

JOHNSTOWN REDEVELOPMENT AUTHORITY

FISCAL YEAR

2022

PROPOSED ADMINISTRATIVE BUDGET

**Proposed JRA Budget 2022
Master-All Funds**

| | 2020 Proposed Revenue | 2020 Actual Revenue | 2021 Proposed Revenue | 2021 Actual Revenue | 2022 Proposed Revenue |
|---------------------------|------------------------------|----------------------------|------------------------------|----------------------------|------------------------------|
| Rental Income - Lease | \$375,363.00 | \$313,171.00 | \$418,137.00 | \$288,338.24 | \$304,712.00 |
| Rental Income - Parking | \$6,270.00 | \$6,076.00 | \$5,805.00 | \$4,965.67 | \$4,425.00 |
| Other Income-Cash on Hand | \$0.00 | \$0.00 | \$0.00 | \$1,553,797.00 | \$1,553,797.00 |
| Interest Income | \$11,515.00 | \$9,860.00 | \$8,500.00 | \$1,270.69 | \$1,500.00 |
| Administration | \$1,035,947.00 | \$1,035,947.00 | \$1,027,909.00 | \$1,027,909.00 | \$966,455.00 |

| | | | | | |
|----------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| REVENUE | \$1,429,095.00 | \$1,365,054.00 | \$1,460,351.00 | \$2,876,280.60 | \$2,830,889.00 |
|----------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|

| | 2020 Proposed Expense | 2020 Actual Expense | 2021 Proposed Expense | 2021 Actual Expense | 2022 Proposed Expense |
|------------------------------------|------------------------------|----------------------------|------------------------------|----------------------------|------------------------------|
| Personnel | \$304,580.00 | \$304,580.00 | \$310,672.00 | \$302,185.52 | \$310,865.00 |
| Advertising | \$1,000.00 | \$920.00 | \$1,000.00 | \$1,680.00 | \$2,000.00 |
| Capital Improvements | \$448,919.00 | \$346,391.00 | \$52,929.00 | \$0.00 | \$10,000.00 |
| Car Allowance | \$7,200.00 | \$7,200.00 | \$7,200.00 | \$7,200.00 | \$7,200.00 |
| Conferences | \$2,000.00 | \$0.00 | \$800.00 | \$858.00 | \$1,000.00 |
| Employee Benefits | \$97,918.00 | \$89,655.00 | \$117,262.00 | \$109,561.00 | \$90,948.00 |
| Employer Taxes | \$23,149.00 | \$23,149.00 | \$23,612.00 | \$23,611.00 | \$17,614.00 |
| Property Insurance | \$134,335.00 | \$182,525.00 | \$206,250.00 | \$133,189.00 | \$135,000.00 |
| Legal | \$25,000.00 | \$15,011.00 | \$20,000.00 | \$24,259.00 | \$20,000.00 |
| Memberships | \$950.00 | \$785.00 | \$700.00 | \$419.00 | \$2,600.00 |
| Miscellaneous Expense | \$5,000.00 | \$6,419.00 | \$2,000.00 | \$24,674.00 | \$6,907.00 |
| Mortgage - 339 Walnut Street | \$27,057.00 | \$24,417.00 | \$25,000.00 | \$24,417.00 | \$24,417.00 |
| Mortgage - 221 Central Avenue | \$15,000.00 | \$9,332.00 | \$9,332.00 | \$9,332.00 | \$9,332.00 |
| Office Equipment | \$5,000.00 | \$12,945.00 | \$8,000.00 | \$12,104.00 | \$8,000.00 |
| Office Supplies | \$627.00 | \$7,235.00 | \$4,000.00 | \$5,798.00 | \$4,000.00 |
| Parking Lot Tax (10%) | \$2,000.00 | \$598.00 | \$500.00 | \$580.00 | \$600.00 |
| Postage | \$2,000.00 | \$0.00 | \$1,000.00 | \$28.00 | \$1,000.00 |
| Professional Fees | \$34,900.00 | \$29,724.00 | \$25,000.00 | \$37,727.00 | \$30,000.00 |
| Real Estate Taxes - 339 Walnut St. | \$24,500.00 | \$23,380.00 | \$24,000.00 | \$23,380.00 | \$24,000.00 |
| Rent - office space | \$58,476.00 | \$58,476.00 | \$58,476.00 | \$58,476.00 | \$58,476.00 |
| Repairs & Maintenance | \$118,018.00 | \$111,219.00 | \$50,000.00 | \$144,022.00 | \$35,000.00 |
| Stenographer | \$1,500.00 | \$1,067.00 | \$1,400.00 | \$1,200.00 | \$1,400.00 |
| Subscriptions | \$1,200.00 | \$367.00 | \$500.00 | \$289.00 | \$400.00 |
| Telephone/Internet | \$8,215.00 | \$6,025.00 | \$6,500.00 | \$6,160.00 | \$6,500.00 |
| Travel - Local | \$3,000.00 | \$1,566.00 | \$1,000.00 | \$2,577.00 | \$3,000.00 |
| Travel - Out-of-town | \$1,500.00 | \$112.00 | \$800.00 | \$867.00 | \$1,000.00 |
| Unemployment Benefits | \$1,500.00 | \$1,165.00 | \$1,250.00 | \$1,095.00 | \$1,000.00 |
| Utilities | \$17,400.00 | \$35,122.00 | \$42,000.00 | \$7,790.00 | \$10,000.00 |
| Goodwill Partnership-In-kind | \$30,000.00 | \$0.00 | \$30,000.00 | \$1,486.00 | \$28,514.00 |
| Debt Service - Construction Loan | \$49,200.00 | \$67,746.00 | \$87,968.00 | \$87,968.00 | \$87,968.00 |
| DCNR Grant - Honan Avenue | \$0.00 | \$0.00 | \$5,000.00 | \$8,336.00 | \$0.00 |
| Debt Service - Multimodal Grant | \$48,564.00 | \$30,653.00 | \$400,000.00 | \$307,338.00 | \$400,000.00 |
| Debt Service - Roof Replacement | \$81,288.00 | \$72,000.00 | \$72,000.00 | \$243,600.00 | \$0.00 |

| | | | | | |
|----------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| EXPENSE | \$1,451,144.00 | \$1,469,784.00 | \$1,596,151.00 | \$1,612,206.52 | \$1,338,741.00 |
|----------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|

| | | | | | |
|---------------------------|---------------------|----------------------|----------------------|-----------------------|-----------------------|
| SURPLUS OR DEFICIT | -\$22,049.00 | -\$104,730.00 | -\$135,800.00 | \$1,264,074.08 | \$1,492,148.00 |
|---------------------------|---------------------|----------------------|----------------------|-----------------------|-----------------------|

**REDEVELOPMENT AUTHORITY OF THE CITY OF JOHNSTOWN
ADMINISTRATIVE BUDGET
JANUARY 1, 2022 TO DECEMBER 31, 2022**

BUDGET

ADVERTISING

| | | |
|---|----------------|-------|
| Public Meetings of the Authority (Advertise Board meetings, Special meetings, workshops, etc.) | <u>\$2,000</u> | 2,000 |
|---|----------------|-------|

CAPITAL IMPROVEMENTS

| | | |
|--|------------------|--------|
| Lincoln Center Building and other JRA owned properties/structures | <u>\$ 10,000</u> | 10,000 |
|--|------------------|--------|

CAR ALLOWANCE

| | | |
|--------------------|-----------------|-------|
| Executive Director | <u>\$ 7,200</u> | 7,200 |
|--------------------|-----------------|-------|

CONFERENCES

| | | |
|--|-----------------|-------|
| | <u>\$ 1,000</u> | 1,000 |
|--|-----------------|-------|

EMPLOYEE BENEFITS

| | | |
|-----------------------|------------------|--------|
| UPMC | | |
| Major Medical | 50,887 | |
| Dental/Vision | 1,523 | |
| AD&D/Life Insurance | 1,000 | |
| Deferred Compensation | 11,550 | |
| PMRS | <u>\$ 25,988</u> | |
| | | 90,948 |

EMPLOYER TAXES

| | | |
|--|------------------|--------|
| | <u>\$ 17,614</u> | 17,614 |
|--|------------------|--------|

PROPERTY INSURANCE

| | | |
|--|-------------------|---------|
| This includes all general liability policies, Workmen's compensation, Directors & Officers liab., Blanket bond and Flood coverage. | <u>\$ 135,000</u> | 135,000 |
|--|-------------------|---------|

LEGAL

| | | |
|---|------------------|--------|
| Solicitor (maximum cap – including all meetings and general redevelopment issues/anticipate additional workload for Johnstown Regional Sewage) | <u>\$ 20,000</u> | 20,000 |
|---|------------------|--------|

MEMBERSHIPS

| | | |
|--------------------------------------|---------------|-------|
| Cambria Regional Chamber of Commerce | 100 | |
| PA Municipal Authority Association | 2,400 | |
| Urban Land Institute | <u>\$ 100</u> | 2,600 |

| | | |
|--|------------------|--------|
| <u>MISCELLANEOUS EXPENSE</u> | <u>\$ 6,907</u> | 6,907 |
| <u>MORTGAGE</u> | | |
| 339 Walnut Street – Ideal Market | 24,417 | |
| 221 Central Avenue – Cambria Rowe Bldg. | <u>\$ 9,332</u> | |
| | | 33,749 |
| <u>OFFICE EQUIPMENT</u> | | |
| Purchase/replacement of office equipment, Sage annual fees, copier – annual Maintenance agreement, Microsoft fees. | <u>\$ 8,000</u> | 8,000 |
| <u>OFFICE SUPPLIES</u> | <u>\$ 4,000</u> | 4,000 |
| <u>PARKING LOT TAX (10%)</u> | <u>\$ 600</u> | 600 |
| <u>POSTAGE</u> | <u>\$ 1,000</u> | 1,000 |
| <u>PROFESSIONAL FEES</u> | <u>\$ 30,000</u> | 30,000 |
| <u>REAL ESTATE TAXES</u> | <u>\$ 24,000</u> | 24,000 |
| <u>RENT</u> | | |
| Housing of Authority staff and operations Rent @ \$4,873/mo. X 12 | <u>\$ 58,476</u> | 58,476 |
| <u>REPAIRS & MAINTENANCE</u> | <u>\$ 35,000</u> | 35,000 |
| <u>STENOGRAPHER</u> | <u>\$ 1,400</u> | 1,400 |
| Certified transcripts for monthly/special meetings. | | |
| <u>SUBSCRIPTIONS</u> | | |
| (Tribune Democrat, Johnstown Magazine) | <u>\$ 400</u> | 400 |
| <u>TELEPHONE/INTERNET</u> | <u>\$ 6,500</u> | 6,500 |
| <u>TRAVEL – LOCAL</u> | | |
| Employee local travel – all Redevelopment Project sites – construction monitoring, sewage treatment operations, etc. | <u>\$ 3,000</u> | 3,000 |
| <u>TRAVEL – OUT-OF-TOWN</u> | <u>\$ 1,000</u> | 1,000 |
| Vehicle/mileage reimbursement | | |

UNEMPLOYMENT BENEFITS

4 Employees X \$10,000 X .025

\$1,000

1,000

UTILITIES

Gas, water, sewage and electric for Lincoln Center Bldg.
and other various Authority owned properties.

\$ 10,000

10,000

GOODWILL PARTNERSHIP-INKIND

\$ 28,514

28,514

DEBT SERVICE-CONSTRUCTION LOAN

416 Main Street

\$ 87,968

87,968

DCNR GRANT – HONAN AVENUE

\$ -0-

-0-

DEBT SERVICE – MULTIMODAL GRANT

\$ 400,000

400,000

DEBT SERVICE – ROOF REPLACEMENT

\$ -0-

-0-

TOTAL NON-PERSONNEL

\$ 1,027,876