

2018 ANNUAL REPORT
MIDDLESEX COUNTY
IMPROVEMENT AUTHORITY



IMPROVEMENT AUTHORITY
MIDDLESEX COUNTY ♦ NJ



James P. Nolan
Chairman

Middlesex County Residents,

For more than 25 years, the Middlesex County Improvement Authority has been focused on the development of programs to better the lives of the residents of this great County. Long term care for the elderly, recycling, project financing, golf, and the distribution of food to the food pantries though out the County, are a few of the programs we work on each and every day.

Our recycling program continues to grow each year and has become a model for the state with an 81% recycling rate. This has made Middlesex County the highest rated county in the state for the eighth time. We serviced more than 100,000 locations for curbside pickup and are proud of our growing yard waste program and school book recycling program. We are excited to see MC Green make his recycling debut in 2019 and want to thank our amazing students for their work on this project. We want to thank our residents for their continued compliance with our recycling guidelines.

At the Roosevelt Care Centers of Old Bridge and Edison, we continue to work at providing our residents with the highest level of care and emphasize the whole patient. In 2018, we maintained our goal to be a center of learning for healthcare professionals with a variety of training programs available for students.

One of the hallmarks of our County is our top-notch recreational facilities. Some of the best examples are our three beautiful public golf courses in Piscataway, Plainsboro and East Brunswick which are managed by Billy Casper Golf. Each of these courses provides an opportunity for golfers of all ages to practice their swing or enjoy a round within one of our leagues. Improvements can be seen in the increase of equipment, staff and capital provided to improve our courses and service.

As the County hub for food distribution, MCFOODS continues to expand the network of food pantries it serves and the number of residents that have access to nutritious foods and necessities. Through augmented partnerships with local community groups, businesses and Rutgers University, MCFOODS expands available resources and awareness on food insecurity.

These are some brief highlights of the outstanding programs MCIA provides to the municipalities of the County and its residents. As I look back at the year and the growing list of accomplishments, I know our staff did a remarkable job and I believe that our future is even brighter. It is an honor and privilege to serve as Chairman of the Board. I'd like to thank my fellow Board Members, both past and present, for their dedication in setting policy for this Authority and being a part of the implementation of each program.

James P. Nolan
Chairman

2018 MCIA BOARD

- James P. Nolan, *Chairman***
- Anthony Raczynski, *Vice-Chairman***
- Paul Abbey, *Secretary-Treasurer***
- Chrisine D'Agostino**
- Jose A Jimenez, Jr.**

H. James Polos, *Executive Director*



Freeholder Deputy Director
Charles E. Tomaro
Freeholder Liason



Borough of
CARTERET
New Jersey



Township of
Monroe
Middlesex County, NJ

COUNTY-GUARANTEED CAPITAL EQUIPMENT & IMPROVEMENT REVENUE BONDS



\$8,650,000

MIDDLESEX
COUNTY • NJ

Maturity Date: September 15, 2025

Issued for the financing and the undertaking, acquisition and installation of certain improvements and/or items of equipment for the municipalities as part of the Capital Equipment and Improvement Financing Programs. The Borough of Carteret, Borough of Spotswood, County of Middlesex, and the Township of Monroe participated.



CURBSIDE RECYCLING COLLECTION

16 MUNICIPALITIES PARTICIPATED



- | | |
|---------------|------------------|
| CRANBURY | OLD BRIDGE |
| DUNELLEN | PISCATAWAY |
| HELMETTA | PLAINSBORO |
| JAMESBURG | SAYREVILLE |
| MIDDLESEX | SOUTH AMBOY |
| MILLTOWN | SOUTH PLAINFIELD |
| MONROE | SOUTH RIVER |
| NEW BRUNSWICK | SPOTSWOOD |



HIGHEST COUNTY IN NEW JERSEY FOR 9TH TIME (NJDEP, 2016)



22,404 TONS COLLECTED

Current Contractor: Central Jersey Waste & Recycling (Solterra)
Term: Final Extension Year after 3-Year Contract

2 NEW

FUEL-EFFICIENT INSPECTOR VEHICLES



STREAMLINED COMPLAINT SYSTEM ANALYTICALLY-DRIVEN

YARD WASTE PROGRAM OPERATED FOR 24 YEARS

23 MUNICIPALITIES PARTICIPATED



	Leaves	Brush	Grass	Total
2017	14,875	11,342	5,246	31,462
2018	17,584	14,451	4,881	36,915
% Change	18%	27%	-7%	17%



17% YOY INCREASE

16.16
TONS
GENERATED
IN 2018



BOOK RECYCLING

The Division of Recycling originally began The Book Recycling Program in 2006 as a joint venture between the MCIA and the Middlesex County Division of Solid Waste Management. Its objective is to provide county school districts with an environmental sound method of recycling outdated hard and soft covered books.

FIVE SCHOOLS PARTICIPATED IN 2018

SINCE 2006, OVER 200 TONS HAVE BEEN RECYCLED

RECYCLING
EDUCATION
MC BLUE



SUSTAINABILITY
EDUCATION
MC GREEN

REBOOTING
IN 2019



As a leader in the state for sustainability, Middlesex County wants to continue to inform residents of the importance of “Going Green.”

By 2018, MCIA’s educational robot, **MC Blue**, was in need of a tune-up. The MCIA partnered with the MCVTS Pre-Engineering class to repurpose the parts of MC Blue for MC Green, the County’s new sustainability educational robot.

MC Green will debut in Summer 2019 with a cleaner design and revamped experience driven programming to serve as a “spokes” robot.” The emphasis of the program is centered around protecting the environment, promoting responsible recycling practices, and advancing sustainability education within Middlesex County.

MIDDLESEX COUNTY VOCATIONAL & TECHNICAL SCHOOLS



CAPITAL IMPROVEMENTS

IRRIGATION UPGRADES
CONCRETE RESURFACING
ELECTRICAL UPGRADES IN CLUBHOUSES

CONTRACTED WITH
BILLY CASPER GOLF
TO MANAGE THE
GOLF COURSES



**16,246
ROUNDS**



**42,920
ROUNDS**



**14,507
ROUNDS**

HIGH SCHOOL PARTICIPATION

TAMARACK

SOUTH RIVER, EDISON,
SPOTSWOOD, EAST
BRUNSWICK, SAYREVILLE,
NORTH BRUNSWICK, NOTRE
DAME HIGH SCHOOL IN
LAWRENCEVILLE, ST JOSEPH'S
IN METUCHEN AND SOUTH
BRUNSWICK

THE MEADOWS

WEST WINDSOR PLAINSBORO
SOUTH, WEST WINDSOR
PLAINSBORO NORTH,
SAYREVILLE, SOUTH
BRUNSWICK AND EDISON

RARITAN LANDING

PERTH AMBOY, PISCATAWAY,
METUCHEN, BISHOP AHR IN
EDISON AND EDISON



THE FIRST TEE OF RARITAN VALLEY

With the help of Tamarack Golf Course, the First Tee of Raritan Valley has been able to see their impact on the lives of young people by instilling life-enhancing values and promoting healthy living through the game of golf.





EXPANDING SERVICES WHILE MAINTAINING CLINICAL MENTORING

**THE EMPHASIS IS TO
DEVELOP A CARE
ENVIRONMENT FOR
OUR RESIDENTS AND
ACT AS A GREAT
TRAINING FACILITY
FOR NEW CLINICIANS.**



The Roosevelt Care Centers are an unique, community-based public resource for health care services. Operated by the Middlesex County Improvement Authority, their mission is to create comprehensive continuums for personalized care designed to rehabilitate and maximize physical function, ease pain, slow the progression of debilitating conditions and disease and maximize each individual's quality of life, satisfaction and independence.

In 2018, Roosevelt Care Centers focused on enhancing their patient centered care services. Time was spent on staff development, customer service and improving clinical services. One area where this has been noticed in the addition of new supportive services in areas of hospice and behavioral health and the expansion of our mentoring of students in health professions.





EDUCATION PROGRAMS

Roosevelt continues to use its facility as a training center for new clinicians in a variety of areas. In 2018, Roosevelt Care Centers continued to partner with the Middlesex County Vocational Technical School to offer High School Capstone Programs in healthcare.



WELLNESS PROGRAM

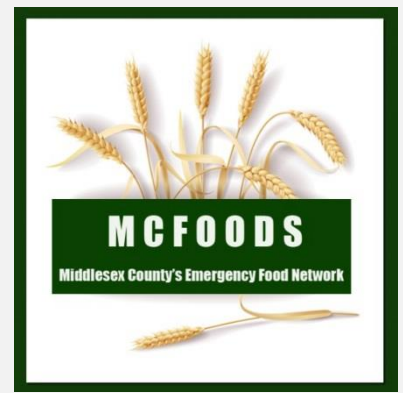
Roosevelt Care Centers created a new program which focuses on providing residents with an additional level of care. The facilities developed the position of an assistant to the Certified Nursing Assistants. These individuals help the residents to adapt to their daily activities in the facility and functions as hospitality making sure that residents incidental needs are met. They occasionally function as companions for residents and transport them to activities in the facility. They allow the Certified Nursing Assistants to spend more time in doing hands-on care for the residents.



OVER 1.9 MILLION POUNDS COLLECTED AND DISTRIBUTED

Received from a variety of sources – schools, businesses, clubs, groups, Community Food Bank of NJ & Farmers Against Hunger.

Moved about 98,000 pounds more food in 2018 than 2017



TURKEY DISTRIBUTION

Through a MCFOODS partnership with Community Food Bank of NJ, Feeding New Brunswick Network and Mayor Cahill, over 1,000 turkeys were distributed to residents of New Brunswick.



2018 FORD TRANSIT VAN

The MCIA acquired a 2018 Ford Transit 350 extended cargo van that can accommodate up to 3 pallets of product. This new vehicle enhances the ability to pick up product donations from retailers and warehouse distributors.

FEEDING MIDDLESEX COUNTY (FMC)

Numerous events were held in partnership with Feeding Middlesex County (FMC), a 501C3 nonprofit, was incorporated in 2017 to financially support MCFOODS and organizations that feed the hungry in the County.

- 3rd Annual Dine Below the Line – Over 200 guests attended the annual hunger awareness dinner held at Our Lady of Peace in North Brunswick
- Walk to End Hunger
- Purchased over \$20,000 worth of food to restock shelves
- Plays in the Park – the Board of Chosen Freeholders collected over \$3,800 for FMC and received over 1,250 pounds of food during these shows



SPOTLIGHT ON MIDDLESEX COUNTY

In June, Jennifer Apostol of MCFOODS and Jim Giamarese of Farmers Against Hunger joined Freeholder Director Rios for a taping of Spotlight on Middlesex County to highlight the efforts of MCFOODS. The discussion focused on the engagement of students and the community in the fight against hunger and the partnership between MCFOODS and Farmers Against Hunger to bring fresh, nutritious fruits and vegetables to our community neighbors in need.

RUTGERS UNIVERSITY PARTNERSHIPS

“RU SERVING TOGETHER” – over 75 students, faculty and staff attended an event designed to inform individuals about hunger relief efforts and food insecurity in the community

“TACKLING HUNGER” – Jennifer Apostol of MCFOODS served as a panelist to discuss the importance of advocating for legislation that will have a positive social impact on the root causes that contribute to food insecurity, getting involved in community organizations that are working to improve access to healthy and culturally appropriate foods, and assisting students on campus

“TACKLING FOOD WASTE” - Jennifer Apostol presented to the students on food insecurity in Middlesex County, the food pantry network, our efforts to reduce food waste and educate pantries and guests on product dating

VOORHEES FELLOW STUDENTS – MCFOODS and FMC partnered with the Voorhees students at Rutgers to conduct a study on food insecurity in Middlesex County. Utilizing a survey, students were able to identify barriers to food access and areas that are underserved

“ADVANCING COMMUNITY DEVELOPMENT”



Social Media Team – the students created a social media strategy to increase awareness and maximize engagement

Caring Crowd Team – an online fundraising campaign was launched by the students and within 72 hours the \$2,500 goal was met which included a Johnson & Johnson match. Phase 2 of the campaign was launched on April 16th and in total \$6,629.04 was raised.

On Campus Fundraiser Team – students organized Café Cabaret night, an evening of performances and fundraising. A variety of musical and comedic student performances were enjoyed by all who attended.

Traditional Awareness Team – students created a coupon book in support of FMC. They partnered with 11 local restaurants and the book was sold for \$5 each.

COMMUNITY OUTREACH

MCFOODS and FMC drove awareness of food insecurity in Middlesex County through various outreach organizations including the Carteret Rotary Club, New Brunswick Kiwanis Club, Dunellen / Greenbrook Rotary Club, Middlesex County Regional Chamber of Commerce. The discussions focused on how these clubs can support the efforts by holding food drives, making monetary donations, spreading awareness and engaging others. In addition, MCFOODS met with local government and faith-based officials in Piscataway, Edison and Woodbridge to review the idea of expanding pantry services for residents and increasing partnerships.



FOOD DRIVE HIGHLIGHTS

Annual Spring School Food Drive

The Middlesex County Spring School Food Drive coordinated by MCFOODS with the Support of Middlesex County Roads, Public Property and Parks Departments generated **97,900 POUNDS** of food (49 tons).

Annual Fall Harvest Food Drive in Monroe

More than 45 volunteers helped distribute bags and flyers to the residents of Clearbrook and Concordia on October 13th to help promote the food drive. The Monroe Department of Public Works picked up donations from these communities on 2 designated days and delivered them to the MCFOODS warehouse. 7 other adult communities also participated in the food drive. MCFOODS picked up those donations every Friday throughout the month. Through the generosity of the residents of all 9 adult communities in the Township of Monroe, we received **13,250 POUNDS** of food (6.6 tons).

Old Bridge High School ROTC

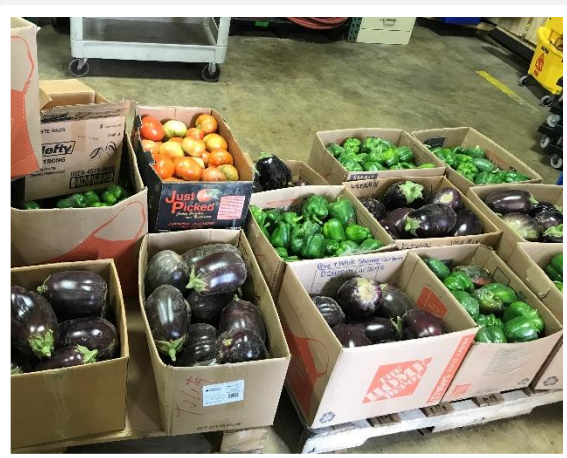
Donated **9,400 POUNDS** of food in the fall. Over 100 Cadets participated in the food drive and partnered with several local retailers to collect food throughout the community.

East Brunswick Boy Scout Troops

Over the course of 2 weekends in October and November, the Scouts collected donations from store patrons at Acme and ShopRite to generate **4,500 POUNDS** of food and over \$600 in monetary donations for FMC.

FCCLA of JP Stevens High School

Held collections in October and at their annual conference in November where they asked all participants to bring a donation. They generated **4,900 POUNDS** of food.



Lisa Chippendale and Youths from Middlesex Borough

Coordinated a fall food drive in their neighborhoods by passing out flyers and picking up donations. They donated **3,550 POUNDS** of food.

Middlesex Police Department

Teamed up with Lisa Chippendale and expanded the reach of their collection in Middlesex to generate **1,800 POUNDS** of food.

FINANCIAL REPORT
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

<u>ASSETS</u>	<u>BALANCE DEC. 31, 2018</u>	<u>BALANCE DEC. 31, 2017</u>
Current Assets:		
Cash and Cash Equivalents	\$ 8,804,047.53	\$ 3,886,495.93
Accounts Receivable	833,323.38	843,705.92
Due from Municipalities and Participants	1,000,414.26	852,475.28
Interest Receivable	1,089.85	466.34
Prepaid Expenses	<u>3,416.88</u>	<u>3,416.88</u>
Total Current Assets	<u>10,642,291.90</u>	<u>5,586,560.35</u>
Noncurrent Assets:		
Restricted Assets		
Cash and Cash Equivalents	31,015,246.29	60,683,366.38
Investments	26,558,095.45	57,306,874.08
Accounts Receivable	5,107,711.25	6,736,799.80
Patient Fees Receivable	4,351,854.15	4,972,873.49
Interest Receivable	734,490.31	888,727.97
Loans Receivable	85,130,000.00	88,430,000.00
Inventory	161,083.77	137,943.86
Net Investment in Perth Amboy Utility Franchise Lease	14,794,587.70	14,922,260.35
Net Investment in Capital Lease and Improvement Programs (Unearned Income of \$1,666,967.17 and \$3,934,503.47, respectively)	<u>106,275,673.24</u>	<u>122,570,862.28</u>
Total Restricted Assets	274,128,742.16	356,649,708.21
Capital Assets (Net)	<u>85,487,304.91</u>	<u>87,657,377.36</u>
Total Noncurrent Assets	<u>359,616,047.07</u>	<u>444,307,085.57</u>
TOTAL ASSETS	<u>\$ 370,258,338.97</u>	<u>\$ 449,893,645.92</u>

FINANCIAL REPORT
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

<u>LIABILITIES</u>	<u>BALANCE DEC. 31, 2018</u>	<u>BALANCE DEC. 31, 2017</u>
Current Liabilities		
Accounts Payable	\$ 1,216,357.03	\$ 1,263,891.21
Accrued Expenses	174,661.16	130,333.11
Deferred Revenue	-	80,000.00
Total Current Liabilities	<u>1,391,018.19</u>	<u>1,474,224.32</u>
Non-Current Liabilities		
Reserve for COBRA/Workers Comp Insurance	459,757.04	440,804.43
Total Non-Current Liabilities	<u>459,757.04</u>	<u>440,804.43</u>
Current Liabilities Payable from Restricted Assets		
Revenue Bonds Payable	31,779,175.30	31,153,798.65
Accrued Expenses	2,403,628.86	1,487,264.62
Reserve for Special RCC Funds	561,137.02	526,066.36
Prepaid Lease Payments	446,725.00	159,775.00
Deferred Revenue	1,640.00	1,770.00
Accrued Interest on Bonds	734,490.31	888,727.97
Accounts Payable	3,675,184.61	2,847,929.45
Total Current Liabilities Payable from Restricted Assets	<u>39,601,981.10</u>	<u>37,065,332.05</u>
Noncurrent Liabilities:		
Revenue Bonds Payable	263,876,959.61	284,312,443.97
Loan Payable-CRDA	20,000,000.00	20,000,000.00
Due to County-CIP Participation	1,330,405.37	1,272,773.51
Reserve for Proceeds, Acq. Funds and Refunding Escrows	20,667,632.67	21,061,175.36
Reserve for Deferred Revenue - Bond Funds	3,327.09	1,117.60
Funds Held in Trust:		
Heldrich Hotel/Conference Ctr. Project	9,441,621.63	8,728,587.83
South Plainfield Housing Project	233,573.61	202,971.08
North Brunswick Senior Citizen Housing Project	1,556,245.28	1,579,462.11
New Brunswick Cultural Center Project	3,597,415.18	24,095,785.37
Middlesex County Educational Services Commission	5,053,425.44	45,200,171.44
Perth Amboy Lease & Franchise Ext. Project	2,215,055.07	2,411,534.94
Total Noncurrent Liabilities	<u>327,975,660.95</u>	<u>408,866,023.21</u>
Total Liabilities	<u>369,428,417.28</u>	<u>447,846,384.01</u>
<u>NET POSITION</u>		
Invested in Capital Assets, Net of Related Debt	(10,849,321.77)	(8,995,046.31)
Restricted for:		
Unemployment Insurance	8,995.90	4,128.08
Unrestricted for:		
Accrued Post-Employment Health Benefits Liability	109,693,000.00	100,734,000.00
Net Pension Liability	46,522,243.00	59,415,817.00
Unrestricted	(144,544,995.44)	(149,111,636.86)
Total Unrestricted	<u>11,670,247.56</u>	<u>11,038,180.14</u>
Total Net Position	<u>829,921.69</u>	<u>2,047,261.91</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 370,258,338.97</u>	<u>\$ 449,893,645.92</u>

STATEMENT OF REVENUES AND EXPENSES
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017

	<u>YEAR ENDED</u> <u>DEC. 31, 2018</u>	<u>YEAR ENDED</u> <u>DEC. 31, 2017</u>
Operating Revenues:		
Financing/Administrative Fees	\$ 282,076.95	\$ 217,386.94
Roosevelt Care Center Facilities	34,853,923.01	35,961,576.99
Curbside/Yardwaste Pick Up	4,265,370.36	3,912,723.13
Recycling Operations	3,874,927.71	3,868,698.77
Golf Course Operations	2,153,171.30	2,228,135.41
Open Space Reimbursement	<u>-</u>	<u>399,196.46</u>
Total Operating Revenues	<u>45,429,469.33</u>	<u>46,587,717.70</u>
Operating Expenses:		
Administrative	9,540,624.28	9,840,323.13
Cost of Providing Services	45,833,284.58	45,894,434.73
Depreciation	<u>1,628,253.70</u>	<u>1,288,299.77</u>
Total Operating Expenses	<u>57,002,162.56</u>	<u>57,023,057.63</u>
Operating Income (Loss)	<u>(11,572,693.23)</u>	<u>(10,435,339.93)</u>
Non-Operating Revenues (Expenses):		
Interest Income	55,364.60	44,742.89
Lease Revenues	11,830,000.00	11,600,000.00
Local Subsidy & Donations	13,291,908.31	13,630,534.09
Reserve for SUI	8,995.90	(4,128.08)
Receivables/Reserves/Payables-Cancelled	(440,248.76)	962,366.75
Interest on Bonds	(12,366,631.52)	(12,168,398.52)
Loss on Sale of Assets	(1,244.54)	-
Depreciation-Heldrich Hotel/Conference Ctr. Proj.	(2,333,492.08)	(2,332,242.08)
Miscellaneous	310,701.10	213,060.55
Net Non- Operating Revenues (Expenses)	<u>10,355,353.01</u>	<u>11,945,935.60</u>
Income (Loss) Before Contributions and Transfers	(1,217,340.22)	1,510,595.67
Total Net Position - Beginning	<u>2,047,261.91</u>	<u>536,666.24</u>
Total Net Position - Ending	<u>\$ 829,921.69</u>	<u>\$ 2,047,261.91</u>

ADMINISTRATIVE OFFICE

101 Interchange Plaza, Suite 202
Cranbury, NJ 08512
Phone: (609) 655-5141
Fax: (609) 655-4748
Email: mciaadmin@mciauth.com
www.mciauth.com

DIVISION OF RECYCLING

Recycling Hotline: (800) 488-MCIA
Email: mciarecycling@mciauth.com
Email: mcgreen@mciauth.com

MCFOODS

Phone: (609) 409-5033
Email: ja@mciauth.com

ROOSEVELT CARE CENTER IN EDISON

118 Parsonage Road
Edison, NJ 08837
Phone: (732) 321-6800
Fax: (732) 321-1452
www.rooseveltcarecenter.com

ROOSEVELT CARE CENTER AT OLD BRIDGE

1133 Marlboro Road
Old Bridge, NJ 08857
Phone: (732) 360-9830
Fax: (732) 360-9831
www.rooseveltcarecenter.com

TAMARACK GOLF COURSE

97 Hardenburg Lane
East Brunswick, NJ 08816
Phone: (732) 821-8881/8884
Fax: (732) 821-3191

THE MEADOWS GOLF COURSE

70 Hunters Glen Drive
Plainsboro, NJ 08536
Phone: (609) 799-4000
Fax: (609) 799-1576

RARITAN LANDING GOLF COURSE

491 Sidney Road
Piscataway, NJ 08854
Phone: (732) 885-9600
Fax: (732) 885-9604

KEEP MIDDLESEX MOVING

100 Bayard Street, 2nd Floor
New Brunswick, NJ 08901
Phone: (732) 745-4465
Fax: (732) 745-7482
Email: KMM@KMM.org

**MCIA ADMINISTRATION
& PROFESSIONALS**

Lory L. Cattano
Chief Financial Officer

Rainone Coughlin Minchello
General Counsel

McCarter & English
Bond Counsel

CME Associates
Engineers

Hodulik & Morrison, P.A.
Auditors



IMPROVEMENT AUTHORITY
MIDDLESEX COUNTY ♦ NJ

**2018 Middlesex County
Improvement Authority Board**

James P. Nolan, *Chairman*
Anthony Raczynski, *Vice-Chairman*
Paul Abbey, *Secretary-Treasurer*
Chrisine D'Agostino
Jose A. Jimenez, Jr.

Charles E. Tomaro, *Freeholder Liason*

H. James Polos, *Executive Director*



**2018 Middlesex County
Board of Chosen Freeholders**

Ronald G. Rios, *Freeholder Director*
Charles E. Tomaro, *Deputy Freeholder Director*
Kenneth Armwood
Charles Kenny
Shanti Narra
Leslie Koppel
Blanquita B. Valenti