firms and school districts relating to disputes concerning school construction matters (e.g., delays, labor and material price increases). The Authority resolves contractor claims by following the administrative process noted in the relevant contract. As of December 31, 2021, the Authority's potential loss from all claims has been estimated at approximately \$0.4 million, which represents an increase of \$0.2 million from the prior year end accrual. Accordingly, as of December 31, 2021, an accrued liability of \$0.4 million is reflected in the statement of net position as a component of accrued school facilities project costs and, for the year then ended, \$0.2 million is charged to school facilities project costs on the statement of activities.

**(c) Insurance**

The Authority maintains commercial insurance coverage for, among other things, workers' compensation, tort liability (including public liability and automobile) and property damage. Additionally, in support of its construction operations the Authority has implemented an Owner Controlled Insurance Program ("OCIP") and has also purchased Builders Risk and Owner's Protective Professional Indemnity Insurance ("OPPI"), all of which are discussed below. As of December 31, 2021, management is not aware of any insurable claim that is expected to exceed its commercial insurance coverage.

The Authority has implemented an OCIP that "wraps up" multiple types of insurance coverage into one program. The Authority initially implemented a three-year OCIP, effective December 31, 2003 ("OCIP I"), to provide workers' compensation, commercial general liability and umbrella/excess liability insurance for all eligible contractors performing labor on school facilities projects. OCIP I was subsequently extended to March 31, 2009. Policy limits for OCIP I vary depending upon, among other things, the type of insurance coverage; a \$300 million umbrella/excess liability program provides additional protection against potentially catastrophic losses resulting from workers' compensation and commercial general liability claims. Losses are subject to a \$250,000 per claim deductible. Although OCIP I is no longer enrolling new projects into the program since its expiration, completed operations coverage continues for 10 years for claims that arise after the completion of construction.

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In 2009, the Authority approved the purchase of a succeeding five-year OCIP (“OCIP II”) program to coincide with the expiration of the OCIP I enrollment period for new projects. OCIP II, as originally purchased, provided coverage for projects commencing construction between March 31, 2009 and March 31, 2012. The OCIP II enrollment period was extended to March 31, 2014 at no additional cost to the Authority. The extension also provided an additional two years for the completion of enrolled projects. Subsequently, the Authority authorized the purchase of a new three-year OCIP (“OCIP III”) with an effective date of March 1, 2015 and an OCIP IV with an effective date of March 1, 2018. Similar to OCIP I, policy limits for OCIP II, III and IV vary depending upon, among other things, the type of insurance coverage; a \$200 million umbrella/excess liability program provides additional protection against potentially catastrophic losses resulting from workers’ compensation and commercial general liability claims. Losses are subject to either a \$250,000 per claim deductible or a \$350,000 “clash” deductible in the event that both a workers’ compensation and general liability claim occur from the same incident. Additionally, OCIPs II, III and IV each provide 10 years of completed operations coverage for claims that arise after the completion of construction. Premiums for each OCIP are adjustable based upon actual construction values for enrolled contractors (not all trades are eligible for enrollment) on insured projects.

In connection with OCIP I, the Authority executed a Funded Multi-Line Deductible Program Agreement which, among other things, required the Authority to fund a Deductible Reimbursement Fund (“DRF”) to collateralize the Authority’s estimated deductible obligations under certain OCIP I policies. The DRF, which was established at \$37 million, consists of cash payments by the Authority totaling \$34.9 million, and a one-time credit of \$2.1 million received at inception for estimated interest. The cash portion of the DRF was funded by the Authority in installments during the period from December 2003 through December 2006 and expensed as paid as school facilities project costs on the statement of activities and general fund revenues, expenditures and changes in fund balance.

Concurrent with the Authority’s purchase of OCIP II, the insurer agreed to transfer a portion of the remaining available funds from the Authority’s DRF to a new Loss Reimbursement Fund (“LRF”). The LRF for OCIP II was initially established at approximately \$18.9 million to partially fund a maximum deductible obligation of \$26 million. At that time, approximately \$9.9 million remained in the LRF for OCIP I. In connection with the OCIP II extension, discussed above, the maximum deductible obligation was reduced to \$16 million. In 2015, concurrent with the purchase of OCIP III with a new insurer, the Authority was required to fund a new LRF in the amount of approximately \$4.5 million to partially fund a maximum deductible obligation of \$12.4 million. Likewise, the purchase of OCIP IV with a new insurer required the Authority to partially fund a new LRF in the amount of \$4.5 million with a maximum obligation of

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\$10.9 million. All monies deposited in the respective LRFs are available to pay claim costs arising from construction projects enrolled in a specific OCIP.

As of December 31, 2021, the Authority has open reserves for general liability and workers' compensation claims totaling approximately \$65,319, \$43,194, \$285,727 and \$593,590, under OCIPs I, II III and IV, respectively. All monies deposited in the LRF and not used to pay claims will be refunded to the Authority along with accrued interest, as applicable. Under the terms of the contract, the Authority has no claim or interest in the LRF until six (6) months after the expiration of the program. Since their respective enrollment periods have expired, the DRF for OCIP I and the LRF for OCIPs II and III are reviewed annually and the deductible obligation re-determined; if the respective deductible fund is determined to be overfunded based on the annual re-determination, the Authority is entitled to a refund of the difference.

Since the inception of OCIP I, the Authority has purchased and maintained Builders Risk property insurance that protects the Authority from unexpected losses due to fire, vandalism, lightning, wind and similar forces during construction of a school facilities project. The current insurance policy expiration date is July 15, 2023 and provides a limit of \$250 million for any one project.

In October 2009, the Authority purchased a 5-year, \$25 million limit of liability OPPI policy designed to provide additional protection in excess of the professional liability insurance maintained by the Authority's contracted design professionals. The policy is subject to a \$500,000 self-insured retention and provides coverage for construction projects. The policy also provides an Extended Reporting Period ("ERP") of up to 10 years to report claims, commencing on the earlier of project substantial completion or the policy expiration date of October 1, 2014.

In December 2014, the Authority approved the purchase of a new 5-year OPPI policy, including excess Contractors Pollution Liability ("CPL"), for SDA construction projects commencing construction on or after December 31, 2014 and prior to December 31, 2019. The policy provides a \$25 million limit of liability subject to a \$500,000 self-insured retention for OPPI, and a \$500,000 self-insured retention for CPL. Additionally, the policy provides an ERP of up to 8 years to report claims, commencing on the earlier of project substantial completion or the policy expiration date of December 31, 2019. This policy was extended to expire June 30, 2025 to allow for all projects in the Authority's current portfolio to reach substantial completion.

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**11. Employee Benefits**

**(a.1) Public Employees' Retirement System of New Jersey**

*Plan description and benefits provided.* All active, full-time employees of the Authority are required as a condition of employment to participate in the Public Employees' Retirement System of New Jersey ("PERS" or "Plan"), a cost-sharing, and multiple-employer defined benefit plan administered by the State. The contribution policy is established by N.J.S.A. 43:15A and requires contributions by active members and contributing employers. Currently as of July 1, 2020, employees are required to contribute 7.50% of their annual compensation to the Plan. All Plan participants are categorized within membership Tiers in accordance with their enrollment date in the PERS, as follows: Tier 1 includes those members enrolled in the PERS prior to July 1, 2007; Tier 2 includes those members enrolled in the PERS on or after July 1, 2007 and prior to November 2, 2008; Tier 3 includes those members enrolled in the PERS on or after November 2, 2008 and on or before May 22, 2010; Tier 4 includes those members enrolled in the PERS after May 22, 2010 and prior to June 28, 2011; and Tier 5 includes those members enrolled in the PERS on or after June 28, 2011. Depending on the Tier, other factors including minimum base salary amounts and/or minimum hours worked, among other things, may impact an employee's eligibility in the PERS. As discussed below, members enrolled in the PERS on or after July 1, 2007, and who earn an annual salary in excess of established limits, are eligible to participate in a Defined Contribution Retirement Program ("DCRP") administered by Prudential Financial on behalf of the State.

The general formula for annual retirement benefits for Tier 1, Tier 2, and Tier 3 members is the final 3-year average salary divided by 55, times the employee's years of service. The formula for Tier 4 and Tier 5 members is the final 5-year average salary divided by 60, times the employee's years of service. Pension benefits for all members fully vest upon reaching 10 years of credited service. Tier 1 and Tier 2 members are eligible for normal retirement at age 60, while Tier 3 and Tier 4 members are eligible for normal retirement at age 62. Tier 5 members are eligible for normal retirement at age 65. No minimum years of service is required once an employee reaches the applicable retirement age.

Tier 1 members who have 25 years or more of credited service may elect early retirement without penalty at or after age 55, and receive full retirement benefits; however, the retirement allowance is reduced by 3% per year (1/4 of 1% per month) for each year the member is under age 55. For Tier 2 members with 25 years or more of credited service the retirement allowance is reduced by 1% per year (1/12 of 1% per month) for each year the member is under age 60 (until age 55) and 3% per year (1/4 of 1% per month) for each year the member is under age 55. For Tier 3 and Tier 4 members the retirement allowance is reduced by 1% per year (1/12 of 1% per month) for each year the member is under age 62 (until age 55) and 3% per year (1/4 of 1% per month) for each year the member is under age 55. Lastly, for Tier 5 members the retirement allowance is reduced by 3% per year (1/4 of 1% per month) for each year the member is under age 65.



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The PERS also provides death and disability benefits. The State of New Jersey, as established by N.J.S.A. 43:15A, has the authority to establish and/or amend any of the benefit provisions and contribution requirements.

**(a.2) Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources**

In accordance with GASB 68, the Authority recognized a net pension liability for the difference between the present value of the projected benefits for past service known as the Total Pension Liability (“TPL”) and the restricted resources held in trust for the payment of pension benefits, known as the Fiduciary Net Position (“FNP”).

As of December 31, 2021, the Authority reported a liability of \$25.0 million in the statement of net position for its proportionate share of the net pension liability for the PERS. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020. The actuarial valuation was rolled forward to June 30, 2021 using update procedures. The Authority’s proportion of the net pension liability was based on a projection of the Authority’s long-term share of contributions to the Plan relative to the projected contributions of all participating State agencies, actuarially determined. As of June 30, 2021, the Authority’s proportionate share was estimated to be 0.21109%. The change in proportion since the prior measurement date was a decrease of 0.04913%.

For the year ended December 31, 2021, the Authority recognized pension income in the amount of \$4,796,967 in the Statement of Activities in accordance with GASB 68, of which pension expense in the amount of \$2,846,614 (the Authority’s 2021 contractually required pension contribution to the PERS) was recorded in the General Fund Revenues, Expenditures and Changes in Fund Balance. The amount of the Authority’s pension contribution due on April 1, 2022 is \$2,472,082. Pension expense or income is reported in the Authority’s financial statements as a component of administrative and general expenses.

As stated above, the Authority’s contractually required contribution to the PERS for the year ended December 31, 2021 was \$2,846,614, which is 18.0% of annual covered payroll. Based on the recommendation of the State of New Jersey Department of the Treasury, the investment rate of return used to calculate the actuarially determined contribution effective with the July 1, 2019 valuation was 7.30% per annum. The Department of the Treasury recommendation also calls for the rate to be reduced further to 7.00% per annum effective with the July 1, 2021 valuation. The actuarially determined employer contribution amount, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

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As of December 31, 2021, the Authority's reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Net difference between projected and actual earnings on pension plan investments	\$ -	\$ 6,587,369
Differences between expected and actual experience	394,385	179,017
Changes in assumptions or other inputs	130,234	8,902,476
Changes in proportion	2,432,400	9,775,856
Contributions subsequent to the measurement date	2,472,082	-
Total deferred outflows and inflows of resources	\$ 5,429,101	\$ 25,444,718

Deferred outflows of resources of \$2,472,082 resulting from contributions subsequent to the measurement date are recognized as a reduction of the net pension liability in the year ended December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year 1 (2022)	\$ (8,126,700)
Year 2 (2023)	(6,195,609)
Year 3 (2024)	(4,229,662)
Year 4 (2025)	(3,733,992)
Year 5 (2026)	(201,736)
Total	\$ (22,487,699)

***Actuarial methods and assumptions***

The collective total pension liability in the June 30, 2021 measurement date was determined by an actuarial valuation as of July 1, 2020, which was rolled forward to June 30, 2021. The key actuarial assumptions are summarized as follows:

Rate of inflation	
Price	2.75%
Wage	3.25%
Salary increase:	
Through 2026	2.00% - 6.00% (based on years of service)
Thereafter	3.00% - 7.00% (based on years of service)
Investment rate of return	7.00%
Cost of living adjustment	None assumed

Mortality rates were based on the SOA's Scale MP-2021 mortality improvement scale.

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***Discount rate***

The discount rate used to measure the total pension liability as of June 30, 2021 was 7.00%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current member contribution rates and that contributions from employers and the nonemployer contributing entity will be based on 100% of the actuarially determined contributions for the State employer and 100% of actuarially determined contributions for the local employers. Based on those assumptions, the plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all projected benefit payments to determine the total pension liability.

***Expected rate of return on investments***

The long-term expected rate of return on Plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target asset allocation and best estimate of arithmetic real rates of return for each major asset class are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Real Rate of Return</b>
U.S. equity	27.00%	8.09%
Non-U.S. developed market equity	13.50%	8.71%
Emerging market equity	5.50%	10.96%
Private equity	13.00%	11.30%
Real assets	3.00%	7.40%
Real estate	8.00%	9.15%
High yield	2.00%	3.75%
Private credit	8.00%	7.60%
Investment grade credit	8.00%	1.68%
Cash equivalents	4.00%	0.50%
U.S. Treasuries	5.00%	0.95%
Risk mitigation strategies	3.00%	3.35%

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***Sensitivity of the Authority’s proportionate share of the net pension liability to changes in the discount rate***

The following presents the Authority’s proportionate share of the net pension liability calculated using the discount rate of 7.00% as well as the proportionate share of the net pension liability using a 1.00% increase or decrease from the current discount rate:

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
PERS	\$34,416,795	\$25,006,500	\$17,513,322

***Pension plan fiduciary net position***

Detailed information about the Plan’s fiduciary net position is available in a separately issued financial report. The State of New Jersey, Department of the Treasury, Division of Pension and Benefits, issues publicly available financial reports that include the financial statements and required supplementary information for the PERS. Information on the total Plan funding status and progress, required contributions and trend information is available on the State’s web site at [www.state.nj.us/treasury/pensions/annrprts.shtml](http://www.state.nj.us/treasury/pensions/annrprts.shtml) in the Comprehensive Annual Financial Report of the State of New Jersey, Division of Pensions and Benefits.

**(b) Defined Contribution Retirement Program and Early Retirement Changes for Employees Enrolled in the PERS on or after July 1, 2007**

The DCRP was established on July 1, 2007 under the provisions of P.L.2007, c.92 and P.L.2007, c.103. The DCRP provides eligible members with a tax-sheltered, defined contribution retirement benefit, along with death and disability benefits. A PERS member who becomes eligible and is enrolled in the DCRP is immediately vested in the DCRP. To be eligible for the DCRP, an employee is required to have enrolled in the PERS on or after July 1, 2007 (Tiers 2 through 5), and they must earn an annual salary in excess of established “maximum compensation” limits. The maximum compensation is based on the annual maximum wage for Social Security and is subject to change at the start of each calendar year. A PERS member who is eligible for the DCRP may voluntarily choose to waive participation in the DCRP for a reduced retirement benefit from the State. If a member waives DCRP participation and later wishes to participate, the member may apply for DCRP enrollment, with membership to be effective January 1 of the following calendar year. PERS members who participate in the DCRP continue to receive service credit and are eligible to retire under the rules of the PERS, with their final salary at retirement limited to the maximum compensation amounts in effect when the salary was earned. The participating member would also be entitled to a supplementary benefit at retirement based on both the employee (above the maximum compensation limit) and employer contributions to the DCRP. For the direct benefit of those participating in the DCRP, the Authority would be required to contribute 3% to the DCRP

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(“employer matching”) based on the member’s annual compensation (base salary) in excess of the maximum compensation limit.

For the year ended December 31, 2021, the Authority had four active employees enrolled in the DCRP and made matching contributions totaling \$3,311. Employer matching contributions relating to 2020, 2019 and 2018 totaled \$3,876, \$3,896, and \$5,837, respectively.

**(c) Deferred Compensation**

The Authority has established an Employees Deferred Compensation Plan under section 457 of the Internal Revenue Code. All active, full-time employees are eligible to participate in the plan, which permits participants to defer a portion of their pay in accordance with the contribution limits established in section 457(b) of the Internal Revenue Code. The Authority does not make any contributions to the plan.

**(d) Other Postemployment Benefits**

*Plan description and benefits provided.* The Authority provides postemployment healthcare benefits (including Medicare Part B reimbursement) and prescription drug coverage through participation in the New Jersey State Health Benefits Program, as sponsored and administered by the State of New Jersey, to eligible retirees having either: (1) 25 years or more of service in the PERS if hired on or prior to June 28, 2011, or; (2) 30 years or more of service in the PERS if hired after June 28, 2011, or (3) to those individuals approved for disability retirement. These postemployment benefits also extend to the retirees’ covered dependents. Health benefits and prescription drug benefits provided by the plan are at no cost to eligible retirees who had accumulated at least 20 years of service credit as of June 30, 2010; all other eligible retirees must contribute a portion of the premium costs based on the applicable percentage of premium as determined by the annual retirement allowance. A minimum contribution of 1.5% of the monthly retirement allowance is required. Upon turning 65 years of age, a retiree must opt for Medicare as their primary coverage, with State benefits providing supplemental coverage. In addition, life insurance is provided at no cost to the Authority and the retiree in an amount equal to 3/16 of their average salary during the final 12 months of active employment. The State pays the cost of this benefit. The State has the authority to establish and amend the benefit provisions offered and contribution requirements. The plan is considered a single employer defined benefit plan for financial reporting purposes. The Authority has elected to fund postretirement health benefits on a pay-as-you-go basis since it is not authorized to pre-fund an OPEB trust from the proceeds of tax-exempt bonds (nor from the income earned on the investment of those proceeds) from which it presently derives essentially all of its revenue. Therefore, no plan assets exist in a trust that meets the specified criteria in paragraph 4 of GASB 75.

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***Retirees and employees covered by OPEB Plan***

As of December 31, 2021, the following employees were covered by the benefit terms:

Retired employees and/or beneficiaries currently receiving benefit payments	31
Active employees	152
Total	183

***Total OPEB liability***

The Authority's total OPEB liability of \$29,188,405 was measured as of January 1, 2021, and was based upon an actuarial valuation as of January 1, 2021. The Authority has fully recognized this liability in the statement of net position as of December 31, 2021 in accordance with GASB 75.

***Actuarial methods and assumptions***

The total OPEB liability in the January 1, 2021 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Rate of inflation		4.50%
Annual salary increases		3.00%
Discount rate		2.02%
Retirees' share of benefit related premium costs	None for retirees with at least 20 years of service credit as of June 30, 2010. All other retirees to contribute based on the applicable percentage of premium as determined by the annual retirement allowance. A minimum contribution of 1.5% of the retirement allowance is required.	

The entry age - level percent-of-pay actuarial cost method was used. No investment return was assumed in the current valuation since there are no OPEB plan assets. The discount rate was based on the average of the Bond Buyer 20 Bond GO, S&P Municipal Bond 20 Year High Grade and Fidelity GA AA-20 Year published yields.

The mortality tables used for this valuation is based on the Society of Actuaries Pub-2010 Public Retirement Plans Healthy Male and Female Total Dataset Headcount-Weighted Mortality tables using Employee and Healthy Annuitant Tables for both pre and post retirement projected with mortality improvements using the most current Society of Actuaries Mortality Improvement Scale MP-2021.

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The annual healthcare cost inflation (trend) rate for all retiree health benefits is 7% beginning in 2023 for both pre-65 retirees (pre-Medicare) and post-65 retirees (integrated with Medicare). The trend increase assumption will decrease by 0.25% per year until an ultimate annual trend rate increase assumption of 4.5% in 2033 and later.

This valuation excludes the Cadillac tax in its entirety based on legislation signed into law on December 20, 2019, HR 1865 “Further Consolidated Appropriations Act, 2020” repealing the “Cadillac Tax”.

The decrement assumptions (i.e., retirement, turnover and disability) and age-based costs for the Authority were estimated using information from the New Jersey Public Employees Retirement System (“PERS”). Decrement tables are based on the July 1, 2020 Annual Report of the Actuary for PERS.

As required for any actuarial valuation with a measurement date on or after March 31, 2015, Actuarial Standard of Practice No. 6, *Measuring Retiree Group Benefits Obligations and Determining Retiree Group Benefits Program Periodic Costs or Actuarially Determined Contributions*, was used in performing the Authority’s actuarial valuation for OPEB.

***Changes in total OPEB liability***

Service cost	\$	562,188
Interest cost		793,450
Changes in assumptions		794,794
Benefit payments		<u>(269,967)</u>
Net change in total OPEB liability		1,880,465
Total OPEB liability – beginning of year		<u>27,307,940</u>
Total OPEB liability – end of year	\$	<u><u>29,188,405</u></u>

The schedule of changes in the Authority’s total OPEB liability and related ratios are presented for multiple years as required supplementary information following the notes to financial statements.

***Sensitivity of the total OPEB liability to changes in the discount rate***

The following presents the total OPEB liability of the Authority, as well as what the Authority’s total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the discount rate assumed for the current valuation:

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	1% Decrease (1.02%)	Discount Rate (2.02%)	1% Increase (3.02%)
Total OPEB liability	\$36,868,697	\$29,188,405	\$23,415,222

***Sensitivity of the total OPEB liability to changes in the healthcare cost trend rates***

The following presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than assumed for the current valuation:

	1% Decrease (6% decreasing to 3.5%)	Healthcare Cost Trend Rates (7% decreasing to 4.5%)	1% Increase (8% decreasing to 5.5%)
Total OPEB liability	\$22,882,115	\$29,188,405	\$37,698,630

***OPEB expense and deferred outflows of resources and deferred inflows of resources***

For the year ended December 31, 2021, the Authority recognized OPEB expense of \$1,108,921, of which \$211,788 (the amount of Authority contributions for retiree health insurance in 2021) was recorded in the General Fund Revenues, Expenditures and Changes in Fund Balance. The accumulated amount of deferred outflows of resources and deferred inflows of resources are as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual Experience	\$ 104,973	\$ -
Changes in assumptions	4,828,069	6,274,042
Total deferred outflows and inflows of resources	\$ 4,933,042	\$ 6,274,042

Deferred inflows and outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year 1 (2022)	\$ (188,537)
Year 2 (2023)	(188,537)
Year 3 (2024)	(188,537)
Year 4 (2025)	(188,537)
Year 5 (2026)	(188,537)
Year 6 (2027) and thereafter	(398,315)
Total	\$ (1,341,000)



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Notes to Financial Statements (Continued)

**12. Compensated Absences**

In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the Authority has recorded a liability in the amount of \$1,326,478 as of December 31, 2021 in the statement of net position. The liability is the value of employee accrued vacation time as of the statement of net position date and vested sick leave benefits that are probable of payment to employees upon retirement. The vested sick leave benefit to future retirees for unused accumulated sick leave is calculated at the lesser of ½ the value of earned time or \$15,000. The payment of sick leave benefits, prior to retirement, is dependent on the occurrence of sickness as defined by the Authority’s policy; therefore, such unvested benefits are not accrued.

**13. Long-Term Liabilities**

During the year, the following changes in long-term liabilities are reflected in the statement of net position:

	<b>Beginning Balance</b>	<b>Additions</b>	<b>Deductions</b>	<b>Ending Balance</b>
Accrued school facilities				
project costs	\$ 1,815,093	\$ 1,692,607	\$ (989,483)	\$ 2,518,217
Net pension liability	42,434,159	-	(17,427,659)	25,006,500
Total other postemployment				
benefits liability	27,307,940	1,880,465	-	29,188,405
Accrued pension payable	2,846,614	2,472,082	(2,846,614)	2,472,082
Compensated absences	1,427,037	-	(100,559)	1,326,478
Total long-term liabilities	<u>\$ 75,830,843</u>	<u>\$ 6,045,154</u>	<u>\$ (21,364,315)</u>	<u>\$ 60,511,682</u>

For further information, see Notes 11 and 12.

**14. Net Position**

The Authority’s net position is categorized as either invested in capital assets or restricted for schools construction. As of December 31, 2021, the Authority’s net position is \$483.1 million. Net investment in capital assets includes leasehold improvements, automobiles, furniture and fixtures, equipment and computer software used in the Authority’s operations, net of accumulated depreciation.

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The changes in net position during 2020 and 2021 are as follows:

	Net Investment in Capital Assets	Restricted for Schools Construction	Totals
Net position, January 1, 2020	\$ 1,082,884	\$ 433,255,789	\$ 434,338,673
Loss before receipt of EFCFA funding and transfers	(162,032)	(10,402,402)	(10,564,434)
Capital expenditures	576,861	(576,861)	-
School facilities project costs	-	(291,278,897)	(291,278,897)
Net position, December 31, 2020	1,497,713	130,997,629	132,495,342
Loss before receipt of EFCFA funding and transfers	(123,562)	(6,735,068)	(6,858,630)
Capital expenditures	182,149	(182,149)	-
EFCFA funding received from State	-	350,000,000	350,000,000
Appropriation from State	-	275,000,000	275,000,000
School facilities project costs	-	(267,533,065)	(267,533,065)
Net position, December 31, 2021	\$ 1,556,300	\$ 481,547,347	\$ 483,103,647

**15. Subsequent Event**

On June 30, 2022, New Jersey Governor Phil Murphy signed the Fiscal Year 2023 Appropriations Act (“FY2023 budget”) into law which includes, among other things, a \$5.15 billion deposit into the Debt Defeasance and Prevention Fund. Additionally, the FY2023 budget allocates a portion of the \$5.15 billion deposit to support critical capital investments throughout the state, including over \$1.9 billion for SDA school facilities projects, emergent needs, and capital maintenance, including more than \$1.5 billion for SDA Districts, and \$350 million for Regular Operating Districts.

**STATE OF NEW JERSEY**  
**SCHOOLS DEVELOPMENT AUTHORITY**  
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**REQUIRED SUPPLEMENTARY INFORMATION**

New Jersey Schools Development Authority  
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Schedule of Authority's Proportionate  
Share of the Net Pension Liability

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Authority's proportion of the net pension liability	0.21109%	0.26021%	0.24445%	0.25282%
Authority's proportionate share of the net pension liability	\$ 25,006,500	\$ 42,434,159	\$ 44,045,377	\$ 49,778,974
Authority's covered payroll	\$ 15,303,041	\$ 16,333,372	\$ 19,098,021	\$ 17,849,263
Authority's proportionate share of the net pension liability as a percentage of covered payroll	163.4%	259.8%	230.6%	278.9%
Plan fiduciary net position as a percentage of the total pension liability	51.5%	42.9%	42.0%	40.4%
	<u>2017</u>	<u>2016</u>	<u>2015</u>	
Authority's proportion of the net pension liability	0.25811%	0.24459%	0.26024%	
Authority's proportionate share of the net pension liability	\$ 60,083,669	\$ 72,439,355	\$ 58,417,776	
Authority's covered payroll	\$ 18,573,489	\$ 18,574,888	\$ 18,072,739	
Authority's proportionate share of the net pension liability as a percentage of covered payroll	323.5%	390.0%	323.2%	
Plan fiduciary net position as a percentage of the total pension liability	36.8%	31.2%	38.2%	

**Notes to Schedule:**

The amounts presented in the table above were determined as of the June measurement date.

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Schedule of Authority's Contributions  
to the Public Employees' Retirement System

Year	Contractually Required Contribution (CRC)	Contributions in Relation to the CRC	Contribution Deficiency (Excess)	Authority's Covered Payroll	Contributions as a Percentage of Covered Payroll
2021	\$2,472,082	\$2,472,082	\$ -	\$14,521,363	17.0%
2020	\$2,846,614	\$2,846,614	\$ -	\$15,803,029	18.0%
2019	\$2,377,735	\$2,377,735	\$ -	\$18,055,097	13.2%
2018	\$2,514,741	\$2,514,741	\$ -	\$18,394,015	13.7%
2017	\$2,391,105	\$2,391,105	\$ -	\$18,157,354	13.2%
2016	\$2,172,867	\$2,172,867	\$ -	\$18,666,335	11.6%
2015	\$2,237,332	\$2,237,332	\$ -	\$18,078,345	12.4%
2014	\$2,102,418	\$2,102,418	\$ -	\$18,549,600	11.3%
2013	\$1,960,286	\$1,960,286	\$ -	\$18,329,051	10.7%
2012	\$2,163,895	\$2,163,895	\$ -	\$18,472,472	11.7%

**Notes to Schedule:**

Valuation Date Actuarially determined contribution rates are calculated as of July 1, two years prior to the end of the fiscal year in which the contributions are reported.

Methods and assumptions used to determine the actuarially determined employer contributions are as follows:

Actuarial Cost Method	Projected Unit Credit Cost Method
Amortization Method	Level Dollar Amortization
Amortization Period	30 years
Asset Valuation Method	A five-year average of market values
Investment Rate of Return	7.00% for 2021, 7.30% for 2020 through 2019, 7.50% for 2018 through 2017, 7.65% for 2016, 7.90% for 2015 through 2013, 7.95% for 2012, 8.25% for 2011 through 2008
Inflation	2.75% for 2021 through 2019, 2.25% for 2018 through 2017, 3.08% for 2016, 3.01% for 2015 through 2008
Salary Increases	2.00% - 6.00% for 2021 through 2019, 1.65% - 4.15% for 2018 through 2016, 2.15% - 5.40% for 2015 through 2013, 4.52% for 2012, 5.45% for 2011 through 2008

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Schedule of Authority's Contributions  
to the Public Employees' Retirement System (Continued)

Mortality

Pre-retirement mortality rates were based on the Pub-2010 General Below-Median Income Employee mortality table with an 82.2% adjustment for males and 101.4% adjustment for females, and with future improvement from the base year of 2010 on a generational basis.

New Jersey Schools Development Authority  
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Schedule of Changes in the Total Postemployment Benefits  
Other Than Pensions (OPEB) Liability and Related Ratios

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Service cost	\$ 562,188	\$ 409,654	\$ 449,157	\$ 1,606,120
Interest cost	793,450	813,459	762,995	1,004,490
Differences between actual and expected experience	-	-	-	146,961
Changes in assumptions	794,794	4,844,872	(3,257,030)	(3,947,479)
Benefit payments	(269,967)	(221,345)	(231,938)	(362,050)
Net change in total OPEB liability	1,880,465	5,846,640	(2,276,816)	(1,551,958)
Total OPEB liability - beginning of year	27,307,940	21,461,300	23,738,116	25,290,074
Total OPEB liability - end of year	<u>\$ 29,188,405</u>	<u>\$ 27,307,940</u>	<u>\$ 21,461,300</u>	<u>\$ 23,738,116</u>
Covered payroll	\$ 13,288,280	\$ 15,948,280	\$ 15,838,600	\$ 18,487,788
Total OPEB liability as a percentage of covered payroll	219.66%	171.23%	135.50%	128.40%
	<u>2017</u>	<u>2016</u>		
Service cost	\$ 1,634,702	\$ 1,578,355		
Interest cost	927,740	849,309		
Differences between actual and expected experience	-	-		
Changes in assumptions	(1,476,238)	-		
Benefit payments	(297,093)	(277,001)		
Net change in total OPEB liability	789,111	2,150,663		
Total OPEB liability - beginning of year	24,500,963	22,350,300		
Total OPEB liability - end of year	<u>\$ 25,290,074</u>	<u>\$ 24,500,963</u>		
Covered payroll	\$ 18,451,700	\$ 17,954,600		
Total OPEB liability as a percentage of covered payroll	137.06%	136.46%		

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

**Notes to Schedule:**

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB 75 to pay related benefits.

Benefit changes – none.

New Jersey Schools Development Authority  
(a component unit of the State of New Jersey)

Schedule of Changes in the Total Postemployment Benefits  
Other Than Pensions (OPEB) Liability and Related Ratios (Continued)

Changes in assumptions:

Changes in assumptions reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2021	2.02%
2020	2.92%
2019	3.81%
2018	3.23%
2017	3.76%
2016	3.57%





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## Report of Independent Auditors on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Management and Members of the Authority  
New Jersey Schools Development Authority

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities and the general fund of the New Jersey Schools Development Authority (the “Authority”), a component unit of the State of New Jersey, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated September 29, 2022.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority’s internal control.

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

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

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority’s financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the



financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

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

*Ernst + Young LLP*

September 29, 2022