

**PRELIMINARY OFFICIAL STATEMENT DATED JUNE 10, 2025**

**NEW ISSUE**  
**BOOK-ENTRY ONLY**

**Ratings: Moody's "Baa3" (underlying)**  
**Moody's "A2" (MQBA)**  
**(See "RATINGS" herein)**

*In the opinion of Parker McCay P.A., Mount Laurel, New Jersey, Bond Counsel to the City (as hereinafter defined), assuming continuing compliance by the City with certain covenants described herein, under existing law, interest on the Bonds (as hereinafter defined) is not included for federal income tax purposes in the gross income of the owners thereof pursuant to Section 103 of the Internal Revenue Code of 1986, as amended ("Code"), and does not constitute a tax preference item for purposes of the alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on such corporations. In addition, interest on the Bonds and any gain from the sale thereof are not included in the gross income of the owners thereof under the New Jersey Gross Income Tax Act, as presently enacted and construed. See "TAX MATTERS" herein.*

**\$6,747,000\***  
**CITY OF UNION CITY**  
**County of Hudson, New Jersey**  
**GENERAL OBLIGATION BONDS, SERIES 2025**  
**(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act**  
**P.L. 1976, c.38, as amended)**  
**(Callable)**

**Dated: July 1, 2025 ("Date of Delivery")**

**Due: July 1, as Shown on Inside Front Cover**

The \$6,747,000\* aggregate principal amount of General Obligation Bonds, Series 2025 ("Bonds") (qualified pursuant to the provisions of the Municipal Qualified Bond Act, constituting P.L. 1976, c.38, as amended ("Municipal Qualified Bond Act")), of the City of Union City, County of Hudson, State of New Jersey ("City"), are general obligations of the City and the full faith and credit and unlimited *ad valorem* taxing power of the City are pledged to the payment of the principal thereof and the interest thereon. The Bonds are also qualified pursuant to the provisions of the Municipal Qualified Bond Act. See "SECURITY FOR THE BONDS – Municipal Qualified Bond Act" herein. The Bonds are not a debt or obligation, legal, moral or otherwise of the State of New Jersey, or any county, municipality or political subdivision thereof other than the City.

The Bonds shall bear interest from the Date of Delivery (as shown above), payable semi-annually on January 1 and July 1 of each year, commencing July 1, 2026, at such rates of interest, as shown on the inside front cover page hereof until maturity or earlier redemption. The Bonds are subject to optional redemption as set forth herein.

The principal of the Bonds shall be paid on their respective maturity dates upon presentation and surrender of the Bonds at the offices of TD Bank, National Association, Mount Laurel, New Jersey, as paying agent for the Bonds ("Paying Agent"). Interest on the Bonds will be paid by check, draft or wire transfer mailed, delivered or transmitted by the Paying Agent to the registered owner thereof as of the Record Dates (as defined herein). The Bonds will be issued as fully registered bonds and, when issued, will be registered in the name of and held by Cede & Co., as nominee for The Depository Trust Company, Brooklyn, New York ("DTC"), an automated depository for securities and clearinghouse for securities transactions. Individual purchases of beneficial interest in the Bonds will be made initially in book-entry-only form in the principal amount of \$5,000 or any whole multiple thereof and in integral multiples of \$1,000 in excess thereof. So long as DTC or its nominee, Cede & Co., is the registered owner of the Bonds, payments of principal of and interest on the Bonds will be made directly to DTC or its nominee, Cede & Co., which has the responsibility to remit such payments to the DTC Participants, which will in turn have the responsibility to remit such payments to the owners of beneficial interests in the Bonds. See "BOOK-ENTRY ONLY SYSTEM" herein.

The Bonds are authorized to be issued pursuant to: (i) the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"); (ii) the Municipal Qualified Bond Act; (iii) certain bond ordinances (as herein described), each duly and finally adopted by the Board of Commissioners of the City and published in accordance with the requirements of the Local Bond Law; (iv) a resolution adopted by the Board of Commissioners on May 16, 2025; and (v) a Certificate of Determination and Award to be executed by the Chief Financial Officer of the City on or about June 17, 2025.

The Bonds, are being issued to: (i) permanently finance the costs of various capital improvements and the acquisition of various capital equipment in and for the City by the repayment, on the maturity date thereof, of the principal of certain outstanding bond anticipation notes of the City; and (ii) pay the costs associated with the issuance of the Bonds.

**This cover page and inside front cover page contains certain information for quick reference only. It is not a summary of the issue. Investors must read the entire Official Statement, including all appendices, to obtain information essential to making an informed investment decision.**

*The Bonds are offered when, as and if issued and subject to prior sale, to withdrawal or modification of the offer without notice, and to the approval of legality by the law firm of Parker McCay P.A., Mount Laurel, New Jersey, Bond Counsel to the City, and certain other conditions described herein. Certain legal matters will be passed upon for the City by the law firm Scarinci Hollenbeck, LLC, Lyndhurst, New Jersey. NW Financial Group, LLC, Bloomfield, New Jersey, has acted as Municipal Advisor to the City in connection with the issuance of the Bonds. The Bonds are expected to be available for delivery in definitive form through DTC in Brooklyn, New York on or about July 1, 2025.*

**ELECTRONIC SUBMISSIONS FOR THE BONDS WILL BE RECEIVED VIA PARITY UNTIL 11:00 A.M. (EST.) ON JUNE 17, 2025. FOR MORE DETAILS ON HOW TO BID ELECTRONICALLY VIEW THE NOTICE OF SALE POSTED AT WWW.MCELWEEQUINN.COM.**

\* Preliminary, subject to change

## MATURITY SCHEDULE

6,747,000\*

CITY OF UNION CITY

County of Hudson, New Jersey

GENERAL OBLIGATION BONDS, SERIES 2025

(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act,

P.L. 1976, c.38, as amended)

(Callable)

<b>Maturity Date</b> <b>(July 1)</b>	<b>Principal Amount*</b>	<b>Interest</b> <b>Rate</b>	<b>Yield</b>	<b>CUSIP**</b>
2026	\$275,000	%	%	
2027	275,000			
2028	290,000			
2029	305,000			
2030	315,000			
2031	335,000			
2032	350,000			
2033	370,000			
2034	385,000			
2035	405,000			
2036	425,000			
2037	445,000			
2038	470,000			
2039	495,000			
2040	515,000			
2041	545,000			
2042	547,000			

\* Preliminary, subject to change.

\*\* A registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of the American Bankers Association. The CUSIP numbers listed above are being provided solely for the convenience of Bondholders only at the time of issuance of the Bonds and the Borough does not make any representation with respect to such numbers or undertake any responsibility for their accuracy now or at any time in the future. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Bonds as a result of procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Bonds.

**CITY OF UNION CITY  
COUNTY OF HUDSON, NEW JERSEY**

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**Mayor and Board of Commissioners**

Brian P. Stack	Mayor
Wendy A. Grullon	Commissioner
Lucio P. Fernandez	Commissioner
Maryury A. Martinetti	Commissioner
Celin J. Valdivia	Commissioner

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**Chief Financial Officer**

Tammy Zucca

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**Deputy Municipal Clerk**

Hilda I. Rosario

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**Solicitor**

Scarinci Hollenbeck, LLC  
Lyndhurst, New Jersey

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**Auditor**

Donohue, Gironda, Doria & Tomkins, LLC  
Bayonne, New Jersey

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**Bond Counsel**

Parker McCay P.A.  
Mount Laurel, New Jersey

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**Municipal Advisor**

NW Financial Group, LLC  
Bloomfield, New Jersey

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No broker, dealer, salesperson or other person has been authorized by the City to give any information or to make any representations with respect to the Bonds other than those contained in this Official Statement

and, if given or made, such information or representations must not be relied upon as having been authorized by the City. The information contained herein has been provided by the City and other sources deemed reliable; however, no representation or warranty is made as to its accuracy or completeness and such information is not to be construed as a representation or warranty by any underwriter or, as to information from sources other than itself, by the City. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale hereunder shall, under any circumstances, create any implication that there has been no change in any of the information herein since the date hereof, or the date as of which such information is given, if earlier.

References in this Official Statement to laws, rules, regulations, bond ordinances, agreements, reports and other documents do not purport to be comprehensive or definitive. All references to such documents are qualified in their entirety by reference to the particular document, the full text of which may contain qualifications of and exceptions to statements made herein, and copies of which may be inspected at the office of the City Clerk during normal business hours.

This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor there be any sale of the Bonds in any jurisdiction in which it is unlawful for any person to make such an offer, solicitation or sale. No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than as contained in this Official Statement. If given or made, such other information or representations must not be relied upon as having been authorized by the City or any underwriter.

Upon issuance, the Bonds will not be registered under the Securities Act of 1933, as amended, will not be listed on any stock or other securities exchange and neither the Securities and Exchange Commission nor any other federal, State, municipal or other governmental entity will have passed upon the accuracy or adequacy of this Official Statement.

The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, their responsibilities to investors under federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriters do not guarantee the accuracy or completeness of such information.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVER ALLOT OR EFFECT TRANSACTIONS THAT STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME WITHOUT PRIOR NOTICE.

**The order and placement of materials in this Official Statement, including the Appendices, are not to be deemed to be a determination of relevance, materiality or importance, and this Official Statement, including the Appendices, must be considered in its entirety.**

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**OFFICIAL STATEMENT  
OF THE  
CITY OF UNION CITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
RELATING TO:**

**\$6,747,000\***  
**CITY OF UNION CITY**  
**County of Hudson, New Jersey**  
**GENERAL OBLIGATION BONDS,**  
**SERIES 2025**  
**(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act,**  
**P.L. 1976, c.38, as amended)**  
**(Callable)**

**INTRODUCTION**

This Official Statement, including the cover page and Appendices hereto, is to provide certain information relating to the issuance by the City of Union City, County of Hudson, New Jersey ("City") of its \$6,747,000\* aggregate principal amount of General Obligation Bonds, Series 2025 ("Bonds") (qualified pursuant to the provisions of the Municipal Qualified Bond Act, constituting P.L. 1976, c.38, as amended ("Municipal Qualified Bond Act")).

**AUTHORIZATION FOR THE BONDS**

The Bonds are authorized to be issued pursuant to: (i) the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"); (ii) the Municipal Qualified Bond Act; (iii) bond ordinances 2014-1, 2017-10, 2017-26, and 2018-36, each duly and finally adopted by the Board of Commissioners of the City ("Board of Commissioners") and published in accordance with the requirements of the Local Bond Law; (iv) a resolution adopted by the Board of Commissioners on May 16, 2025; and (v) a Certificate of Determination and Award to be executed by the Chief Financial Officer of the City on or about June 17, 2025.

**PURPOSE OF THE BONDS**

The Bonds, are being issued to: (i) permanently finance the costs of various capital improvements and the acquisition of various capital equipment in and for the City by the repayment, on the maturity date thereof, of the principal of certain outstanding bond anticipation notes of the City; and (ii) pay the costs associated with the issuance of the Bonds.

The improvements and equipment to be permanently financed with the proceeds of the Bonds include the following:

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\* Preliminary, subject to change

<b>Ordinance Number</b>	<b>Purpose</b>	<b>Amount Authorized</b>	<b>Notes Outstanding</b>	<b>Bond Amount Funded with Proceeds</b>
2014-1	Completion of Various Capital Improvements and Acquisition of Various Capital Equipment	\$35,000,000	\$656,800	\$656,800
2017-10	Completion of Various Capital Improvements	2,023,500	516,600	516,600
2017-26	Acquisition of Certain Real Property	1,282,500	1,233,600	1,233,600
2018-36	Acquisition of Various Capital Equipment and Completion of Various Capital Improvements	10,311,764	4,340,000	4,340,000
<b>TOTAL</b>		<b>\$48,617,764</b>	<b>\$6,747,000</b>	<b>\$6,747,000</b>

## **DESCRIPTION OF THE BONDS**

### **General**

The Bonds will be issued in the respective aggregate principal amounts as shown on the front cover page hereof. The Bonds will be dated their date of delivery and bear interest from that date at the interest rates set forth on the inside front cover hereof. Interest on the Bonds is payable semi-annually on January 1 and July 1 (each an "Interest Payment Date" and collectively, "Interest Payment Dates"), commencing July 1, 2026, in each year until maturity or earlier redemption.

Individual purchases of the Bonds may be made in the principal amount of \$5,000, or integral multiples thereof, and in integral multiples of \$1,000 in excess thereof, or in such amount necessary to issue the principal amount of the Bonds, through book-entries made on the books and the records of DTC (as hereinafter defined) and its participants. See "BOOK-ENTRY-ONLY SYSTEM" below. The Bonds will mature on August 1 in the years and in the principal amounts all as shown on the inside front cover page of this Official Statement.

The Bonds will be issued in fully registered book-entry only form without coupons. The principal of the Bonds will be payable to the registered owners thereof at maturity upon presentation and surrender of the Bonds at the offices of TD Bank, National Association, Mount Laurel, New Jersey, as paying agent for the Bonds ("Paying Agent").

Interest on each Bond shall be payable on each Interest Payment Date of such Bond to the registered owner of record thereof appearing on the registration books kept by the Paying Agent, acting as Bond registrar, as of the close of business on the fifteenth (15<sup>th</sup>) day of the calendar month immediately preceding an Interest Payment Date (each a "Record Date").

So long as The Depository Trust Company, Brooklyn, New York ("DTC") or its nominee, Cede & Co., is the registered owner of the Bonds, payments of the principal of and interest on the Bonds will be made directly to Cede & Co., as nominee of DTC. Disbursements of such payments to the participants of DTC ("DTC Participants") is the responsibility of DTC and disbursements of such payments to the Beneficial Owners (as hereinafter defined) of the Bonds is the responsibility of the DTC Participants and not the City or the Paying Agent.



## **Redemption Provisions**

The Bonds maturing on and after July 1, 2033 are subject to redemption prior to their stated maturity dates at the option of the City, upon notice as set forth below, as a whole or in part (and, if in part, such maturities as the City shall determine and within any such maturity by lot) on any date on or after July 1, 2032, at a redemption price equal to 100% of the principal amount of Bonds to be redeemed, plus accrued interest to the redemption date.

Notice of redemption shall be given by mailing first class mail in a sealed envelope with postage pre-paid not less than thirty (30) days nor more than sixty (60) days prior to the redemption date to the owner of every Bond of which all or a portion is to be redeemed at his or her last address, if any, appearing on the registration books of the Paying Agent. So long as the Bonds are issued in book-entry-only form, all notices of redemption will be sent only to DTC or any successor, and will not be sent to the beneficial owners of the Bonds. Failure of an owner of the Bonds to receive such notice or of DTC to advise any participant or any failure of a participant to notify any beneficial owner of the Bonds shall not affect the validity of any proceedings for the redemption of Bonds. Such notice shall specify: (i) the series and maturity of the Bonds to be redeemed; (ii) the redemption date and the place or places where amounts that are due and payable upon such redemption will be payable; (iii) if less than all of the Bonds are to be redeemed, the letters and numbers or other distinguishing marks of the Bonds to be redeemed; (iv) in the case of a Bond to be redeemed in part only, the portion of the principal amount thereof to be redeemed; (v) that on the redemption date there shall become due and payable with respect to each Bond or portion thereof to be redeemed the redemption price; and (vi) that from and after the redemption date interest on such Bond or portion thereof to be redeemed shall cease to accrue and be payable.

## **BOOK-ENTRY-ONLY SYSTEM**

The description which follows of the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal and interest, and other payments on the Bonds to DTC Participants or Beneficial Owners (as each such term is hereinafter defined), confirmation and transfer of beneficial ownership interests in the Bonds and other related transactions by and between DTC, DTC Participants and Beneficial Owners, is based on certain information furnished by DTC to the City. Accordingly, the City does not make any representations as to the completeness or accuracy of such information.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued in the aggregate principal amount of each maturity of the Bonds, and will be deposited with DTC. One fully registered certificate will be issued in the aggregate principal amount of the Notes deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct

Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of the Bonds ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices, if any, shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City or its designated Paying Agent as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds and distributions on the Bonds, if any, will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or its designated Paying Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or

registered in "street name," and will be the responsibility of such Participant and not of DTC, the City, or the Paying Agent, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds and distributions to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

**NEITHER THE CITY NOR ITS DESIGNATED PAYING AGENT WILL HAVE THE RESPONSIBILITY OR OBLIGATION TO THE DIRECT PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEES WITH RESPECT TO THE PAYMENTS TO OR PROVIDING OF NOTICE FOR THE DIRECT PARTICIPANTS, OR THE INDIRECT PARTICIPANTS OR BENEFICIAL OWNERS.**

**SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE BONDS, AS NOMINEE OF DTC, REFERENCES HEREIN TO THE BONDHOLDERS AND NOTEHOLDERS OR REGISTERED OWNERS OF THE BONDS (OTHER THAN UNDER THE CAPTION "TAX MATTERS") SHALL MEAN CEDE & CO. AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE BONDS.**

#### **Discontinuance of Book-Entry Only System**

In the event that the book-entry only system is discontinued and the Beneficial Owners become registered owners of the Bonds, the following provisions apply: (i) the Bonds may be exchanged for an equal principal amount of Bonds in other authorized denominations and of the same maturity, upon surrender thereof at the corporate trust office of the Paying Agent; (ii) the transfer of any Bonds may be registered on the books maintained by the Paying Agent or the City, as applicable, for such purposes only upon the surrender thereof to the Paying Agent, or the City, as applicable, together with the duly executed assignment in form satisfactory to the City, or its designated paying agent; and (iii) for every exchange or registration of transfer of Bonds, the Paying Agent or the City, as applicable, may make a charge sufficient to reimburse for any tax or other governmental charge required to be paid with respect to such exchange or registration of transfer of the Bonds. Interest on the Bonds will be payable by check or draft, mailed on each Interest Payment Date to the registered owners thereof as of the close of business on the Record Dates.

### **SECURITY FOR THE BONDS**

#### **Taxing Power**

The full faith and credit of the City are irrevocably pledged for the payment of the principal of and interest on the Bonds. The Bonds are general obligations of the City payable as to principal and interest from *ad valorem* taxes that shall be levied upon all taxable real property within the City without limitation as to rate or amount.

The City may pledge only its own credit and taxing power in respect of the Bonds, and has no power to pledge the credit or taxing power of the State or any other political subdivision thereof, nor shall the Bonds be deemed to be obligations of said State or any other political subdivision thereof, nor shall said State or any other political subdivision thereof be liable for the payment of principal of or interest on the Bonds.

### **Municipal Qualified Bond Act**

In addition to being secured by the pledge of the City's full faith and credit, the Bonds are entitled to the benefits of the Municipal Qualified Bond Act. Pursuant to the Municipal Qualified Bond Act, a portion of certain State aid allocated to the City, in amounts sufficient to pay debt service on such bonds, is to be withheld by the State Treasurer and forwarded to the Paying Agent on or before the principal and interest payment dates for such bonds for deposit into accounts established for the purpose of paying debt service on such Bonds.

Pursuant to the provisions of the Municipal Qualified Bond Act, the City shall certify to the State Treasurer the name and address of the Paying Agent, maturity schedule, interest rate or rates and dates of payment of debt service on any qualified bonds (including the Bonds) within ten (10) days after the issuance thereof. After receipt of such certificate, the State Treasurer is required to withhold with respect to such bonds from the amount of business and personal property tax replacement revenues, State urban aid, State revenue sharing, gross receipts tax revenues (now known as "energy receipts" tax revenues), municipal purposes tax assistance fund distributions and certain other funds appropriated as State aid payable to the City and not dedicated to a specific purpose by the State ("Municipal Qualified Revenues") an amount which will be sufficient to pay debt service on such bonds as it becomes due. Municipal Qualified Revenues do not include Aid to Distressed Cities.

The Municipal Qualified Bond Act provides that the Municipal Qualified Revenues so withheld and paid or to be paid to and held by the Paying Agent are deemed to be held in trust and exempt from being levied upon, taken, sequestered or applied toward paying the debts of the City other than the payment of debt service on any such "qualified bonds" (including the Bonds) of the City issued for municipal purposes (including fiscal year adjustment or pension obligation purposes) or water utility purposes and entitled to the benefits of the Municipal Qualified Bond Act.

The Municipal Qualified Bond Act does not relieve the City of its obligation to include in its annual budget amounts necessary to pay, in each year, the principal of and interest becoming due on any such "qualified bonds" (including the Bonds). However, such budgeted amounts may be applied to the payment of operating expenses of the City for the then current year to the extent that appropriated amounts have been withheld from the Municipal Qualified Revenues payable to the City and have been forwarded to the Paying Agent. Such budgeted amounts must be used to pay debt service becoming due on any such qualified bonds (including the Bonds) of the City issued for municipal purposes (including fiscal year adjustment or pension obligation purposes) or water utility purposes and entitled to the benefits of the Municipal Qualified Bond Act in any year in which sufficient Municipal Qualified Revenues are not appropriated.

In addition, all Municipal Qualified Revenues deposited with paying agents for "qualified bonds" shall be subject to a statutory lien and trust, pursuant to which the provisions of the Local Government Services Modernization and Local Mandate Relief Act of 2015, P.L.2015, c.95 (the "Modernization Act") shall apply to all "qualified bonds" whether issued prior to or following enactment of the Modernization Act. Moreover, pursuant to the Municipal Qualified Bond Act, all persons shall be forever estopped from denying that "qualified bonds" (including the Bonds), whenever issued by the City, are entitled to the benefits of the provisions of the Municipal Qualified Bond Act, including but not limited to the statutory lien and trust created thereby.

Historically, the State has appropriated Municipal Qualified Revenues such that the amount thereof has been sufficient to timely pay principal of and interest on any and all "qualified bonds" issued pursuant to the Municipal Qualified Bond Act.

The State has covenanted in the Municipal Qualified Bond Act with the holders of bonds entitled to the benefits of such act (including the Bonds), that it will not repeal, revoke, rescind, modify or amend the provisions of such act providing for the withholding of Municipal Qualified Revenues and payment of such revenues to the Paying Agent for such bonds so as to create any lien or charge on or pledge, assignment, diversion, withholding payment or other use of or deduction from such revenues which is prior in time or superior in right to the payment of debt service on such bonds.

*The Municipal Qualified Bond Act does not contain a pledge or guarantee that any amounts payable to the Paying Agent will, in fact, be made or continued. Each such annual amount is subject to appropriation by the State Legislature. Moreover, the State is not required to continue to make appropriations of such amounts, nor is the State limited or prohibited from repealing or amending any law heretofore or hereafter enacted for the payment or apportionment of such amounts or in the manner, time or amount thereof. Further, the amount payable to the Paying Agent does not constitute an additional source of revenues available to the City.*

For the fiscal year ending December 31, 2024, the City received \$0 in the form of Consolidated Municipal Property Tax Relief Act ("CMPTRA") revenue and \$22,741,715.40 in Energy Receipt Tax ("ERT") revenue.

As of December 31, 2024, the City had \$54,990,000 in outstanding bonds issued subject to the terms of the Municipal Qualified Bond Act.

The City has outstanding notes and loans for municipal purposes that are not entitled to benefits of the Municipal Qualified Bond Act. The debt service for fiscal year ending December 31, 2024 is \$21,955,000 for such notes, \$620,520.98 for such loans and for fiscal year ending December 31, 2023 was \$59,445,000 for such notes and \$697,746.68 for such loans.

## **MARKET PROTECTION**

The City anticipates issuing approximately \$18,000,000 in tax anticipation notes in June 2025 ("2025 TANs"). The 2025 TANs are not subject to the benefits of the Municipal Qualified Bond Act and are payable solely from the City's full faith credit and taxing power. The City may issue additional bond anticipation notes, as necessary, during the balance of calendar year 2025.

## **GENERAL INFORMATION REGARDING THE CITY**

### **General**

General information concerning the City, including economic, financial, demographic and other relevant data, is set forth in Appendix "A" to this Official Statement.

### **Financial**

Appendix "B" contains certain unaudited financial data of the City for the City's fiscal year ending December 31, 2024 and certain audited financial data of the City for the City's fiscal year ending December 31, 2023. The unaudited and audited financial data was provided by Donohue, Gironda, Doria & Tomkins, LLC, and are included herein in reliance upon the authority of such firm.

## **Applicability of Local Government Supervision Act to City**

Historically, the City has encountered fiscal distress that has precluded the City's ability to adopt a balanced budget without State support. As a result, the City is subject to the Local Government Supervision Act, N.J.S.A. 52:27BB-1 et seq. ("Local Government Supervision Act"). In accordance therewith, on November 27, 2024, the City entered into a Memorandum of Understanding with the State ("MOU") pursuant to which, in exchange for the payment of certain Transitional Aid from the State necessary to balance the City's budget, certain additional requirements were imposed upon the operation, budgeting and finances of the City including, but not limited to, the implementation of government, administrative, and operational efficiencies and the review and/or approval by the Director of Division of Local Government Services in the New Jersey Department of Community Affairs ("Director") and/or the Division of Local Government Services ("DLGS") of certain actions of the City. Certain substantive provisions of the MOU are set forth below as follows:

1. Representatives of the City must conduct regular meetings with the Director and certain "Municipal Technical Advisors" and representatives of DLGS to discuss budgetary, fiscal, operations, audit preparation, budget adoption and other matters.
2. Approval from DLGS for the creation of, or hiring for, certain new employment positions;
3. Restrictions on replacing or filling vacated employment positions without DLGS approval;
4. Certain restrictions on longevity pay, overtime, salary increases, promotions and transfers for elected officials, non-contractual and contractual employees;
5. Imposition of salary restraints on certain non-contractual employees and elected officials;
6. DLGS approval for renewal, extensions and changes to any individual employment contracts;
7. DLGS approval for all promotions, transfers and title changes;
8. Certain restrictions on vacation, sick, compensatory and overtime pay;
9. Restrictions and required compliance with procedures for the hiring of certain consultants and professional advisors (including, but not limited to, legal services, insurance brokerage services, risk management, accounting and financial services and engineering and public works);
10. DLGS approval for any redevelopment agreement, redevelopment plans and certain payment in lieu of tax ("PILOT") schedules;
11. Regular meetings with DLGS on economic development efforts and imposition of reporting requirements for tax exemptions and abatements;
12. Restrictions on creation of any new services or expansion of existing services without prior DLGS approval;
13. Certain restrictions on expenditure of funds for travel and overnight stays without prior DLGS approval;
14. No public funds permitted to be expended for any non-profit organization with the limited exception of allocations to third-party grantees (including CDBG and HOME funds), distributed to non-profits for the performance of social service work;
15. Prior review and approval by DLGS of all bond ordinances in excess of \$1,000,000;
16. Oversight of DLGS in all collective bargaining negotiations, mediation and arbitrations (including review of draft employment contracts, employment agreements, collective bargaining agreements and settlement agreements);
17. Limitations on availability of Transitional Aid for (a) health and subscription benefit plans that are more expensive than those offered through State Health Benefits Program, and (b) health and prescription benefits to part-time elected officials, part-time appointed officials and part-time employees;
18. Reporting to DLGS of certain findings, decisions, penalties, orders and requirements resulting from complaints, investigations, and reports issued by State and Federal regulatory agencies;
19. Submission to the Director of a copy of all judgments or settlements in excess of \$100,000 rendered or executed on and after the date of the MOU; and
20. Provision to DLGS of quarterly budget reports.

The provisions of the MOU shall remain in force and effect until a successor MOU is executed; provided, however, since the City adopted a budget for CY 2024 that left a structural imbalance that was greater than 5% of its tax levy (as determined by the Director), the MOU shall remain in force and effect until a budget is adopted for 2025 or a subsequent year that is free of such a structural imbalance (in the sole discretion of the Director). The Director's determination to extend the provisions of the MOU can be appealed to the Local Finance Board, but the Director's decision shall remain final unless and until a majority of appointed members vote to overturn the Director's decision.

## **CERTAIN PROVISIONS OF THE LAWS OF THE STATE OF NEW JERSEY AND THE UNITED STATES RELATING TO GENERAL OBLIGATION DEBT**

### **Local Bond Law**

**General** - The Local Bond Law governs the issuance of bonds and notes by counties and municipalities for the financing of capital improvements. Among its provisions are the following: (i) the power and obligation to pay any and all bonds and notes issued pursuant to the Local Bond Law shall be unlimited; (ii) the county or municipality shall levy ad valorem taxes upon all taxable property therein for the payment of the principal of and interest on such bonds and notes without limitation as to rate or amount; (iii) generally, a down payment that is not less than five percent (5%) of the amount of debt obligations authorized must be appropriated in addition to the amount of debt obligations authorized; (iv) all non-special-assessment bonds shall mature within the period of usefulness or average period of usefulness of the improvements being financed; and (v) after issuance, all bonds and notes shall be conclusively presumed to be fully authorized and issued by all of the laws of the State, and all persons shall be estopped from questioning their sale, execution or delivery.

**Debt Limits** - The authorized bonded indebtedness of the City is limited by statute, subject to the exceptions noted below, to an amount equal to three and one-half percent (3.50%) of its equalized valuation basis. The equalized valuation basis of the City is set by statute as the average for the last three years of the equalized value of all taxable real property and improvements as annually determined by the New Jersey State Board of Taxation. Certain categories of debt are permitted by statute to be deducted for purposes of computing the statutory debt limit.

Bonds, notes and long-term loans are included in the computation of debt for the statutory debt limit. The City, including the issuance of the Bonds, will not exceed its three and one-half percent (3.50%) debt limit.

**Exceptions to Debt Limits – Extensions of Credit** - The City may exceed its debt limit with the approval of the Local Finance Board, a State regulatory agency, and as permitted by other statutory exceptions. If all or any part of a proposed debt authorization would exceed its debt limit, the City may apply to the Local Finance Board for an extension of credit. If the Local Finance Board determines that a proposed debt authorization would not materially impair the credit of the City or substantially reduce the ability of the City to meet its obligations or to provide essential public improvements and services, or make certain other statutory determinations, approval may be granted.

In addition, debt in excess of the statutory limit may be issued by the City to fund certain notes, to provide for purposes in an amount not exceeding two-thirds (2/3) of the amount budgeted in such fiscal year for the retirement of outstanding obligations (exclusive of utility and assessment obligations).

**Short-Term Financing** – When approved by bond ordinance, the City may issue bond anticipation notes to temporarily finance capital improvements. Such notes may not be issued in an aggregate amount exceeding that specified by the ordinance. The notes may not be issued for periods of more than one year,

renewable with the final maturity occurring no later than the first day of the fifth month following the close of the tenth fiscal year next following the date of the original note. After the third year, the amount of the Notes that may be renewed annually must be decreased by the minimum amount required for the first year's principal payment for the bond issue in anticipation of which the Notes are issued.

**Refunding Bonds** – Refunding bonds may be issued pursuant to the Local Bond Law for the purpose of paying, funding outstanding bonds, including emergency appropriations, the actuarial liabilities of a non-state administered public employee pension system and amounts owing to others for taxes levied in the local unit, or any renewals or extensions thereof, and for paying the cost of issuance of refunding bonds.

### **Local Fiscal Affairs Law**

The Local Fiscal Affairs Law, Chapter 5 of Title 40A of the New Jersey State Statutes, as amended and supplemented ("Local Fiscal Affairs Law"), governs audits, auditors, public moneys and financial statements of local governmental units, including the City.

Each local unit is required to cause an annual audit of its books, accounts and financial transactions to be made and completed within six months after the close of its fiscal year by either a Registered Municipal Accountant or, by agreement with the Director of DLGS in the Department of Community Affairs, by qualified employees of DLGS.

An independent examination of the City's books, accounts and financial transactions must be performed annually by a Registered Municipal Accountant who is licensed by the State Board of Public Accountants. The audit, conforming to DLGS's "Requirements of Audit", includes recommendations for improvement of the local unit's financial procedures and must be filed with the report, together with all recommendations made. A Summary of Audit, together with recommendations, must be published in a local newspaper within 30 days of its submission. The entire annual audit report for the year ended December 31, 2023 is on file with the City Clerk's office and is available for review during business hours.

The Local Fiscal Affairs Law also requires that the chief financial officer of the local unit file annually with the Director a verified statement of the financial condition of the local unit as of the close of the fiscal year to be made not later than February 10 for December 31 fiscal year end local units and August 10 for June 30 fiscal year end local units, unless otherwise extended by the Director.

### **Local Budget Law**

The Local Budget Law, Chapter 4 of Title 40A of the State states, as amended and supplemented ("Local Budget Law"), governs the budgeting and appropriation of funds by local governmental units.

The Local Budget Law requires local governmental units to adopt a "cash basis" budget in such form that there will be sufficient cash collected to meet all debt service requirements, necessary operations of the local governmental units for the fiscal year and any mandatory payments required to be met during the fiscal year.

No budget shall be adopted unless the Director shall have previously certified their approval thereof.

Each local governmental unit must include in its budget an appropriation for the payment of debt service. The Director is required to examine such appropriation to determine whether it is properly set forth, in addition to determining whether all estimates of revenue contained in the budget are reasonable, accurate and correctly stated.



A statute passed in 1976, as amended (*N.J.S.A. 40A:4-45.1 et seq.*), commonly known as the "Cap Law", imposed limitations on increases in municipal appropriations subject to various exceptions. On August 20, 1990, the Governor signed into law P.L. 1990, c. 89, which revised and made permanent the "Cap Law". Since its inception, the "Cap Law" has been amended and modified several times, most recently on July 13, 2010. While the revised "Cap Law" is more restrictive on the ability of a local unit to increase its overall appropriations, it does not limit the obligation of the City to levy *ad valorem* taxes upon all taxable real property within the City to pay debt service on the Bonds. The Cap Law provides that a local unit shall limit any increase of its budget to 2.5% or the index rate, whichever is less, over the previous year's final appropriations subject to certain exceptions. The "index rate" is the rate of annual percentage increase in the Implicit Price Deflator for State and Local Government Purchases of Goods and Services computed by the United States, Department of Commerce. Among the exceptions to the limitations imposed by the Cap Law are capital expenditures; debt service; extraordinary expenses approved by the Local Finance Board for implementation of an interlocal services agreement; expenditures mandated as a result of certain emergencies; and certain expenditures for services mandated by law.

Additionally, legislation constituting P.L. 2010, c. 44, was adopted on July 13, 2010 (S-29R1), which, among other things, imposes a two percent (2.00%) cap on the tax levy that municipalities, counties, fire districts and solid waste collection districts may impose, with very limited exceptions and subject to certain adjustments.

Exclusions from the two percent (2.00%) tax levy cap include: (i) increases required to be raised by taxation for capital expenditures, including debt service as defined by law; (ii) increases in pension contributions and accrued liability for pension contributions in excess of 2.00%; (iii) increases in health care costs equal to that portion of the actual increase in total health care costs for the budget year that is in excess of 2.00% of the total health care costs in the prior year, but is not in excess of the product of the total health care costs in the prior year and the average percentage increase of the State Health Benefits Program, P.L.1961, c.49 (C.52:14-17.25 *et seq.*), as annually determined by the Division of Pensions and Benefits in the Department of the Treasury; and (iv) and extraordinary costs incurred by a local unit directly related to a declared emergency, as defined by regulation promulgated by the Commissioner of the Department of Community Affairs, in consultation with the Commissioner of Education, as appropriate. The amendments to the tax levy sections of the "Cap Law" (specifically, *N.J.S.A. 40A:4-45-46*) in 2010 no longer permit municipalities, counties, fire districts and solid waste collection districts to request approval from the Local Finance Board for a waiver to increase the amount to be raised by taxation in excess of the two percent (2.00%) cap. However, counties, municipalities, fire districts and solid waste collection districts may request, through a public question submitted to the voters, an increase in the amount to be raised by taxes above the two percent (2.00%) tax levy cap. Such approval must be achieved by an affirmative vote in excess of fifty percent (50%) of those voting on such public question.

Neither the tax levy limitation nor the "Cap Law" limits the obligation of the City to levy *ad valorem* taxes upon all taxable real property within the City to pay debt service on its bonds or notes, including the Bonds.

### **Miscellaneous Revenues**

*N.J.S.A. 40A:4-26* provides that: "No miscellaneous revenues from any source shall be included as an anticipated revenue in the budget in an amount in excess of the amount actually realized in cash from the same source during the next preceding fiscal year, unless the Director shall determine upon application by the governing body that the facts clearly warrant the expectation that such excess amount will actually be realized in cash during the fiscal year and shall certify such determination, in writing, to the local unit." Such determination may be made by the governing body and the chief financial officer in any year during which the local unit is subject to local examination.

No budget or amendment shall be adopted unless the Director has previously certified the approval of such anticipated revenues.

## **Real Estate Taxes**

Receipts from Delinquent Taxes - Revenues are permitted by N.J.S.A. 40A:4-29 to be anticipated in the annual budget for collection of delinquent taxes of prior years. The maximum amount permitted to be anticipated is determined by applying the collection rate of the prior year's delinquent taxes to the total amount of delinquent taxes outstanding at the beginning of the current year.

**Current Year Tax Levy and Reserve for Uncollected Taxes** - The current year's taxes to be levied are determined by adding the sums of the cash required from taxes to support the municipal, school, county and special district budgets, if any, together with the amount of an appropriation required to be included in the annual municipal budget entitled "Reserve for Uncollected Taxes", less the total of anticipated revenues. The inclusion of the "Reserve for Uncollected Taxes" appropriation in the current year's budget protects the municipality from taxes currently unpaid. The "Reserve for Uncollected Taxes" is required to be, at a minimum, an amount sufficient to provide for the same percentage of uncollected taxes in the current year as was experienced in the immediately preceding year, the average of the previous three years in accordance with P.L. 2000, c. 126, or the previous year collection percentage after reducing the previous year levy by tax appeal judgments of the county tax board pursuant to R.S.54:3-21 *et seq.*, or the State tax court pursuant to R.S.54:48-1 *et seq.* in accordance with Chapter 56 of P.L. 2010.

N.J.S.A. 40A:4-41 provides with regard to current taxes that: "Receipts from the collection of taxes levied or to be levied in the municipality, or in the case of a county for general county purposes and payable in the fiscal year, shall be anticipated in an amount which is not in excess of the percentage of taxes levied and payable during the next preceding fiscal year which was received in cash by the last day of such preceding fiscal year."

Another provision requires that an additional amount (the "reserve for uncollected taxes") be added to the tax levy required for all current budget appropriations and school and county taxes of the current fiscal year. The reserve requirement is calculated as follows:

$$\frac{\text{Levy Required for Current Budget,} \\ \text{School and County Taxes}}{\text{Prior Year's Percentage of Current} \\ \text{Tax Collections (or Lesser \%)}} = \text{Total Taxes to be Levied}$$

## **Deferral of Current Expenses**

Emergency appropriations (i.e., those made after the adoption of the budget and determination of the tax rate for an unforeseen event or purpose) may be authorized by the governing body of the local governmental units. With minor exceptions, however, such appropriations must be included in full in the following year's budget. When such appropriations exceed three percent (3.00%) of the adopted operating budget, consent of the Director of Local Government Services must be obtained.

The exceptions are certain enumerated projects to cover the cost of the extraordinary expense for the repair, or reconstruction of streets, roads or bridges, or other public property damaged by snow, ice, frost or flood, where such expense was not foreseen at the time of the adoption of the budget, which may be amortized over three years; and tax map preparations, revision of ordinances, revaluations, master plan preparation, studies and planning necessary for the installation and construction of a sanitary sewer system, and payments of accumulated sick and vacation time which may be amortized over five years.

## **Budget Transfers**

Budget transfers provide a degree of flexibility and afford a control mechanism. Transfers between major appropriation accounts are prohibited until the last two months of the year and, although subaccounts within an appropriation are not subject to the same year-end transfer restriction, they are subject to internal review and approval.

## **Capital Budget**

In accordance with the Local Budget Law, each local unit shall prepare and adopt a capital budget, in conjunction with its annual operating budget, for any year in which it proposes to undertake a capital project. Every local unit which adopts a capital budget must also adopt a three (3) year capital program unless the local unit's population exceeds 10,000 where a six (6) year capital program is required.

## **Related Constitutional and Statutory Provisions**

In the general election of January 2, 1976, as amended by the general election of January 6, 1984, the following Article 8, Section 1, Paragraph 7, with respect to a state income tax, was added to the State Constitution:

No tax shall be levied on personal incomes of individuals, estates and trusts of this State unless the entire net receipts therefrom shall be received into the treasury, placed in a perpetual fund and be annually appropriated, pursuant to formulas established from time to time by the Legislature, to the several counties, municipalities and school districts of this State exclusively for the purpose of reducing or offsetting property taxes. In no event, however, shall a tax so levied on personal income be levied on payments received under the Federal Social Security Act, the Federal Railroad Retirement Act, or any federal law which substantially reenacts the provisions of either of those laws.

A progressive state income tax is currently in effect in the State.

The State Constitution may only be amended after: (i) approval of a proposed amendment by three-fifths (3/5) of all of the members of each house of the State Legislature and approval by a majority vote in a statewide referendum; or (ii) approval in two successive legislative years by a majority of all of the members of each house and approval by a majority vote in a statewide referendum. Amendments failing to receive voter approval may not be resubmitted for voter approval before the third succeeding general election after such disaffirmance.

## **The Municipal Finance Commission**

The Municipal Finance Commission ("Commission") was created in 1931 to assist in the financial rehabilitation of municipalities, which had defaulted in their obligations. The powers of the Commission are exercised today by the Local Finance Board. The previously discussed elements of the local finance system are intended to prevent default on obligations or occurrence of severe fiscal difficulties in any local unit. Should extreme economic conditions adversely affect any local unit, the "Municipal Finance Commission Statutes" are available to assist in restoring the stability of the local unit.

Any holder of bonds or notes which are in default for over sixty (60) days (for payment of principal or interest) may bring action against such municipality in the State's Superior Court. Any municipality may declare itself unable to meet its obligations and bring action in such court. In either case, the court's

determination that the municipality is in default or unable to meet its obligations causes the Commission to become operative in that municipality.

The Commission exercises direct supervision over the finances and accounts of any local unit under its jurisdiction. The Commission is authorized to appoint an auditor to examine and approve all claims against the municipality and to serve as comptroller for that community. The Commission is also directed to supervise tax collections and assessments, to approve the funding of municipal school district indebtedness, the adjustment or composition of the claims of creditors and the readjustment of debts under the Federal Municipal Bankruptcy Act. Such Act permits municipalities to have access to bankruptcy court for protection against suits by bondholders and creditors.

The Local Finance Board also serves as the "Funding Commission" to exercise supervision over the funding or refunding of local government debt. Any county or municipality seeking to adjust its debt service must apply to and receive the approval of such Funding Commission for the proposed reorganization of its debt.

### **Limitation of Remedies Under Federal Bankruptcy Code**

The rights and remedies of the registered owners of the Bonds are subject to the provisions of Chapter 9 of the Federal Bankruptcy Code of the United States ("Bankruptcy Code"). In general, Chapter 9 permits, under prescribed circumstances, but only after an authorization by the applicable state legislature or by a governmental officer or organization empowered by state law to give such authorization, a political subdivision of a state to file a petition for relief in a bankruptcy court of the United States if it is insolvent or unable to meet its debts as they mature and desires to effect a plan to adjust its debts.

The State has authorized the political subdivisions thereof to file such petitions for relief under the Bankruptcy Code pursuant to and subject to Article 8 of the Act. The Act provides that such petitions may not be filed without the prior approval of the Commission and that no plan of readjustment of the local unit's debts may be filed or accepted by the petitioner without express authority from the Commission to do so.

THE ABOVE REFERENCES TO THE BANKRUPTCY CODE ARE NOT TO BE CONSTRUED AS AN INDICATION THAT THE CITY EXPECTS TO RESORT TO THE PROVISIONS OF SUCH BANKRUPTCY CODE OR THAT, IF IT DID, SUCH ACTION WOULD BE APPROVED BY THE COMMISSION, OR THAT ANY PROPOSED PLAN WOULD INCLUDE A DILUTION OF THE SOURCE OF PAYMENT OF AND SECURITY OF THE BONDS.

THE SUMMARIES OF AND REFERENCES TO THE STATE CONSTITUTION AND OTHER STATUTORY PROVISIONS ABOVE ARE NOT AND SHOULD NOT BE CONSTRUED AS COMPREHENSIVE OR DEFINITIVE. ALL REFERENCES TO SUCH DOCUMENTS ARE QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO THE PARTICULAR DOCUMENT, THE FULL TEXT OF WHICH MAY CONTAIN QUALIFICATIONS OF AND EXCEPTIONS TO STATEMENTS MADE HEREIN.

## **TAXATION**

### **Procedure for Assessment and Collection of Taxes**

Property valuations (assessments) are determined on true values as arrived at by a cost approach, market data approach and capitalization of net income where appropriate. Current assessments are the results of maintaining new assessments on a like basis with established comparable properties for newly assessed or purchased properties. This method assures equitable treatment to like property owners.

Upon the filing of certified adopted budgets by the City, the school district within the City and the County of Hudson ("County"), the tax rate is struck by the County Board of Taxation based on the certified amounts in each of the taxing districts for collection to fund the budgets. The statutory provision for the assessment of property, levying of taxes and the collection thereof are set forth in *N.J.S.A. 54:4-1 et seq.* Special taxing districts are permitted in the State for various special services rendered to the properties located within the special district.

Tax bills are due quarterly on February 1, May 1, August 1 and November 1. Installments not paid on or before the due date are subject to interest penalties of 8% per annum on the first \$1,500.00 of the delinquency and 18.00% per annum on any amounts in excess of \$1,500.00. These interest penalties are the maximum permitted under New Jersey Statutes. Additionally, a 6.00% penalty is charged on any delinquencies in excess of \$10,000.00 if not paid by the end of each year. Delinquent taxes open for one year or more are annually included in a tax sale in accordance with New Jersey Statutes. Tax liens retained by the City are periodically assigned to the Solicitor for "in rem foreclosures" in order to acquire title to these properties.

### **Tax Appeals**

The State Statutes provide a taxpayer with remedial procedures for appealing an assessment deemed excessive. The taxpayer has a right to petition the New Jersey Board of Taxation ("Tax Board") on or before the first day of April of the current tax year for review. The Tax Board has the authority, after a hearing, to decrease, increase or reject the appeal petition. These adjustments are usually concluded within the current tax year and reductions are shown as canceled or remitted taxes for that year. If the taxpayer feels his petition was unsatisfactorily reviewed by the Tax Board, appeal may be made to the State Tax Court. State Tax Court appeals tend to take several years prior to settlement and any losses in tax collection from prior years are charged directly to operations.

## **CERTAIN RISK FACTORS**

### **Recent Healthcare Developments**

In early March of 2020, the World Health Organization declared a pandemic following the global outbreak of COVID-19, a respiratory disease caused by a newly discovered strain of coronavirus. The national public health emergency and the State public health emergency have since ended, while the state of emergency declared by the State and several executive orders signed by the Governor remain to manage COVID-19 on an endemic level.

In an effort to provide relief to entities impacted by the COVID-19 pandemic, the American Rescue Plan Act of 2021, H.R. 1319 ("Plan") was signed into law on March 12, 2021 and provided \$1.9 trillion in financial assistance to businesses, individuals and governmental entities. The Plan provided funding for state and local governments to recoup and offset costs related to COVID-19 and to encourage and re-establish economic development and certain infrastructure improvements.

Pursuant to the funding methodology under the Plan, the City received \$26,618,182 in funding ("Plan Funds"). The deadline to obligate the Plan Funds was December 31, 2024 and to spend Plan Funds is December 31, 2026. Such Plan Funds were received in two (2) equal payments; one (1) received within 60 days of enactment of the Plan, and the balance was received no earlier than 12 months from the initial payment.

While the effects of COVID-19 have abated significantly, the City cannot predict, and does not predict, whether or if the Coronavirus or any similar viral disease (including any variants or sub-variants

thereof) may reemerge in the future and, if such reemergence occurs, what the effects thereof may have upon global, State-wide and local economies and operations, including that of the City.

### **Cyber Security**

The City relies on a complex technology environment to conduct its various operations. As a result, the City faces certain cyber security threats at various times including, but not limited to, hacking, phishing, viruses, malware and other attacks on its computing and digital networks and systems. To mitigate the risks of business operations impact and/or damage from cybersecurity incidents or cyber-attacks, the City has invested in multiple forms of cybersecurity and operational safeguards.

### **Climate Change**

The State is naturally susceptible to the effects of extreme weather events and natural disasters, which could result in negative economic impacts on communities. Such effects can be exacerbated by a longer term shift in the climate over several decades (commonly referred to as climate change), including increasing global temperatures and rising sea levels. The occurrence of such extreme weather events could impact local infrastructure that provides essential services to the City, as well as resulting in economic impacts such as loss of ad valorem tax revenue, interruption of municipal services, and escalated recovery costs. No assurance can be given as to whether future extreme weather events will occur that could materially adversely affect the financial condition of the City.

## **TAX MATTERS**

### **Federal**

In the opinion of Parker McCay P.A., Mount Laurel, New Jersey, Bond Counsel to the City ("Bond Counsel"), assuming continuing compliance by the City with the covenants described below, under existing law, interest on the Bonds is not included for federal income tax purposes in the gross income of the owners thereof pursuant to Section 103 of the Internal Revenue Code of 1986, as amended ("Code"), and will not constitute a tax preference item for purposes of the alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on such corporations.

Section 884 of the Code imposes on certain foreign corporations a branch profits tax equal to thirty percent (30%) of the "dividend equivalent amount" for the taxable year. Interest on the Bonds received or accrued by a foreign corporation subject to the branch profits tax is included in computing the "dividend equivalent amount" of such corporation.

In addition, passive investment income, including interest on the Bonds, may be subject to federal income taxation under Section 1375 of the Code for any S corporation that has Subchapter C earnings and profits at the close of the taxable year, if more than twenty-five percent (25%) of the gross receipts of such S corporation is passive investment income.

In rendering its opinion, Bond Counsel has relied on the City's covenants contained in the Certificate as to Non-Arbitrage and Other Tax Matters, that it will comply with the applicable requirements of the Code, relating to, inter alia, the use and investment of proceeds of the Bonds and rebate to the United States Treasury of specified arbitrage earnings, if any, under Section 148(f) of the Code. Failure of the City to comply with such covenants could result in the interest on the Bonds being subject to federal income tax from the date of issue. Bond Counsel has not undertaken to monitor compliance with such covenants or to advise any party as to changes in the law after the date of issuance of the Bonds that may affect the tax-exempt status of the interest on the Bonds.

Ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers including, without limitation, financial institutions, holders of an interest in a financial asset securitization investment trust, controlled foreign corporations, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals who otherwise qualify for the earned income credit, and to individuals and families that qualify for a premium assistance credit amount under Section 36B of the Code. The Code denies the earned income credit to an individual who is otherwise eligible if the aggregate amount of disqualified income of the taxpayer for the taxable year exceeds certain limits set forth in Sections 32(i) and (j) of the Code. Interest on the Bonds constitutes disqualified income for this purpose. The Code also provides that the earned income credit is phased out if the modified adjusted gross income of the taxpayer exceeds certain amounts. Interest on the Bonds is included in determining the modified adjusted gross income of the taxpayer. Section 36B of the Code provides that the amount of the premium assistance credit amount is in part determined by the household income. Section 36B(d) of the Code provides that household income consists of the "modified adjusted gross income" of the taxpayer and certain other individuals. "Modified adjusted gross income" means adjusted gross income increased by certain amounts, including interest received or accrued by the taxpayer which is exempt from tax, such as the interest on the Bonds.

In addition, attention is called to the fact that Section 265(b)(1) of the Code eliminates the interest deduction otherwise allowable with respect to indebtedness deemed incurred by banks, thrift institutions and other financial institutions to purchase or to carry tax-exempt obligations acquired after August 7, 1986 other than "qualified tax-exempt obligations" as defined in Section 265(b)(3) of the Code. The City has *not* designated the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

Owners of the Bonds should consult their own tax advisors as to the applicability and effect on their federal income taxes of the alternative minimum tax, the branch profits tax and the tax on passive investment income of S corporations, as well as the applicability and effect of any other collateral federal income tax consequences.

### **New Jersey**

Bond Counsel is also of the opinion that interest on the Bonds and any gain from the sale thereof are not included in the gross income of the owners thereof under the New Jersey Gross Income Tax Act, as presently enacted and construed.

### **Changes in Federal and State Tax Law**

From time to time, there are legislative proposals in the United States Congress and in New Jersey that, if enacted, could alter or amend the Federal and New Jersey tax matters referred to above or adversely affect the market value or marketability of the Bonds. It cannot be predicted whether or in what form any such proposals might be enacted or whether, if enacted, it would apply to obligations issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value or marketability of the Bonds.

PROSPECTIVE PURCHASERS OF THE BONDS SHOULD CONSULT WITH THEIR OWN TAX ADVISORS REGARDING ANY FEDERAL AND STATE INCOME TAX LEGISLATION, WHETHER CURRENTLY PENDING OR PROPOSED, REGULATORY INITIATIVES OR LITIGATION. THE OPINIONS EXPRESSED BY BOND COUNSEL ARE BASED UPON EXISTING LEGISLATION AND REGULATIONS AS INTERPRETED BY RELEVANT JUDICIAL AND REGULATORY AUTHORITIES AS OF THE DATE OF ISSUANCE AND DELIVERY OF THE BONDS AND BOND COUNSEL HAS EXPRESSED NO OPINION AS OF ANY DATE SUBSEQUENT THERETO OR WITH RESPECT TO ANY PENDING LEGISLATION, REGULATORY INITIATIVES OR LITIGATION.

## **LITIGATION**

To the knowledge of Scarinci Hollenbeck, LLC, Lyndhurst, New Jersey ("Solicitor"), there is no litigation of any nature now pending, restraining or enjoining the issuance or the delivery of the Bonds, or the levy or the collection of any taxes to pay the principal of or the interest on the Bonds, or in any manner questioning the authority or the proceedings for the issuance of the Bonds or for the levy or the collection of taxes, or contesting the corporate existence or the boundaries of the City or the title of any of the present officers. Moreover, to the knowledge of the Solicitor, no litigation is presently pending or threatened that, in the opinion of the Solicitor, would have a material adverse impact on the financial condition of the City if adversely decided.

## **RATINGS**

Moody's Investors Service ("Moody's") has assigned its rating of "Baa3" to the Bonds based on the credit worthiness of the City. Moody's has also assigned an enhanced rating of "A2" to the Bonds recognizing their qualification pursuant to the Municipal Qualified Bond Act.

The ratings reflect only the views of Moody's and an explanation of the significance of such ratings may only be obtained from Moody's. The City forwarded to Moody's certain information and materials concerning the Bonds and the City. There can be no assurance that the ratings will be maintained for any given period of time or that the ratings may not be raised, lowered or withdrawn entirely, if in Moody's judgment, circumstances so warrant. Any downward change in, or withdrawal of such ratings, may have an adverse effect on the marketability or market price of the Bonds.

## **UNDERWRITING**

The Bonds have been purchased from the City at a public sale by \_\_\_\_\_ ("Underwriter") at a price of \$ \_\_\_\_\_. The Underwriter has purchased the Bonds in accordance with the Notice of Sale prepared in connection with the Bonds. The Bonds are being offered for sale at the yields set forth on the inside front cover page of this Official Statement. The Underwriter is obligated to purchase all of the Bonds if any of the Bonds are purchased.

The Underwriter intends to offer the Bonds to the public initially at the offering yields set forth on the inside front cover page of this Official Statement, which may subsequently change without any requirement of prior notice. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing Bonds into investment trusts) at yields higher than the respective public offering yields set forth on the inside front cover page hereof, and such offering yields may be changed, from time to time, by the Underwriter without prior notice.

## **LEGALITY FOR INVESTMENT**

The State and all public officers, municipalities, counties, political subdivisions and public bodies, and agencies thereof, all banks, bankers, trust companies, savings and loan associations, savings banks and institutions, building and loan associations, investment companies, and other persons carrying on banking business, all insurance companies, and all executors, administrators, guardians, trustees, and other fiduciaries may legally invest any sinking funds, money or other funds belonging to them or within their control in any Bonds of the City, including the Bonds, and such Bonds are authorized security for any and all public deposits.



## **MUNICIPAL ADVISOR**

NW Financial Group, LLC, Hoboken, New Jersey, has served as municipal advisor to the City with respect to the issuance of the Bonds ("Municipal Advisor"). The Municipal Advisor is not obligated to undertake, and has not undertaken, either to make an independent verification of or to assume responsibility for the accuracy, completeness, or fairness of the information contained in this Official Statement and the appendices hereto.

## **NO DEFAULT**

There is no record of default in the payment of the principal of or interest on the bonds or notes of the City.

## **CONTINUING DISCLOSURE**

In accordance with the requirements of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended ("Rule"), the City has undertaken to file notice of certain enumerated events, pursuant to a Continuing Disclosure Agreement, dated the date of delivery of the Bonds, in the form attached as Appendix "C" to this Official Statement.

As of the date hereof, the City has taken all necessary steps to ensure compliance with the Rule. The City has engaged Digital Assurance Certification LLC to serve as continuing disclosure agent to assist the City in complying with the requirements of the Rule.

## **LEGAL MATTERS**

The legality of the Bonds will be subject to the approving legal opinion of Bond Counsel. Such opinion will be printed on or accompany the Bonds and provide, *inter alia*, that the Bonds are valid and binding obligations of the City, and the City has the power and is obligated to levy *ad valorem* taxes upon all the taxable property within the City without limitation as to rate or amount for the payment of the Bonds and interest thereon. The enforceability of rights or remedies with respect to the Bonds may be limited by bankruptcy, insolvency, or other law affecting creditors' rights or remedies heretofore or hereinafter enacted. Certain legal matters will be passed upon for the City by the Solicitor.

Bond Counsel has not verified the accuracy, completeness or fairness of the statements contained in this Official Statement (except to the extent, if any, as specifically stated herein) and will express no opinion relating thereto.

The legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinion as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

### **ADDITIONAL INFORMATION**

Inquiries regarding this Official Statement may be directed to Tammy Zucca, Chief Financial Officer, City of Union City, (201) 348-2778 or the City's Municipal Advisor, NW Financial Group, LLC, (201) 656-0115.

So far as any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated, they are set forth merely as opinions and not as representations of fact, and no representation is made that any such statements will be realized. Neither this Official Statement nor any statement, which may have been made verbally or in writing, is to be construed as a contract with, or a covenant for the benefit of, the holders of the Bonds or Notes. The information and expressions of opinion contained herein are subject to change without notice and neither the delivery of this Official Statement nor any sale of the Bonds made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. The information contained in the Official Statement is not guaranteed as to accuracy or completeness.

All quotations from and summaries and explanations of provisions of laws of the State herein do not purport to be complete and are qualified in their entirety by reference to the official compilation thereof.

This Official Statement has been duly executed and delivered by the Chief Financial Officer of the City for and on behalf of the City.

**CITY OF UNION CITY, NEW JERSEY**

By: \_\_\_\_\_  
**TAMMY ZUCCA, Chief Financial Officer**

**Dated: June \_\_, 2025**

**APPENDIX A**

**CERTAIN ECONOMIC, DEMOGRAPHIC AND OPERATING DATA REGARDING  
THE CITY**

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# **GENERAL INFORMATION REGARDING THE CITY OF UNION CITY COUNTY OF HUDSON, NEW JERSEY**

## **General Information**

The City of Union City ( “City” or “Union City”), located in Hudson County, New Jersey, has a total land area of 1.4 square miles and a population of 64,189 persons. It is the second most densely populated community in the nation.

Located only twelve minutes from Time Square in New York City via the Lincoln Tunnel, and fifteen minutes from New Jersey’s Meadowlands Sport Complex, the City is at the hub of one of the major arteries of the nation.

The City was incorporated in 1925 as result of a merger of the Town of West Hoboken and Union Hill. The current format of the City’s government is a Board of Commissioners (“Board” or (“Board of Commissioners”), under the Walsh Act, N.J.S.A. 40:71-1 et seq. The five Commissioners are elected at large, for terms of four years. The Commissioners serve in administrative capacities, as the Directors of the five major Departments in the City (Department of Public Affairs; Revenue and Finance; Public Safety; Public Works; and Parks, Public Property, and Recreation).

The Board of Commissioners exercise executive, administrative, and legislative powers of the City through each Department by adoption of ordinances and resolutions. Additionally, the Board adopts the City’s budget.

City officials include the following individuals:

Brian P. Stack	Mayor and Commissioner of Public Safety
Maryury A. Martinetti	Commissioner of Revenue and Finance
Lucio P. Fernandez	Commissioner of Public Affairs
Wendy A. Grullon	Commissioner of Public Works
Celin Valdivia	Commissioner of Parks, Public Property and Recreation

## **The City**

The City’s existing commercial areas are more vibrant and active than ever before. New shopping malls and office complexes – many built through successful partnership with the City’s Community Development Agency – are beginning to change the face of this urban community.

Additional efforts to improve the City's appearance and upgrade the overall quality of life in the City's neighborhoods include obtaining grants to revitalize the City's two main shopping districts, the Bergenline Avenue district and the Summit Avenue district. The projects include the installation of new sidewalks with decorative paving stones, new curbing including curb cuts to accommodate the handicapped, repaving of the streets, the planting of trees along the curb line, the installation of new decorative and security lighting and the installation of new trash recycling containers.

The current number of police officers, including rank and file, is 152. Union City has a very successful Community Policing Unit, which has been working in the Downtown section of the City for the past four years. The headquarters of the Community Police Unit is the downtown Precinct located at 7<sup>th</sup> Street and Bergenline Avenue. A Mid-Town Precinct opened in 1994 at 2700 Bergenline Avenue.

The City Fire Department was abolished in 1999 and the North Hudson Regional Fire and Rescue ( "NHRFR") was created instead. The NHRFR is a joint fire department consisting of 5 Hudson County Municipalities – Union City, North Bergen, West New York, Guttenberg, and Weehawken. There are a combined 292 members working out of 15 firehouses throughout the 5 municipalities. The NHRFD headquarters is located at 11 Port Imperial Boulevard in West New York.

The Board has committed itself to a continuing effort to reorganize its departments and provide updated, state-of-the-art equipment and facilities in order to provide more efficient and cost-effective service to the City's taxpayers and residents.

## **GOVERNMENT SERVICES**

### **Department of Public Affairs**

The Department of Public Affairs encompasses the following City services and agencies: the Municipal Court, the Office of Senior Citizen Affairs, and Veterans Affairs.

### **Department of Revenue and Finance**

The Department of Revenue and Finance is charged with the maintenance of the City's fiscal records. Within the Department are the functions of the Treasurer, the Tax Assessor, City Clerk, Purchasing, and Rent Control.

### **Department of Public Safety**

The Department of Public Safety consists of the police force of approximately 175 members. In addition, the Department of Public Safety supervises the Union City Emergency Medical Service, the Youth Administration, the Office of Emergency Management, the Office of the Construction Code Official, the Legal Department and Board of Health, and the Public Information Office.

## **Department of Public Works**

The Department of Public Works (“DPW”) has the responsibility of maintaining, improving, and cleaning streets and roads in the City. In addition, the DPW is charged with sewer maintenance and snow removal. Trash and recyclable removal are contracted to private haulers, however, the DPW picks up and removes items which are not picked up by the private haulers for various reasons.

## **Department of Parks, Public Property, and Recreation**

The Department of Parks, Public Property, and Recreation is responsible for the maintenance of all public buildings and grounds and recreation programs in the City.

## **OTHER SERVICES**

### **Recreation**

Union City has a full and varied schedule of recreation for City residents.

The Union City Swimming Pool and Recreation Center, located adjacent to the Edison School at 507 West Street, opened in June of 1993 and the second pool on 47th Street opened in August 2004. With programs for everyone from toddlers to senior citizens, the pool has become one of Union City’s most popular recreation outlets. The Multipurpose Room of the Recreation Center is used on a daily basis by both the schools and by various community groups.

The City improved, renovated or constructed 12 parks in the 1 square mile city. The parks, both active and passive, provide a host of activities from soccer to splash pads. A Midnight Basketball League exists and has become very popular with those residents age 19 and over.

All of Union City’s parks and playgrounds are being renovated as funds allow and a wide spectrum of recreation programs are available to City youngsters throughout the year.

### **Water, Electric and Gas**

Water is obtained from the Veolia Company. Electricity and gas are supplied by the Public Service Electric and Gas Company. Both companies are investor-owned utilities. The supply of water, gas and electricity is deemed to be adequate for all present and projected future requirements.

### **Sewerage**

The City has entered into a Service Agreement ( “Agreement”) with the North Hudson Sewerage Authority ( “Authority”) for the treatment of wastewater in the City. The Authority was established pursuant to the Sewerage Authorities Laws of New Jersey, Chapter 138, P.L. 1946, N.J.S.A. 40:14A-1 et seq. (“Act”) and approved by the New Jersey Local Finance Board. As part

of the Agreement, the Authority must establish rates estimated to be sufficient to pay for the operation and maintenance of the system and for the principal and interest on its bonds as they become due, to maintain the amount required to be held on deposit in the sinking fund and the bond reserve fund held and maintained pursuant to that certain bond resolution of the Authority authorizing the issuance and sale of its bonds ( “Resolution”) and to comply fully with the provision of the Resolution and the Act.

The City, under the Agreement, and as a result of a resolution of the Authority to enter into a rebuilding program, has pledged its full faith and credit to the payments of the Service and Annual Charges (as defined in the Resolution), as determined in accordance with the Agreement. Additionally, the City is responsible for its proportionate share based upon the Agreement for any deficiencies arising from the result of operations of the Authority. The payments from the member municipalities, if any, shall be assessed and payable in the same percentage as set forth in the Agreement, or as the most recent determination by the Authority of the allocation of annual flow among the Members.

On or before January 1 of each fiscal year, the Authority will make an estimate of the amount of Annual Charges which will become payable by the municipalities for such fiscal year. Pursuant to the Agreement and based upon the projected flow, the City’s share in the Authority is currently approximately 34%. There were no amounts due to the Authority for calendar year ending December 31, 2024.

#### **THE UNION CITY HOUSING AUTHORITY**

The Housing Authority is a separate autonomous body whose major goal is to provide affordable housing for low income or moderate families. To this end, the Housing Authority provides rental assistance in three types of housing for the residents of the City.

The Housing Authority has 548 units of low-cost housing in the housing project which is owned and operated by the Housing Authority.

The Housing Authority also has 112 units of housing dedicated to military veterans who served the United States during war time. The Housing Authority also provides 618 units, in private homes and apartments, under the U.S. Housing Laws of 1937, commonly known as the Section 8 housing law.

#### **THE UNION CITY PARKING AUTHORITY**

The Union City Parking Authority is a separate autonomous body, which operates eight parking lots in the City.



## **SCHOOL DISTRICT GENERAL INFORMATION**

### **Background of the School System**

The City of Union City School District, following a general referendum of the City's voters in April 1991, became an appointed Board of Education (a Type I School District under New Jersey Law). Currently, the school district serves approximately 11,641 students through fourteen facilities, consisting of one high school, one STEM Academy, two middle schools and ten grammar schools.

### **The School System**

In recent years, the City's Board of Education has undertaken a major overhaul of the physical condition of its nine existing school buildings. A tenth facility purchased from the Archdiocese of Newark was renovated and opened as an elementary school in September 1993. The Board of Education has also upgraded the curriculum.

The City of Union City and the Board of Education are pleased that the State of New Jersey, the New Jersey School Construction Corporation, and the New Jersey Economic Development Authority are engaged in several new school construction projects that will have a positive impact on education and the neighborhood community and will serve as a catalyst for urban development in our community. The New Jersey School Development Agency has provided the Union City Board of Education with the Jose Marti Middle School in 2004, and the Eugenio Maria de Hostos Early Childhood Center in 2007, and the new Union City High School in 2009. The Colin Powell Elementary School opened in September 2012. With the use of local capital reserve funding, Hudson School renovation was completed and re-opened in September 2015. Additionally, with the guidance from the New Jersey Schools Development Authority and the local budget capital reserve funds, school construction is being planned for the renovation of Gilmore School. A continuous effort is underway to seek a balance between the education needs of the district and fiscal responsibility. The Long Range Facilities Plan ( "LRFP") that has been submitted to the New Jersey Department of Education has received approval. Since the LRFP is a living document, it will be modified to best reflect the district needs.

Today, over 65% of the City's high school graduates are advancing to institutions of higher education. A continuing and conscious effort has been made to join innovative teachers with programs such as the Gifted and Talented School, and intensive bilingual program, and a pre-school educational program.

## DEMOGRAPHIC INFORMATION

### Resident Population

	1970	1980	1990	2000	2010	2020
Union City	57,305	55,593	58,012	67,088	66,455	68,589
County of Hudson	609,266	556,972	553,099	608,975	634,266	724,854
State of New Jersey	7,168,164	7,364,823	7,747,750	8,414,350	8,791,894	9,288,994

Source: U.S. Census Bureau, 2020 Census

### Employment Information

	Labor Force	Employment	Unemployment	Unemployment Rate
Union City	36,019	34,265	1,754	4.9%
County of Hudson	419,415	401,602	17,813	4.2%
State of New Jersey	4,898,008	4,676,064	221,944	4.5%

Source: NJ Dept. of Labor and Workforce Development, as of April 29, 2025

### Largest Taxpayers

Taxpayer	Assessed Valuation	% of Total District Net Assessed Value
Hudson Troy Towers	\$ 215,543,600	3.15%
Doric Apt Corp.	127,862,600	1.91%
Romar Holdings LLC	41,794,000	0.62%
Orlando Limited	29,796,500	0.45%
One23 Gardens LP	28,649,300	0.43%
115-127 37 <sup>th</sup> St LLC	25,571,700	0.38%
RM Holdings Union City LLC	24,535,300	0.37%
Union Kennedy Assoc LMT Partners	22,562,800	0.34%
Lekch LLC	20,485,100	0.31%
JDU & 4800 UC c/o Paramount	19,661,500	0.29%

Source: Union City Municipal Tax Assessor, 2024

### **Largest Private Employers**

<b>Address</b>	<b>Employer Name</b>	<b>Business Type</b>	<b>Number of Employees</b>
3912 32 <sup>nd</sup> Street	Union City Board of Education	Board of Ed	935
3715 Palisade Ave	City of Union City	Municipality	620
3133 Central Avenue	Interim Healthcare Inc.	Business Services	250
535 41 <sup>st</sup> Street	Head Start North Hudson Community	Social Services	150
615 23 <sup>rd</sup> Street	Castle Hill Health Care Center	Healthcare Services	100
3200 Hudson Avenue	Manhattanview Healthcare Center	Healthcare Services	100

Source: Hudson County Economic Development Corporation, 2022 (latest on file)

### **Trend of Net Assessed Valuations By Classifications of Real Estate**

<b>Classification</b>	<b>2024*</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Residential	\$ 3,344,715,100	\$ 815,902,199	\$ 809,938,499	\$ 803,980,399	\$ 791,186,699
Commercial	1,648,167,500	393,299,761	393,061,061	390,905,161	390,277,061
Industrial	105,756,500	23,033,500	23,252,900	23,567,500	24,109,800
Apartments	1,515,892,100	308,379,700	301,725,100	292,138,100	291,744,900
Vacant/Undeveloped	56,250,400	17,897,600	18,613,100	20,266,500	21,467,500
Total	6,670,871,600	1,558,512,760	1,546,590,660	1,530,857,660	1,518,785,960
Public Utility	17,131,776	5,069,293	5,554,122	5,639,777	5,690,245
Other	-	-	-	-	-
<b>Total Assessed Valuation</b>	<b>\$6,688,003,376</b>	<b>\$1,563,582,053</b>	<b>\$1,552,144,782</b>	<b>\$1,536,497,437</b>	<b>\$1,524,476,205</b>

\* A revaluation was completed during 2024

Source: New Jersey Department of Community Affairs, Property Tax Data, 2024 Property Valuation Classification

## TAX LEVY AND TAX COLLECTION

### General Tax Rate (Per \$100 of Assessed Valuation)

<b>Fiscal Year</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
<b>Tax Rate:</b>					
County	\$0.332	\$ 1.194	\$ 1.169	\$ 1.186	\$ 1.135
School	0.231	0.986	0.994	1.003	1.012
Municipal	1.275	5.482	5.232	5.194	5.152
Open Space	0.01	0.026	0.016	0.002	0.002
<b>Total General Tax Rate</b>	<b>\$ 1.848</b>	<b>\$ 7.688</b>	<b>\$ 7.411</b>	<b>\$ 7.385</b>	<b>\$ 7.301</b>

\* A revaluation was completed during 2024

Source: Hudson County Board of Taxation

### Tax Levy and Tax Collection

<b>Year</b>	<b>Tax Levy</b>	<b>Cash Collection</b>	<b>Percentage</b>
2024*	\$122,516,431	\$122,462,211	99.95%
2023	119,154,909	119,127,987	99.98%
2022	114,513,871	113,682,453	99.27%
2021	112,709,909	112,689,174	99.98%
2020	109,252,437	108,013,309	98.87%

Source: Audited Financial Statements of the City

\* Unaudited

### Delinquent Taxes and Tax Title Liens Experience

<b>Year</b>	<b>Tax Title Liens</b>	<b>Delinquent Taxes</b>	<b>Total Delinquent</b>	<b>% of Tax Levy</b>
2024*	\$36,416	\$65,359	\$101,775	0.08%
2023	32,572	20,458	53,030	0.04%
2022	29,551	4,522	34,073	0.03%
2021	26,661	21,847	48,508	0.04%
2020	23,678	1,600,742	1,624,420	1.49%
2019	66,445	33,430	99,875	0.09%

Source: Audited Financial Statements of the City

\* Unaudited

## **ASSESSMENT AND COLLECTION OF TAXES**

### **Tax Collection Procedure**

Property taxes are based on the assessor's valuation of real property. The taxes for the City, local school district, and county purposes are combined into one levy which is apportioned on the tax bill by rate and amount for taxpayer information only. Taxes are payable in four quarterly installments on February 1, May 1, August 1, and November 1. For those municipalities that adopt the State fiscal year, including the City, two annual tax bills are required to be delivered (i) one bill on or before June 14 of the tax year for the quarterly installments due August 1 and November 1, and (ii) one bill on or before December 10, of the tax year for the quarterly installments due February 1 and May 1. Turnover of tax monies by the City to the Board of Education is generally made on a periodic basis throughout the year in the amount of 100% of the school levy. The City remits 100% of the County taxes levied quarterly, on the 15<sup>th</sup> day of February, May, August and November.

Delinquent payments are subject to an interest penalty of 8% on the first \$1,500 of delinquency and 18% on amounts exceeding \$1,500. Unpaid taxes are subject to tax sale as of May 11 of the current fiscal year, in accordance with statutes of the State of New Jersey. Municipality tax liens are subsequently subject to foreclosure proceedings in order to enforce tax collections or acquire title to the property.

## **DEBT INFORMATION**

### **General Information**

The State has enacted certain laws and statutes regulating the authorization and issuance of debt by tax levying local governmental units of the State. The statutory gross debt must include all debt authorized plus all debt issued which remains outstanding. Debt, bonds or notes, which has been refunded and payment for which is made from escrowed U.S. Treasury securities or other permitted investments, is considered outstanding under State statutes until such outstanding debt has matured or has been called for redemption.

However, any debt which is self-supporting or which is payable from other sources or debt issued for refunding purposes may be deducted from the statutory gross debt to arrive at the amount of statutory net debt. The statutory net debt figure is the amount to determine if a local governmental unit is within the limit of its statutory borrowing power.

A municipality's debt incurring power is limited by State statute to 3.5% of the equalized valuation, determined annually by the State, of all taxable real property within a local governmental unit. A local governmental unit's general purpose bonds must be issued in serial form, with the first principal payment to occur within one year of an issue's date and the final maturity not to exceed the useful life of a capital improvement.

Notes may be sold on a period of one year, and may be renewed annually but the final maturity may not exceed the first day of the fifth month immediately following the end of the tenth fiscal year following the original date of issuance.

### **Appropriation Not Required for Payments on Debt**

It is not necessary to have an appropriation in order to release money for debt service on obligations. N.J.S.A. 40A:4-57 states “No officer, board, body or commission shall, during any fiscal year expend money (except for pay notes, bonds or interest thereon), incur any liability, or enter into any contract which by its terms involves the expenditure of money for any purpose for which no appropriation is provided, or in excess of the amount appropriated for such purposes.” N.J.S.A. 40A:2-4 states “The power and obligation of a local governmental unit to pay any and all bonds and notes issued by it pursuant to this Chapter is a revision, shall be unlimited...”

*[Remainder of Page Left Intentionally Blank]*

**Schedule of Annual Debt Service**  
**For Bonded Debt Issued and Outstanding\***

<b>Fiscal Year Ending</b>	<b><u>General Bonds</u></b>		<b><u>Capital Leases</u></b>		<b>Total</b>	<b><u>Total</u></b>	
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>		<b>Principal</b>	<b>Interest</b>
2025	\$5,025,000	\$1,575,744	\$232,142.38	\$20,224.16	\$6,852,610.54	\$5,257,142.38	\$1,595,468.16
2026	5,210,000	1,444,326	233,045.53	11,463.94	6,898,835.47	5,443,045.53	1,455,789.94
2027	5,405,000	1,304,955	49,737.93	2,696.39	6,762,429.32	5,454,737.93	1,307,691.39
2028	5,615,000	1,156,246			6,771,246.00	5,615,000.00	1,156,246.00
2029	5,860,000	996,071			6,856,071.00	5,860,000.00	996,071.00
2030	6,085,000	818,726			6,903,726.00	6,085,000.00	818,726.00
2031	6,355,000	628,450			6,983,450.00	6,355,000.00	628,450.00
2032	6,595,000	427,994			7,022,994.00	6,595,000.00	427,994.00
2033	6,815,000	213,731			9,053,731.00	8,840,000.00	213,731.00
<hr/>							
Total	\$54,990,000	\$8,565,783	\$514,925.84	\$34,384.49	\$64,105,093.33	\$55,504,925.84	\$8,600,167.49
<hr/>							

Source: 2024 Unaudited Annual Financial Statements of the City

\* Unaudited

**Debt Statement**  
**As of December 31, 2024**

**Gross Debt**

**Municipal Debt**

Issued and Outstanding	
General Capital Bonds	\$ 54,990,000.00
Bonds Issued by Another Public Body and Guaranteed by Municipalities	8,750,000.00
Loan Payable - Green Acres	620,520.98
Bond Anticipation Notes	21,955,000.00
Authorized but Not Issued	6,126,577.00
	\$92,442,097.98

**Type I Local School District Debt (Obligation of Municipality)**

Issued and Outstanding	
Serial Bonds	-

**Total Gross Debt** **\$92,442,097.98**

Less:

Applicable Deductions	9,135,000
Type I School District Bonds	-
Total Deductions	9,135,000

**Total Statutory Net Debt** **\$ 83,307,097.98**

**Statutory Net Debt**

Average Equalized Valuation of Real Property for 2022-2024	<b>\$5,815,934,224.00</b>
Net Debt Percentage (Statutory Limit – 3.5%)	<b>1.432%</b>

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Source: 2024 Annual Debt Statement



**Current Fund**  
**Comparative Balance Sheets**

	<b><u>2024*</u></b>	<b><u>2023</u></b>
<b><u>ASSETS</u></b>		
Cash and Cash Equivalents	\$ 11,344,528	\$ 6,963,427
Change Fund	398	398
	<hr/> 11,344,926	<hr/> 6,963,825
Other Assets:		
Due from State of New Jersey	4,652,760	5,024,264
Due from Other Agencies	-	-
	<hr/> 4,652,760	<hr/> 5,024,264
Deferred Charges:	10,718,603	12,256,752
Receivables and Other Assets with Full Reserves:		
Taxes Receivable	65,359	20,458
Tax Title Liens Receivable	36,416	32,573
Relocation Assistance Receivable		125,278
Revenue Accounts Receivable	-	248,000
Interfunds Receivable	-	11,864
Other Receivables	389,936	483,366
	<hr/> 491,711	<hr/> 921,539
Total Current Fund Assets	\$ 27,208,000	\$ 25,166,380

Source: Annual Financial Statements of the City

\* Unaudited

	<b><u>2024*</u></b>	<b><u>2023</u></b>
<b><u>LIABILITIES, RESERVES AND FUND BALANCE</u></b>		
Appropriation Reserves	\$640,851	\$1,348,518
Tax Overpayments	11,350	1,861
Interfunds Payable	-	-
Intergovernmental Payables	-	30,394
Other Reserves	506,533	58,055
Prepaid Taxes	510,958	146,707
Local School District Taxes Payable	23,573	-
Accounts Payable	434,118	-
Reserve for Encumbrances	6,039,532	5,608,247
Special Emergency Notes Payable	3,156,000	7,703,000
	10,670,714	14,896,782
 Reserve for Receivables	 3,872,345	 921,539
Total Liabilities and Reserves	15,195,260	15,818,321
 Fund Balance	 12,012,740	 9,348,059
 Total Current Fund Liabilities, Reserves and Fund Balance	 \$ 27,208,000	 \$ 25,166,380

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Source: Annual Financial Statements of the City

\* Unaudited

**Current Fund**  
**Comparative Statements of Operations and Change in Fund Balance**

	<b><u>2024*</u></b>	<b><u>2023</u></b>
<b><u>REVENUE AND OTHER INCOME REALIZED</u></b>		
Fund Balance Utilized	\$ -	\$3,275,535
Miscellaneous Revenue Anticipated	110,465,900	89,907,770
Receipts from Delinquent Taxes	21,913	4,522
Receipts from Current Taxes	123,650,882	120,297,094
Non-Budget Revenues	544,259	721,901
Other Credits to Income:		
Prior Year Interfunds Returned	-	-
Revenue Accounts Receivable of Prior Year	-	-
Other Receivables Returned	11,203	362,502
Unexpended Balance of Appropriation Reserves	718,896	297,453
Cancellation of Accounts Payable	-	-
Dog License Fund – Statutory Excess	10,412	1,906
Cancelled Grants	-	-
	<u>235,423,465</u>	<u>214,868,683</u>
 <b><u>EXPENDITURES</u></b>		
Budget Appropriations	197,661,242	175,221,717
Local School District Taxes	15,418,637	15,418,637
County Taxes	22,804,653	18,445,763
Other Receivable Advances	-	483,366
Refund of Prior Year Revenue	-	-
Grant Receivable Writeoffs	438,241	47,308
Interfund Advances Originating in Current Year	335,587	11,864
Due County for Added and Omitted Taxes	23,573	79,428
Revenue Accounts Receivable of Current Year	-	-
Uncollectible Police Detail Funds	-	-
State Audit Adjustment for Senior and Veterans Deductions	6,577	3,750
	<u>236,688,510</u>	<u>209,711,833</u>

(Deficit) Excess in Operations	(1,265,045)	5,156,850
Adjustments:		
Expenditures Included Above Which are by Statute		
Deferred Charges to Budget of Succeeding Year		
COVID Revenue Loss	-	-
Special Emergencies	1,084,279	995,000
Emergency Authorizations	-	-
Overexpenditures	<u>2,845,447</u>	<u>-</u>
	3,929,726	995,000
Statutory Excess to Fund Balance	<u>2,664,681</u>	<u>6,151,850</u>
Fund Balance, Beginning of Year	<u>9,348,059</u>	<u>6,471,744</u>
Decreased by Utilized as Anticipated Revenue	<u>-</u>	<u>3,275,535</u>
Fund Balance, End of Year	<u><u>\$ 12,012,740</u></u>	<u><u>\$ 9,348,059</u></u>

Source: Annual Financial Statements of the City

\* Unaudited

**APPENDIX B**

**FINANCIAL STATEMENTS OF THE CITY**

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CITY OF UNION CITY  
COUNTY OF HUDSON, STATE OF NEW JERSEY  
COMPILED FINANCIAL STATEMENTS  
FOR THE UNAUDITED  
YEAR ENDED DECEMBER 31, 2024

(With Audited Six Month Transition Year Ended  
December 31, 2023 for Comparative Purposes)

**CITY OF UNION CITY**  
**COMPILED FINANCIAL STATEMENTS**  
DECEMBER 31, 2024 (Unaudited)

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**INDEPENDENT ACCOUNTANT'S COMPILATION REPORT**


The Honorable Mayor and Members  
of the Board of Commissioners  
City of Union City, New Jersey

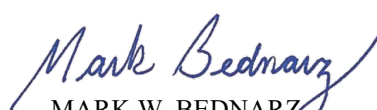
Management is responsible for the accompanying financial statements of the City of Union City, New Jersey (the "City") which comprise the comparative balance sheets – regulatory basis, of each fund as of December 31, 2024, and the comparative statement of General Fixed Assets – regulatory basis, as of December 31, 2024, and the related comparative statement of operations and changes in fund balance – regulatory basis, statement of revenues – regulatory basis and statement of appropriations – regulatory basis, of the Current Fund, and the related statement of changes in Fund Balance – regulatory basis, of the General Capital Fund, which collectively comprise the City's basic financial statements. We have performed the compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the 2024 financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The financial statements are prepared in accordance with the financial reporting provisions of the Division of Local Government Services, Department of Community Affairs, State of New Jersey (the "Division"), which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The financial statements for the six month transition year ended December 31, 2023 were audited by us, and we expressed an unmodified opinion on them in accordance with the financial reporting provisions of the Division as described above in our report dated June 26, 2024.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the financial reporting provisions of the Division. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the City's assets, liabilities, fund balance, revenues and expenditures. Accordingly, the financial statements are not designed for those who are not informed about such matters.

  
DONOHUE, GIRONDA, DORIA & TOMKINS, LLC  
Certified Public Accountants

  
MARK W. BEDNARZ  
RMA No. 547

Secaucus, New Jersey  
June 10, 2025

**CITY OF UNION CITY**  
**CURRENT FUND**  
**AS OF DECMEBER 31, 2024 (Unaudited) AND 2023 (Audited)**

**EXHIBIT A**  
Sheet 1 of 2

**COMPARATIVE BALANCE SHEETS - REGULATORY BASIS**

	2024 (Unaudited)	2023 (Audited)
<u>Assets</u>		
Current Fund:		
Cash and Cash Equivalents	\$ 11,344,528	\$ 7,301,602
Change Fund	398	398
	<u>11,344,926</u>	<u>7,302,000</u>
Intergovernmental Receivable:		
Due from State of NJ:		
Senior & Veteran Deductions	12,250	14,092
Prepaid Debt Service - Qualified Bonds	1,270,044	1,198,414
Marriage Licenses	-	-
State Aid	-	-
	<u>1,282,294</u>	<u>1,212,506</u>
Receivables and Other Assets with Full Reserves:		
Taxes Receivable	65,359	40,399
Tax Title Liens Receivable	36,416	35,400
Relocation Assistance Receivable	131,918	228,990
Revenue Accounts Receivable	1,335,264	2,785,558
Interfunds Receivable:		
Due from Federal and State Grants Fund	-	18,718
Other Receivables	2,303,387	2,299,018
	<u>3,872,344</u>	<u>5,408,083</u>
Deferred Charges:		
Emergency Authorizations (N.J.S. 40A:4-47)	-	1,210,000
Special Emergency Authorizations (N.J.S. 40A:4-53)	4,367,886	4,838,587
Budget Deficit	-	886,337
Overexpenditures	3,208,607	8,277,756
COVID-19 Revenue loss	690,270	1,035,500
Health Insurance & Solid Waste Removal (COVID)	2,187,600	3,283,600
	<u>10,454,363</u>	<u>19,531,780</u>
Total Current Fund Assets	<u>26,953,927</u>	<u>33,454,369</u>
Federal and State Grant Fund:		
Cash and Cash Equivalents	2,287,661	1,821,867
Federal and State Grants Receivable	24,777,364	18,538,242
Total Federal and State Grant Fund Assets	<u>27,065,025</u>	<u>20,360,109</u>
Total Assets	<u>\$ 54,018,952</u>	<u>\$ 53,814,478</u>

See Independent Accountant's Compilation Report

**CITY OF UNION CITY**  
**CURRENT FUND**  
**AS OF DECMEBER 31, 2024 (Unaudited) AND 2023 (Audited)**

**EXHIBIT A**  
Sheet 2 of 2

**COMPARATIVE BALANCE SHEETS - REGULATORY BASIS**

	2024 (Unaudited)	2023 (Audited)
<u>Liabilities, Reserves and Fund Balance</u>		
Current Fund:		
Liabilities and Reserves:		
Appropriation Reserves	\$ 372,780	\$ 1,413,564
Tax Overpayments	11,350	8,946
Interfunds Payable:		
Due to General Capital Fund	-	4,552,090
Intergovernmental Payables	60,193	14,923
Reserve for Liquor License Retirement	72,340	58,715
Prepaid Taxes	510,958	558,171
County Added and Omitted Taxes Payable	23,573	47,756
Accounts Payable	477,483	507,265
Reserve for Retro Pay	374,000	-
Reserve for Encumbrances	6,039,530	5,043,797
Special Emergency Notes Payable	3,156,000	6,493,000
Total Liabilities and Reserves	11,098,207	18,698,227
Reserve for Receivables	3,872,344	5,408,083
Fund Balance	11,983,376	9,348,059
Total Current Fund Liabilities, Reserves and Fund Balance	26,953,927	33,454,369
Federal and State Grant Fund:		
Liabilities and Reserves:		
Reserve for Encumbrances	1,884,826	676,727
Reserve for State and Federal Grants:		
Appropriated	25,137,490	19,629,330
Unappropriated	42,709	35,334
Interfunds Payable:		
Due to Current Fund	-	18,718
Total Federal and State Grant Fund Liabilities and Reserves	27,065,025	20,360,109
Total Liabilities, Reserves and Fund Balance	\$ 54,018,952	\$ 53,814,478

**CITY OF UNION CITY  
CURRENT FUND  
FOR THE YEAR ENDED DECEMBER 31, 2024 (Unaudited)  
AND THE SIX MONTH TRANSITION YEAR ENDED DECEMBER 31, 2023 (Audited)  
COMPARATIVE STATEMENTS OF OPERATIONS AND CHANGES IN FUND BALANCE  
- REGULATORY BASIS**

**EXHIBIT A-1**  
Sheet 1 of 2

	2024 (Unaudited)	2023 (Audited)
<u>Revenue and Other Income Realized</u>		
Miscellaneous Revenue Anticipated	\$ 110,449,780	\$ 45,999,998
Receipts from Delinquent Taxes	20,081	12,840
Receipts from Current Taxes	122,418,101	61,089,271
Non-Budget Revenues	544,259	1,004,964
Other Credits to Income:		
Other Receivables Returned	2,299,018	483,366
Unexpended Balance of Appropriation Reserves	601,297	109,924
Cancelled Grants	-	837
Prior Year Interfunds Returned	18,718	11,864
	<u>236,351,254</u>	<u>108,713,064</u>
<u>Expenditures</u>		
Budget Appropriations:		
Appropriations within "CAPS"		
Salaries and Wages	46,034,546	24,411,256
Other Expenses	57,741,104	34,473,626
Deferred Charges and Statutory Expenditures	15,315,875	2,101,009
Appropriations excluded from "CAPS"		
Operations		
Salaries and Wages	5,673,921	2,587,998
Other Expenses	49,751,797	19,721,231
Capital Improvements	1,000,000	7,000,000
Debt Service	9,658,185	7,140,547
Deferred Charges	11,025,490	1,210,000
Total Budget Appropriations	<u>196,200,918</u>	<u>98,645,667</u>
Local School District Taxes	15,418,637	6,167,455
County Taxes	22,804,653	9,875,001
Due County for Added and Omitted Taxes	23,573	47,756
Other Receivable Advances	2,303,387	2,299,018
Grant Receivable Writeoffs	434,742	-
Interfund Advances Originating in Current Year	-	18,718
State Audit Adjustment for Senior and Veterans Deductions	250	-
Refund of Prior Year Revenue	191,429	144,477
	<u>237,377,589</u>	<u>117,198,092</u>
Deficit in Revenue	<u>1,026,335</u>	<u>8,485,028</u>

See Independent Accountant's Compilation Report

**CITY OF UNION CITY  
CURRENT FUND  
FOR THE YEAR ENDED DECEMBER 31, 2024 (Unaudited)  
AND THE SIX MONTH TRANSITION YEAR ENDED DECEMBER 31, 2023 (Audited)  
COMPARATIVE STATEMENTS OF OPERATIONS AND CHANGES IN FUND BALANCE  
- REGULATORY BASIS**

**EXHIBIT A-1**  
Sheet 2 of 2

	2024 (Unaudited)	2023 (Audited)
Adjustments to Income before Fund Balance:		
Expenditures Included Above Which are by Statute		
Deferred Charges to Budget of Succeeding Year:		
Special Emergencies	\$ 1,084,279	\$ 7,598,691
Overexpenditures	<u>2,577,373</u>	<u>-</u>
Statutory Excess to Fund Balance	2,635,317	
Deficit in Operations to be Raised in Budget of Succeeding Year		<u>\$ 886,337</u>
Fund Balance, Beginning of Year	<u>9,348,059</u>	<u>9,348,059</u>
Fund Balance, End of Year	<u>\$ 11,983,376</u>	<u>\$ 9,348,059</u>

**CITY OF UNION CITY  
CURRENT FUND  
FOR THE YEAR ENDED DECEMBER 31, 2024 (Unaudited)**

**EXHIBIT A-2**  
Sheet 1 of 3

**STATEMENT OF REVENUES - REGULATORY BASIS**

	Budget as Adopted	N.J.S.A. 40A:4-87	Realized	Excess or (Deficit)
Miscellaneous Revenues:				
Local Revenues:				
Licenses:				
Alcoholic Beverage	\$ 27,680	\$ -	\$ 228,411	\$ 200,731
Other	31,242	-	121,720	90,478
Fees and Permits	184,046	-	202,511	18,465
Fines and Costs - Municipal Court	1,731,800	-	1,850,799	118,999
Interest and Costs on Taxes	196,126	-	249,213	53,087
Interest on Investments and Deposits	1,543,220	-	965,648	(577,572)
Wedding Fees	38,606	-	43,709	5,103
City Share of Police Details	115,444	-	105,950	(9,494)
Public Telephone Commissions	103,582	-	91,555	(12,027)
Cable Franchise Fees	194,921	-	179,421	(15,500)
Payment in Lieu of Taxes:				
Union Plaza Apartments	337,585	-	379,274	41,689
Palisade Urban Renewal Assoc.	43,321	-	60,710	17,389
Holy Rosary	29,845	-	30,976	1,131
Horizon Heights	15,460	-	15,211	(249)
Serv Properties	939	-	13,440	12,501
Suede Promotions	20,000	-	15,000	(5,000)
Monastery Redevelopment Group LLC	39,451	-	39,391	(60)
	<u>4,653,268</u>	<u>-</u>	<u>4,592,939</u>	<u>(60,329)</u>
State Aid Without Offsetting Appropriations:				
Energy Receipts Taxes	22,741,715	-	22,741,715	-
Transitional Aid	41,906,886	-	41,906,886	-
Transitional Aid - Supplemental	6,819,280	-	6,819,280	-
	<u>71,467,881</u>	<u>-</u>	<u>71,467,881</u>	<u>-</u>
Dedicated Uniform Construction Code Fees Offset with Appropriations:				
Uniform Construction Code Fees	<u>1,441,042</u>	<u>-</u>	<u>1,491,559</u>	<u>50,517</u>
Special Items of Revenue - Shared Service Agreements				
Union City Board of Education:				
Solid Waste Removal	522,904	-	392,180	(130,724)
47th Street Pool	136,000	-	181,334	45,334
Lease Recreational Center	450,000	-	450,000	-
Off Duty Police Officers	100,000	414,938	796,120	281,182
Police Services - SLEO III's	1,460,832	-	718,548	(742,284)
Police Services - School Resource	425,724	531,308	1,004,561	47,529
School Crossing Guards	4,039,484	-	4,590,053	550,569
	<u>7,134,944</u>	<u>946,246</u>	<u>8,132,796</u>	<u>51,606</u>

STATEMENT OF REVENUES - REGULATORY BASIS

	Budget as Adopted	N.J.S.A. 40A:4-87	Realized	Excess or (Deficit)
Miscellaneous Revenues (continued):				
Special Items of Revenue - Public and Private Revenues				
National Opioid Settlement	\$ 970,110	\$ 49,302	\$ 1,019,412	\$ -
Spotted Lanternfly Grant	20,000	-	20,000	-
Municipal Alliance on Alcoholism and Drug Abuse	21,005	-	21,005	-
Drug-Free Communities	-	125,000	125,000	-
Recycling Tonnage	29,987	-	29,987	-
Distracted Driver Crackdown	12,250	-	12,250	-
Body Armor Replacement Fund	10,930	13,119	24,049	-
Clean Communities	118,532	-	118,532	-
DOT: LAIF 2024 Road Improvement 37th and 38th St.	1,700,000	-	1,700,000	-
DCA Social Services Grant	5,000,000	-	5,000,000	-
HC History Patnership Program Grant Funding	9,900	-	9,900	-
HC Local Arts Program	5,874	-	5,874	-
Alcohol Education	3,065	-	3,065	-
NJACCHO	168,049	-	168,049	-
DOT Hudson Avenue Improvements	4,000,000	-	4,000,000	-
DOT 39th Street Bergenline Ave to Kennedy Blvd	4,500,000	-	4,500,000	-
Plug in Electric Vehicle Charging Stations	24,000	-	24,000	-
Click It or Ticket	10,500	-	10,500	-
Energy Efficiency & Conservation Block Grant	123,130	-	123,130	-
Urban Enterprize Zone Assistance Fund -	-	1,811,223	1,811,223	-
Bergenline Streetscape (37th & 43rd)	1,774,933	-	1,774,933	-
Strengthening Local Public Health Capacity Program 202	74,664	-	74,664	-
Bulletproof Vest Program	-	32,607	32,607	-
Green Acres 4100 Palisade Ave Acq.	-	886,000	886,000	-
Sustained Enforcement Grant	-	52,000	52,000	-
NIBRS Compliance Grant	-	75,000	75,000	-
Justice Assistance Grant - 2023	-	26,567	26,567	-
Justice Assistance Grant - 2024	-	32,408	32,408	-
Hudson County Open Space -				
4100 Palisade Ave Soccer Field	-	216,000	216,000	-
Liberty Place Playground	-	500,000	500,000	-
	<u>18,576,929</u>	<u>3,819,226</u>	<u>22,396,155</u>	<u>-</u>
Special Items of Revenue - Other				
Rental Income Teamsters Building (3 Months)	33,775	-	120,629	86,854
Emergency Medical Services	1,082,382	-	1,752,344	669,962
Reserve for Debt Service	29,007	-	29,007	-
Five Year Abatement Program	699,039	-	466,470	(232,569)
	<u>1,844,203</u>	<u>-</u>	<u>2,368,450</u>	<u>524,247</u>
Total Miscellaneous Revenues	105,118,267	4,765,472	110,449,780	566,041
Receipts From Delinquent Taxes	<u>16,481</u>	<u>-</u>	<u>20,081</u>	<u>3,600</u>
Subtotal General Revenues	<u>105,134,748</u>	<u>4,765,472</u>	<u>110,469,861</u>	<u>569,641</u>
Amount to Be Raised by Taxes for Support of Municipal Budget:				
Local Tax for Municipal Purposes	83,508,621	-	83,564,564	55,943
Minimum Library Tax	1,798,924	-	1,798,924	-
	<u>85,307,545</u>	<u>-</u>	<u>85,363,488</u>	<u>55,943</u>
Total Budget Revenues	190,442,293	4,765,472	195,833,349	625,584
Non-Budget Revenues	<u>-</u>	<u>-</u>	<u>544,259</u>	<u>544,259</u>
Total General Revenues	<u>\$ 190,442,293</u>	<u>\$ 4,765,472</u>	<u>\$ 196,377,608</u>	<u>\$ 1,169,843</u>

**CITY OF UNION CITY  
CURRENT FUND  
FOR THE YEAR ENDED DECEMBER 31, 2024 (Unaudited)**

**EXHIBIT A-2**  
Sheet 3 of 3

**STATEMENT OF REVENUES - REGULATORY BASIS**

	Budget as Adopted	N.J.S.A. 40A:4-87	Realized	Excess or (Deficit)
Analysis of Budget Revenue Realized				
Allocation of Current Taxes				
Cash Receipts		\$ 116,834,807		
State ARP Disaster Recovery Mitigation Funds		3,000,000		
State REAP Aid		2,000,000		
Applied from Tax Overpayments		2,123		
Revenue from Collections		121,836,930		
Add: Current Year Taxes Collected in Prior Year		558,171		
Add: State Share of Deductions		23,000		
		122,418,101		
Add: Reserve for Uncollected Taxes		1,192,250		
		123,610,351		
Less: Allocated to School Taxes		15,418,637		
Allocated to County Taxes		22,828,226		
Amount for Support of Municipal Budget			\$ 85,363,488	
Receipts from Delinquent Taxes				20,458
Delinquent Tax Collections		21,913		98%
State Share of Prior Year Deductions		(1,832)		
			20,081	
Miscellaneous Revenues Anticipated				
Cash Receipts		16,556,737		
Revenues from Other Funds, Reserves and Deposits		29,007		
State Aid		71,467,881		
Grant Revenue - As Adopted		18,576,929		
Grant Revenue - Added by NJSA 40A:4-87		3,819,226		
Total Miscellaneous Revenues			110,449,780	
Total Budget Revenues Anticipated			<u>\$ 195,833,349</u>	
Analysis of Non-Budget Revenue				
Received in Cash				
Copies of Reports			\$ 49,219	
31st Street Parking Lot			6,300	
Bus Shelter Rent			3,000	
Sale of Assets			10,000	
Police Detail Admin Fee			214,795	
Rent - Foreclosed Property Fees			21,000	
Motor Vehicle Inspection Fines			175	
Refunds			3,275	
Miscellaneous			13,714	
Prior Year Municipal Lien Receipts			11,567	
Unclaimed Funds			67,653	
HCIA Trust Account Balance in Debt Service Fund to City			103,275	
Void Prior Year Accounts Payable Checks			10,826	
Tax Lien Judgment			29,000	
2% Admin payment-Sr Citizen/Vets			460	
			<u>\$ 544,259</u>	



STATEMENT OF APPROPRIATIONS - REGULATORY BASIS

	Appropriations		Expended			Cancelled	Over Expended
	Adopted Budget	Budget After Modification	Paid or Charged	Encumbered	Reserved		
(A) Operations - Within "CAPS"							
Department of Public Affairs:							
Director's Office							
Salaries and Wages	\$ 372,885	\$ 375,051	\$ 375,051	\$ -	\$ -	\$ -	\$ -
Other Expenses	4,500	1,176	1,123	53	-	-	-
Municipal Court							
Salaries and Wages	1,282,200	1,229,642	1,229,642	-	-	-	-
Other Expenses	185,000	244,572	201,159	43,413	-	-	-
Public Defender							
Other Expenses	80,000	81,600	69,350	12,250	-	-	-
Senior Citizens							
Salaries and Wages	672,000	700,072	700,072	-	-	-	-
Other Expenses	32,000	45,300	45,300	-	-	-	-
Hispanic/Cultural Affairs							
North Hudson Council of Mayors							
Other Expenses	100,000	100,000	66,507	22,169	11,324	-	-
Municipal Land Use Law (NJS 40:55D-1)							
Regional Planning Board							
Salaries and Wages	22,503	22,503	22,500	-	3	-	-
Other Expenses	20,000	63,709	47,555	15,385	769	-	-
Continuous Planning Program	70,000	79,163	74,634	4,529	-	-	-
Celebration of Public Events							
Other Expenses	167,000	121,807	121,807	-	-	-	-
Department of Revenue and Finance:							
Director's Office							
Salaries and Wages	15,520	15,520	15,500	-	20	-	-
Other Expenses	2,500	985	985	-	-	-	-
City Clerk's Office							
Salaries and Wages	406,500	442,098	442,098	-	-	-	-
Other Expenses	100,000	118,588	94,760	20,192	3,636	-	-
Treasurer's Office							
Salaries and Wages	415,000	422,025	418,639	-	3,386	-	-
Other Expenses	616,336	668,843	607,341	61,502	-	-	-
Assessment of Taxes							
Salaries and Wages	412,000	420,120	420,120	-	-	-	-
Other Expenses	20,000	17,143	17,143	-	-	-	-
Collection of Taxes							
Salaries and Wages	250,000	258,159	258,159	-	-	-	-
Other Expenses	25,000	29,098	23,638	5,460	-	-	-
Central Purchasing							
Salaries and Wages	207,000	227,947	227,947	-	-	-	-
Other Expenses	10,000	6,916	6,271	645	-	-	-
Rent Control Board							
Salaries and Wages	319,000	322,381	322,381	-	-	-	-
Other Expenses	15,000	23,312	16,966	6,346	-	-	-
Insurance							
General Liability	2,680,962	2,755,187	2,705,187	50,000	-	-	-
Workers Compensation	2,231,675	2,377,378	2,352,378	25,000	-	-	-
Employee Group Health	26,179,086	26,179,086	26,088,536	387,007	-	-	296,457
Tax Searches							
Salaries and Wages	5,000	5,000	5,000	-	-	-	-
Elections							
Salaries and Wages	10,000	2,123	2,123	-	-	-	-
Other Expenses	245,000	245,599	236,034	9,565	-	-	-
Membership NJ League of Municipalities							
Other Expenses	4,600	4,600	4,554	-	46	-	-
Annual Audit							
Other Expenses	95,000	95,000	-	95,000	-	-	-
Printing - All Departments							
Other Expenses	592,789	575,508	510,868	64,640	-	-	-
Photocopying							
Other Expenses	55,000	51,708	51,011	697	-	-	-
Tax Sale Costs							
Other Expenses	10,000	10,000	-	-	10,000	-	-
Department of Revenue and Finance:							
Postage-All Departments							
Other Expenses	450,000	482,178	480,058	2,120	-	-	-
Data Processing							
Other Expenses	20,000	18,193	18,193	-	-	-	-
Department of Parks and Public Property:							
Director's Office							
Salaries and Wages	158,000	183,104	183,104	-	-	-	-
Other Expenses	5,000	5,065	5,065	-	-	-	-

STATEMENT OF APPROPRIATIONS - REGULATORY BASIS

	Appropriations		Expended			Cancelled	Over Expended
	Adopted Budget	Budget After Modification	Paid or Charged	Encumbered	Reserved		
(A) Operations - Within "CAPS"							
Department of Public Safety:							
Director's Office							
Salaries and Wages	\$ 704,000	\$ 726,855	\$ 709,776	\$ -	\$ 17,079	\$ -	\$ -
Other Expenses	200,000	222,540	210,869	11,671	-	-	-
Weddings							
Salaries and Wages	30,000	41,775	41,775	-	-	-	-
Legal Department							
Salaries and Wages	290,700	294,542	294,542	-	-	-	-
Other Expenses	1,825,000	1,825,000	2,059,318	275,658	-	-	509,976
Police Department							
Salaries and Wages	25,011,041	23,429,015	23,428,649	-	366	-	-
Overtime	1,200,000	1,520,599	1,518,586	-	2,013	-	-
Other Expenses	1,100,000	1,119,623	961,217	158,406	-	-	-
Traffic Signs and Safety							
Other Expenses	100,000	102,166	102,166	-	-	-	-
Emergency Management Services							
Salaries and Wages	33,505	33,505	33,500	-	5	-	-
Other Expenses	5,000	7,533	7,343	190	-	-	-
Emergency Medical Services							
Salaries and Wages	3,155,000	3,005,163	3,005,163	-	-	-	-
Other Expenses	135,000	135,000	90,372	42,742	1,886	-	-
Life Hazard Use Fee-Uniform Fire Safety							
Other Expenses	30,000	13,317	13,317	-	-	-	-
Fleet Maintenance							
Other Expenses	800,000	805,774	790,874	14,900	-	-	-
Contribution to UCRA	60,000	60,000	60,000	-	-	-	-
Board of Health							
Salaries and Wages	49	49	-	-	49	-	-
Welfare							
Relocation Assistance	-	(9,200)	(10,900)	-	1,700	-	-
Department of Public Works:							
Director's Office							
Salaries and Wages	280,000	300,569	300,569	-	-	-	-
Other Expenses	55,500	262,394	260,604	1,790	-	-	-
Street Cleaning							
Salaries and Wages	6,324,000	6,358,178	6,357,317	-	861	-	-
Other Expenses	233,600	290,650	288,894	1,756	-	-	-
Streets Repairs and Maintenance							
Other Expenses	172,174	190,037	148,676	41,361	-	-	-
Snow Removal							
Salaries and Wages	100,000	29,272	29,272	-	-	-	-
Other Expenses	200,000	109,705	104,615	5,090	-	-	-
Board of Adjustment							
Salaries and Wages	22,000	22,000	22,000	-	-	-	-
Other Expenses	47,000	56,959	51,808	5,151	-	-	-
Solid Waste Disposal							
Salaries and Wages	1,390,000	1,358,569	1,357,025	-	1,544	-	-
Other Expenses	4,880,364	4,620,364	4,080,987	258,109	281,268	-	-
UEZ Operations							
Other Expenses	-	10,577	10,577	-	-	-	-
Engineering Services							
Other Expenses	1,800,000	1,800,000	2,451,391	22,473	-	-	673,864
Public Assistance							
Other Expenses	-	-	225,270	1,500	-	-	226,770
Department of Parks and Public Property:							
Parks and Playgrounds							
Other Expenses	650,000	842,598	725,898	116,700	-	-	-
Public Buildings and Grounds							
Salaries and Wages	1,400,000	1,433,577	1,433,577	-	-	-	-
Other Expenses	920,000	1,277,894	1,203,511	73,513	870	-	-
Recreation							
Salaries and Wages	750,000	1,026,123	1,026,123	-	-	-	-
Other Expenses	550,000	416,050	365,559	50,491	-	-	-
Uniform Construction Code:							
State Uniform Construction Code Officials:							
Salaries and Wages	1,440,000	1,588,457	1,588,457	-	-	-	-
Other Expenses	350,000	349,159	278,387	70,772	-	-	-
Department of Parks and Public Property:							
Sub-Code Officials:							
Electrical Inspector							
Salaries and Wages	40,000	40,750	40,750	-	-	-	-
Fire Inspector							
Salaries and Wages	280,000	199,803	199,803	-	-	-	-
Other Expenses	30,000	30,000	29,444	556	-	-	-

STATEMENT OF APPROPRIATIONS - REGULATORY BASIS

	Appropriations		Expended			Cancelled	Over Expended
	Adopted Budget	Budget After Modification	Paid or Charged	Encumbered	Reserved		
(A) Operations - Within "CAPS"							
Unclassified:							
Retirement Benefits	\$ 300,000	\$ 1,084,279	\$ 1,084,279	\$ -	\$ -	\$ -	\$ -
Gasoline	700,000	572,638	517,638	55,000	-	-	-
Telephone	325,000	348,117	339,934	8,183	-	-	-
Electricity	2,500,000	3,692,227	4,562,533	-	-	-	870,306
Water	595,000	442,630	441,046	1,584	-	-	-
Sewer	125,000	83,986	83,986	-	-	-	-
Total Operations within "CAPS"	99,702,989	101,198,277	101,395,256	2,043,569	336,825	-	2,577,373
Detail:							
Salaries and Wages	46,997,903	46,034,546	46,009,220	-	25,326	-	-
Other Expenses	52,705,086	55,163,731	55,386,036	2,043,569	311,499	-	2,577,373
Deferred Charges and Statutory Expenditures -							
Deferred Charges - Municipal Within "CAPS"							
Overexpenditures	1,458,476	1,458,476	1,458,476	-	-	-	-
Prior Year Bill-Reporting System NJ NIBF	6,000	6,000	-	-	-	6,000	-
Prior Year Bills Florio & Kenny	76,809	76,809	76,809	-	-	-	-
Prior Year Bills Cleary Giacobbee	10,027	10,027	10,027	-	-	-	-
Prior Year Bill Donohue, Gironde & Doris	15,000	15,000	15,000	-	-	-	-
Statutory Expenditures - Contributions to:							
PERS	2,155,434	2,150,855	2,150,855	-	-	-	-
Social Security System	2,600,000	2,609,212	2,589,163	-	20,049	-	-
Consolidated Police and Firemen Pension Fund	12,438	12,438	12,438	-	-	-	-
PFRS	7,592,363	7,487,370	7,480,072	-	7,298	-	-
Unemployment Insurance	600,000	250,853	(116)	250,969	-	-	-
DCRP	320,000	358,498	358,498	-	-	-	-
	14,846,547	14,435,538	14,151,222	250,969	27,347	6,000	-
Cash Deficit of Preceding Year	886,337	886,337	886,337	-	-	-	-
Total General Appropriations for Municipal Purposes within "CAPS"	115,435,873	116,520,152	116,432,815	2,294,538	364,172	6,000	2,577,373
Other Operations Excluded from "CAPS"							
Free Public Library	1,798,924	1,798,924	1,798,924	-	-	-	-
North Hudson Fire & Rescue	22,179,624	22,179,624	18,529,209	3,641,807	8,608	-	-
Health Insurance	820,914	820,914	820,914	-	-	-	-
Garbage & Trash Removal & Disposal	1,020,486	1,020,486	1,020,486	-	-	-	-
Workers Compensation	470,950	470,950	470,950	-	-	-	-
Liability Insurance	118,638	118,638	118,638	-	-	-	-
	26,409,536	26,409,536	22,759,121	3,641,807	8,608	-	-
Shared Service Agreements:							
Union City Board of Education							
Solid Waste Removal	522,904	522,904	522,904	-	-	-	-
47th Street Pool	136,000	136,000	136,000	-	-	-	-
Recreation Center Lease	450,000	450,000	450,000	-	-	-	-
Off Duty Police Officers	100,000	514,938	514,938	-	-	-	-
SLEO III Police Officers	1,460,832	1,460,832	686,581	-	-	774,251	-
Police Services - SRO	425,724	957,032	957,032	-	-	-	-
School Crossing Guards	4,039,484	4,039,484	3,244,136	103,185	-	692,163	-
Total Shared Service Agreements	7,134,944	8,081,190	6,511,591	103,185	-	1,466,414	-

STATEMENT OF APPROPRIATIONS - REGULATORY BASIS

	Appropriations		Expended			Cancelled	Over Expended
	Adopted Budget	Budget After Modification	Paid or Charged	Encumbered	Reserved		
Public and Private Programs Offset by Revenue:							
Clean Communities	\$ 118,532	\$ 118,532	\$ 118,532	\$ -	\$ -	\$ -	\$ -
Click it or Ticket	10,500	10,500	10,500	-	-	-	-
Spotted Lanternfly Grant	20,000	20,000	20,000	-	-	-	-
Recycling Tonnage Grant	29,987	29,987	29,987	-	-	-	-
Body Armor Replacement Fund	10,930	10,930	10,930	-	-	-	-
Distracted Driving Crackdown - U Text U Drive U Pay	12,250	12,250	12,250	-	-	-	-
Municipal Alliance on Alcoholism & Drug Abuse							
Grant Award	21,005	21,005	21,005	-	-	-	-
Local Match	5,251	5,251	5,251	-	-	-	-
Drug-Free Communities							
Grant Award	-	125,000	125,000	-	-	-	-
DOT LAIF - 2024							
Road Improvement 37th & 38th	1,700,000	1,700,000	1,700,000	-	-	-	-
Alcohol Education	3,065	3,065	3,065	-	-	-	-
DCA Social Services Grant	5,000,000	5,000,000	5,000,000	-	-	-	-
Urban Enterprise Zone Assistance Fund	1,774,933	3,586,156	3,586,156	-	-	-	-
NJ Electric Vehicle Charging Grant	24,000	24,000	24,000	-	-	-	-
Energy Efficiency & Conservation Block Grant	123,130	123,130	123,130	-	-	-	-
National Opioid Settlement	970,110	970,110	970,110	-	-	-	-
HC History Partnership Program Grant	9,900	9,900	9,900	-	-	-	-
NJACCHO	168,049	168,049	168,049	-	-	-	-
Strengthening Local Public Health							
Capacity Program	74,664	74,664	74,664	-	-	-	-
NJDOT - Hudson Avenue	4,000,000	4,000,000	4,000,000	-	-	-	-
HC Local Arts Program	5,874	5,874	5,874	-	-	-	-
Bulletproof Vest Program	-	32,607	32,607	-	-	-	-
Green Acres 4100 Palisade Ave Acq.	-	886,000	886,000	-	-	-	-
Sustained Enforcement Grant	-	52,000	52,000	-	-	-	-
Body Armor Replacement Fund	-	13,119	13,119	-	-	-	-
Hudson County Open Space - 4100 Palisade Ave Soccer Field	-	216,000	216,000	-	-	-	-
Liberty Place Playground	-	500,000	500,000	-	-	-	-
National Opioid Settlement	-	49,302	49,302	-	-	-	-
NIBRS Compliance Grant	-	75,000	75,000	-	-	-	-
Justice Assistance Grant - 2023	-	26,567	26,567	-	-	-	-
Justice Assistance Grant - 2024	-	32,408	32,408	-	-	-	-
NJDOT 36th - 39th St Bergenline to JFK	4,500,000	4,500,000	4,500,000	-	-	-	-
	18,582,180	22,401,406	22,401,406	-	-	-	-
Total Operations Excluded from "CAPS"	52,126,660	56,892,132	51,672,118	3,744,992	8,608	1,466,414	-
Other Operations Excluded from "CAPS"							
Detail:							
Salaries and Wages	6,194,089	7,140,335	5,570,736	103,185	-	1,466,414	-
Other Expenses	45,932,571	49,751,797	46,101,382	3,641,807	8,608	-	-
Capital Improvements Excluded from "CAPS":							
Capital Improvement Fund	1,000,000	1,000,000	1,000,000	-	-	-	-
	1,000,000	1,000,000	1,000,000	-	-	-	-
Municipal Debt Service Excluded from "CAPS":							
Payment of Bond Principal	4,830,000	4,830,000	4,830,000	-	-	-	-
Bond Anticipation Notes	547,000	547,000	547,000	-	-	-	-
Interest on Bonds	1,635,112	1,635,112	1,635,111	-	-	1	-
Interest on Notes	1,006,317	1,006,317	1,006,317	-	-	-	-
Green Trust Loans:							
Swimming Pool	49,747	49,747	49,747	-	-	-	-
17th Street Park	4,353	4,353	4,353	-	-	-	-
Leggiero Music Park	36,697	36,697	36,697	-	-	-	-
Interest on Special Emergency Notes	298,011	298,011	298,011	-	-	-	-
Hudson County Improvement Authority:							
Capital Lease - Principal	826,216	826,216	826,216	-	-	-	-
Capital Lease - Interest	25,235	25,235	21,401	-	-	3,834	-
Capital Lease:							
Ambulance	134,359	134,359	134,359	-	-	-	-
Street Sweeper	54,216	54,216	54,216	-	-	-	-
Leasing of Vehicles	214,757	214,757	214,757	-	-	-	-
	9,662,020	9,662,020	9,658,185	-	-	3,835	-

STATEMENT OF APPROPRIATIONS - REGULATORY BASIS

	Appropriations		Expended			Cancelled	Over Expended
	Adopted Budget	Budget After Modification	Paid or Charged	Encumbered	Reserved		
Deferred Charges - Municipal - Excluded from "CAPS":							
Special Emergency Authorization -							
5 Years (N.J.S.A. 40A:4-55)	\$ 869,210	\$ 869,210	\$ 869,210	\$ -	\$ -	\$ -	\$ -
Overexpenditures - TY2023 Special A	6,819,280	6,819,280	6,819,280	-	-	-	-
Special Emergency Notes	3,337,000	3,337,000	3,337,000	-	-	-	-
	<u>11,025,490</u>	<u>11,025,490</u>	<u>11,025,490</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total General Appropriations for Municipal Purposes							
Excluded from "CAPS"	<u>73,814,170</u>	<u>78,579,642</u>	<u>73,355,793</u>	<u>3,744,992</u>	<u>8,608</u>	<u>1,470,249</u>	<u>-</u>
Total General Appropriations							
Excluded from "CAPS"	<u>73,814,170</u>	<u>78,579,642</u>	<u>73,355,793</u>	<u>3,744,992</u>	<u>8,608</u>	<u>1,470,249</u>	<u>-</u>
Subtotal General Appropriations	189,250,043	195,099,794	189,788,608	6,039,530	372,780	1,476,249	2,577,373
Reserve for Uncollected Taxes	<u>1,192,250</u>	<u>1,192,250</u>	<u>1,192,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total General Appropriations	<u>\$ 190,442,293</u>	<u>\$ 196,292,044</u>	<u>\$ 190,980,858</u>	<u>\$ 6,039,530</u>	<u>\$ 372,780</u>	<u>\$ 1,476,249</u>	<u>\$ 2,577,373</u>
							A-23
Adopted Budget		\$ 190,442,293	\$ 146,217,207			Cash Disbursements, Net of Refunds	
Added by NJSA 40A:4-87		4,765,472	1,192,250			Reserve for Uncollected Taxes	
Special Emergencies		<u>1,084,279</u>	6,465,111			Qualified Bonds Paid by State	
		196,292,044	23,401,406			Due to Other Funds	
Add: Overexpended to Deferred Charge		2,577,373	13,370,303			Deferred Charges	
			374,000			Reserved for Retro Pay	
Less: Cancelled		<u>1,476,249</u>	<u>(39,419)</u>			Budget Reimbursements	
		<u>\$ 197,393,168</u>	<u>\$ 190,980,858</u>				

**CITY OF UNION CITY  
TRUST FUNDS  
AS OF DECMEBER 31, 2024 (Unaudited) AND 2023 (Audited)**

**EXHIBIT B**

**COMPARATIVE BALANCE SHEETS - REGULATORY BASIS**

	2024 (Unaudited)	2023 (Audited)
<u>Assets</u>		
Animal Control Trust Fund		
Cash and Cash Equivalents	\$ 4,714	\$ 10,194
Other Trust Fund		
Cash and Cash Equivalents	11,816,578	11,521,221
Account Receivables	454,447	395,511
	<u>12,271,025</u>	<u>11,916,732</u>
Community Development Agency Fund		
Cash and Cash Equivalents	10,250	6,815
Due from HUD Community Development Block Grant	2,310,733	2,094,616
	<u>2,320,983</u>	<u>2,101,431</u>
Public Defender Trust Fund		
Cash and Cash Equivalents	<u>2,150</u>	<u>1,675</u>
Total Assets	<u>\$ 14,598,872</u>	<u>\$ 14,030,032</u>
<u>Liabilities and Reserves</u>		
Animal Control Trust Fund		
Due to the State of New Jersey	\$ 5	\$ -
Reserve for Animal Control Trust Fund Expenditures	4,709	10,155
Prepaid License	-	39
	<u>4,714</u>	<u>10,194</u>
Other Trust Fund		
Reserve for Other Trust Fund Activity	11,002,487	11,134,518
Reserve for Encumbrances Payable	1,268,538	782,214
	<u>12,271,025</u>	<u>11,916,732</u>
Community Development Agency Fund		
Reserve for Community Development Block Grant	1,106,777	1,490,127
Reserve for Encumbrances	1,214,206	611,304
	<u>2,320,983</u>	<u>2,101,431</u>
Public Defender Trust Fund		
Reserve for Public Defender Trust Expenditures	<u>2,150</u>	<u>1,675</u>
Total Liabilities and Reserves	<u>\$ 14,598,872</u>	<u>\$ 14,030,032</u>

See Independent Accountant's Compilation Report

**CITY OF UNION CITY  
GENERAL CAPITAL FUND  
AS OF DECEMBER 31, 2024 (Unaudited) AND 2023 (Audited)**

**EXHIBIT C**

**COMPARATIVE BALANCE SHEETS - REGULATORY BASIS**

	2024 (Unaudited)	2023 (Audited)
<u>Assets</u>		
Cash and Cash Equivalents	\$ 7,958,348	\$ 10,142,950
Deferred Charges to Future Taxation:		
Funded	56,125,446	62,228,037
Unfunded	28,081,577	28,628,577
Interfunds Receivable:		
Due from Current Fund	-	4,552,090
Total Assets	<u>\$ 92,165,371</u>	<u>\$ 105,551,654</u>
<u>Liabilities, Reserves and Fund Balance</u>		
Liabilities and Reserves:		
Capital Improvement Fund	\$ 372,811	\$ 1,532,811
Improvement Authorizations:		
Funded	6,848,618	9,753,874
Unfunded	3,254,330	4,418,158
Encumbrances Payable	3,315,618	4,893,572
General Serial Bonds	54,990,000	59,820,000
Capital Lease Payable	514,926	884,077
Capital Lease Payable - HCIA	-	826,216
Green Acres Loans Payable	620,520	697,744
Bond Anticipation Notes	21,955,000	22,502,000
Reserve for Retirement of Debt Service	-	29,007
Total Liabilities and Reserves	<u>91,871,823</u>	<u>105,357,459</u>
Fund Balance	<u>293,548</u>	<u>194,195</u>
Total Liabilities, Reserves and Fund Balance	<u>\$ 92,165,371</u>	<u>\$ 105,551,654</u>
Bonds and Notes Authorized But Not Issued	<u>\$ 6,126,577</u>	<u>\$ 6,126,577</u>

See Independent Accountant's Compilation Report

**CITY OF UNION CITY  
GENERAL CAPITAL FUND  
FOR THE YEAR ENDED DECEMBER 31, 2024 (Unaudited)**

**EXHIBIT C-1**

**COMPARATIVE STATEMENTS OF CHANGES IN FUND BALANCE - REGULATORY BASIS**

	<u>2024</u> <u>(Unaudited)</u>	<u>2023</u> <u>(Audited)</u>
Balance, December 31, 2023	\$ 194,195	\$ 117,927
Increased by:		
Premium on HCIA Note Sales	<u>99,353</u>	<u>76,268</u>
Balance, December 31, 2024	<u><u>\$ 293,548</u></u>	<u><u>\$ 194,195</u></u>

See Independent Accountant's Compilation Report



**CITY OF UNION CITY**  
**GENERAL FIXED ASSETS**  
**AS OF DECMEBER 31, 2024 (Unaudited) AND 2023 (Audited)**

**EXHIBIT D**

**COMPARATIVE STATEMENT OF GENERAL FIXED ASSETS - REGULATORY BASIS**

	2024 (Unaudited)	2023 (Audited)
<u>Assets</u>		
Land	\$ 20,618,690	\$ 20,351,200
Buildings and Improvements	55,234,470	51,705,099
Machinery, Equipment and Other	20,092,619	19,470,175
Total Assets	<u>\$ 95,945,779</u>	<u>\$ 91,526,474</u>
<u>Reserves</u>		
Investment in General Fixed Assets	<u>\$ 95,945,779</u>	<u>\$ 91,526,474</u>
Total Reserves	<u>\$ 95,945,779</u>	<u>\$ 91,526,474</u>

See Independent Accountant's Compilation Report

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## **APPENDIX C**

### **FORM OF CONTINUING DISCLOSURE AGREEMENT**

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## CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the "Disclosure Agreement"), dated as of July 1, 2025, is executed and delivered by the City of Union City, County of Hudson, New Jersey (the "Issuer"), and Digital Assurance Certification, L.L.C., as exclusive Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC") for the benefit of the Holders (hereinafter defined) of the Bonds (hereinafter defined) and in order to assist the Issuer in processing certain continuing disclosure with respect to the Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the Issuer through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the Issuer or anyone on the Issuer's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary. DAC is not a "Municipal Advisor" as such term is defined in Section 15B of the Securities Exchange Act of 1934, as amended, and related rules.

SECTION 1. Definitions. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Official Statement (hereinafter defined). The capitalized terms shall have the following meanings:

"Annual Filing Date" means the date, set in Sections 2(a) and 2(f) hereof, by which the Annual Report is to be filed with the MSRB.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Annual Report" means an Annual Report containing Annual Financial Information described in and consistent with Section 3 of this Disclosure Agreement.

"Audited Financial Statements" means the annual financial statements of the Issuer for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i)(B) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Bonds" means the bonds as listed on the attached Exhibit A, with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Notice

Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure Dissemination Agent by the Issuer and include the full name of the Bonds and the 9-digit CUSIP numbers for all Bonds to which the document applies.

"Disclosure Dissemination Agent" means Digital Assurance Certification, L.L.C, acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the Issuer pursuant to Section 9 hereof.

"Disclosure Representative" means the Chief Financial Officer of the Issuer, or his or her designee, or such other person as the Issuer shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Failure to File Event" means the Issuer's failure to file an Annual Report on or before the Annual Filing Date.

"Financial Obligation" as used in this Disclosure Agreement is defined in the Rule, as may be amended, as (i) a debt obligation; (ii) derivative instrument entered into in connection with, or pledged as a security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shut-down of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical, mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries) or (b) treated as the owner of any Bonds for federal income tax purposes.

"Information" means, collectively, the Annual Reports, the Audited Financial Statements, the Notice Event notices, the Failure to File Event notices, the Voluntary Event Disclosures and the Voluntary Financial Disclosures.

"MSRB" means the Municipal Securities Rulemaking Board, or any successor thereto, established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule and listed in Section 4(a) of this Disclosure Agreement.

"Obligated Person" means any person, including the Issuer, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), as shown on Exhibit A.

"Official Statement" means that Official Statement prepared by the Issuer in connection with the Bonds, as listed in Exhibit A.

"Voluntary Event Disclosure" means information of the category specified in any of subsections (e)(vi)(1) through (e)(vi)(10) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(a) of this Disclosure Agreement.

"Voluntary Financial Disclosure" means information of the category specified in any of subsections (e)(vii)(1) through (e)(vii)(9) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(b) of this Disclosure Agreement.

## SECTION 2. Provision of Annual Reports.

(a) The Issuer shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent, not later than the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB not later than 270 days following the end of each fiscal year of the Issuer (currently December 31), commencing with the fiscal year ending December 31, 2025. Such date and each anniversary thereof is the Annual Filing Date. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the Issuer will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination

Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B, which may be accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 10:00 a.m. Eastern time on Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the Issuer irrevocably directs the Disclosure Dissemination Agent to immediately send a Failure to File Event notice to the MSRB in substantially the form attached as Exhibit B without reference to the anticipated filing date for the Annual Report, which may be accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(d) If Audited Financial Statements of the Issuer are prepared but not available prior to the Annual Filing Date, the Issuer shall, when the Audited Financial Statements are available, provide at such time an electronic copy to the Disclosure Dissemination Agent, accompanied by a Certification, together with a copy for the Trustee, if any, for filing with the MSRB.

(e) The Disclosure Dissemination Agent shall:

- (i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;
- (ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) hereof with the MSRB;
- (iii) upon receipt, promptly file each Audited Financial Statement received under Section 2(d) hereof with the MSRB;
- (iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) hereof with the MSRB, identifying the Notice Event as instructed by the Issuer pursuant to Section 4(a) or 4(b)(ii) hereof (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement:
  - 1. "Principal and interest payment delinquencies;"
  - 2. "Non-Payment related defaults, if material;"
  - 3. "Unscheduled draws on debt service reserves reflecting financial difficulties;"
  - 4. "Unscheduled draws on credit enhancements reflecting financial difficulties;"
  - 5. "Substitution of credit or liquidity providers, or their failure to perform;"
  - 6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of



Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

7. "Modifications to rights of securities holders, if material;"
  8. Bond calls, if material, and tender offers;
  9. "Defeasances;"
  10. "Release, substitution, or sale of property securing repayment of the securities, if material;"
  11. "Rating changes;"
  12. "Bankruptcy, insolvency, receivership or similar event of the obligated person;"
  13. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
  14. "Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"
  15. "Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material;" and
  16. "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.
- (v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual financial information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;
- (vi) upon receipt, promptly file the text of each Voluntary Event Disclosure received under Section 7(a) hereof with the MSRB, identifying the Voluntary Event Disclosure as instructed by the Issuer pursuant to Section

7(a) (being any of the categories set forth below) when filing pursuant to Section 7(a) of this Disclosure Agreement:

1. "amendment to continuing disclosure undertaking;"
2. "change in obligated person;"
3. "notice to investors pursuant to bond documents;"
4. "certain communications from the Internal Revenue Service;" other than those communications included in the Rule;
5. "secondary market purchases;"
6. "bid for auction rate or other securities;"
7. "capital or other financing plan;"
8. "litigation/enforcement action;"
9. "change of tender agent, remarketing agent, or other on-going party;" and
10. "other event-based disclosures."

(vii) upon receipt, promptly file the text of each Voluntary Financial Disclosure received under Section 7(b) hereof with the MSRB, identifying the Voluntary Financial Disclosure as instructed by the Issuer pursuant to Section 7(b) (being any of the categories set forth below) when filing pursuant to Section 7(b) of this Disclosure Agreement:

1. "quarterly/monthly financial information;"
2. "change in fiscal year/timing of annual disclosure;"
3. "change in accounting standard;"
4. "interim/additional financial information/operating data;"
5. "budget;"
6. "investment/debt/financial policy;"
7. "information provided to rating agency, credit/liquidity provider or other third party;"
8. "consultant reports;" and
9. "other financial/operating data."

- (viii) provide the Issuer evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The Issuer may adjust the Annual Filing Date upon change of its fiscal year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent, Trustee (if any) and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Anything in this Disclosure Agreement to the contrary notwithstanding, any Information received by the Disclosure Dissemination Agent before 10:00 a.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

### SECTION 3. Content of Annual Reports.

(a) Annual Report shall mean: (i) the City's annual financial statements, substantially in the form set forth in Appendix "B" to the Official Statement, audited by an independent certified public accountant, provided that the annual audited financial statements of the City may be submitted separately from the balance of the Annual Report and later than the date required in Section 2(d) hereof for the filing of the Annual Report if the annual audited financial statements are not available by that date, but only if the unaudited financial statements of the City are included in the Annual Report; and (ii) the general financial information and operating data of the City consistent with the information set forth in Appendix "A" to the Official Statement. Each annual audited financial statements will conform to generally accepted accounting principles applicable to governmental units or will be prepared in accordance with the standards of the Governmental Accounting Standards Board and requirements of the Division of Local Government Services in the New Jersey Department of Community Affairs as such principles, standards and requirements exist at the time of the filing of the particular annual audited financial statements.

Any or all of the items listed above may be included by specific reference from other documents, including official statements of debt issues with respect to which the Issuer is an "obligated person" (as defined by the Rule), which have been previously filed with the Securities and Exchange Commission or available on the MSRB Internet Website. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The Issuer will clearly identify each such document so incorporated by reference.

If the Annual Financial Information contains modified operating data or financial information different from the Annual Financial Information agreed to in the continuing disclosure undertaking related to the Bonds, the Issuer is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

#### SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Bonds constitutes a Notice Event:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
7. Modifications to rights of Bond holders, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the Bonds, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

**Note to subsection (a)(12) of this Section 4:** For the purposes of the event described in subsection (a)(12) of this Section 4, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or

jurisdiction over substantially all of the assets or business of the Obligated Person.

13. The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of an Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of an Obligated Person, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of an Obligated Person, any of which reflect financial difficulties.

The Issuer shall, in a timely manner not later than nine (9) business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the Issuer or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two business days of receipt of such notice (but in any event not later than the tenth business day after the occurrence of the Notice Event, if the Issuer determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that either (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to subsection (c) of this Section 4, together with a Certification. Such Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with MSRB in accordance with Section 2 (e)(iv) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

SECTION 5. CUSIP Numbers. The Issuer will provide the Dissemination Agent with the CUSIP numbers for (i) new bonds at such time as they are issued or become subject to the Rule and (ii) any Bonds to which new CUSIP numbers are assigned in substitution for the CUSIP numbers previously assigned to such Bonds.

SECTION 6. Additional Disclosure Obligations. The Issuer acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the Issuer, and that the duties and responsibilities of the Disclosure Dissemination Agent under this Disclosure Agreement do not extend to providing legal advice regarding such laws. The Issuer acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7. Voluntary Filing.

(a) The Issuer may instruct the Disclosure Dissemination Agent to file a Voluntary Event Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Event Disclosure (which shall be any of the categories set forth in Section 2(e)(vi) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in this Section 7(a) to file a Voluntary Event Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Event Disclosure with the MSRB in accordance with Section 2(e)(vi) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-2.

(b) The Issuer may instruct the Disclosure Dissemination Agent to file a Voluntary Financial Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Financial Disclosure (which shall be any of the categories set forth in Section 2(e)(vii) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in this Section 7(b) hereof to file a Voluntary Financial Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Financial Disclosure with the MSRB in accordance with Section 2(e)(vii) hereof. This notice may be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-3.

(b) The parties hereto acknowledge that the Issuer is not obligated pursuant to the terms of this Disclosure Agreement to file any Voluntary Event Disclosure pursuant to Section 7(a) hereof or any Voluntary Financial Disclosure pursuant to Section 7(b) hereof.

(c) Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information through the Disclosure Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure, in addition to that required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure.

SECTION 8. Termination of Reporting Obligation. The obligations of the Issuer and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to a series of the Bonds upon the legal defeasance, prior redemption or payment in full of all of the Bonds of such issue, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of counsel expert in federal securities laws to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The Issuer has appointed Digital Assurance Certification, L.L.C. as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The Issuer may, upon thirty days written notice to the Disclosure Dissemination Agent and the Trustee, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the Issuer or DAC, the Issuer agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. Notwithstanding any replacement or appointment of a successor, the Issuer shall remain liable to the Disclosure Dissemination Agent until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty days' prior written notice to the Issuer.

SECTION 10. Remedies in Event of Default. In the event of a failure of the Issuer or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, the Holders' rights to enforce the provisions of this Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Bonds or under any other document relating to the Bonds, and all rights and remedies shall be limited to those expressly stated herein.

## SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the Issuer has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify any Information or any other information, disclosures or notices provided to it by the Issuer and shall not be deemed to be acting in any fiduciary capacity for the Issuer, the Holders of the Bonds or any other party. The Disclosure Dissemination Agent shall have no responsibility for the Issuer's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the Issuer has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon Certifications of the Issuer at all times.

The obligations of the Issuer under this Section shall survive resignation or removal of the Disclosure Dissemination Agent and defeasance, redemption or payment of the Bonds.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The reasonable fees and expenses of such counsel shall be payable by the Issuer.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the Issuer and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the Issuer or the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than 20 days written notice of the intent to do so together with a copy of the proposed amendment to the Issuer. No such



amendment shall become effective if the Issuer shall, within 10 days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Trustee, if any, for the Bonds, the Disclosure Dissemination Agent, the underwriter, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 14. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Florida (other than with respect to conflicts of laws).

SECTION 15. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

[Remainder of page intentionally left blank.]

The Disclosure Dissemination Agent and the Issuer have caused this Continuing Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION, L.L.C.,  
as Disclosure Dissemination Agent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

CITY OF UNION CITY, NEW JERSEY,  
as Issuer

By: \_\_\_\_\_  
Name: Tammy Zucca  
Title: Chief Financial Officer

## EXHIBIT A

### NAME AND CUSIP NUMBERS OF BONDS

Name of Issuer	City of Union City, New Jersey
Obligated Person(s)	City of Union City, New Jersey
Name of Bond Issue:	\$6,747,000 General Obligation Bonds, Series 2025(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act, P.L. 1978 c.38, as amended)
Date of Issuance:	July 1, 2025
Date of Official Statement	June 17, 2025

CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
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CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
CUSIP Number:	905734	_____
CUSIP Number:	905734	_____

## EXHIBIT B

### NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Issuer: City of Union City, New Jersey

Obligated Person: City of Union City, New Jersey

Name(s) of Bond Issue(s): \$6,747,000 General Obligation Bonds, Series 2025(Qualified Pursuant to the Provisions of the Municipal Qualified Bond Act, P.L. 1978 c.38, as amended)

Date(s) of Issuance: July 1, 2025

Date(s) of Disclosure Agreement: July 1, 2025

CUSIP Number: 905734\_\_

NOTICE IS HEREBY GIVEN that the Issuer has not provided an Annual Report with respect to the above-named Bonds as required by the Disclosure Agreement between the Issuer and Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent. [The Issuer has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by [\_\_\_\_\_].

Dated: \_\_\_\_\_

Digital Assurance Certification, L.L.C., as  
Disclosure Dissemination Agent, on behalf of the  
Issuer

---

cc:

**EXHIBIT C-1**  
**EVENT NOTICE COVER SHEET**

This cover sheet and accompanying "event notice" may be sent to the MSRB, pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

Issuer's and/or Other Obligated Person's Name:

City of Union City, New Jersey

Issuer's Six-Digit CUSIP Number:

905734

or Nine-Digit CUSIP Number(s) of the bonds to which this event notice relates:

905734

Number of pages attached: \_\_\_\_\_

\_\_\_\_ Description of Notice Events (Check One):

1. \_\_\_\_\_ "Principal and interest payment delinquencies;"
2. \_\_\_\_\_ "Non-Payment related defaults, if material;"
3. \_\_\_\_\_ "Unscheduled draws on debt service reserves reflecting financial difficulties;"
4. \_\_\_\_\_ "Unscheduled draws on credit enhancements reflecting financial difficulties;"
5. \_\_\_\_\_ "Substitution of credit or liquidity providers, or their failure to perform;"
6. \_\_\_\_\_ "Adverse tax opinions, IRS notices or events affecting the tax status of the security;"
7. \_\_\_\_\_ "Modifications to rights of securities holders, if material;"
8. \_\_\_\_\_ "Bond calls, if material;" Tender offers;
9. \_\_\_\_\_ "Defeasances;"
10. \_\_\_\_\_ "Release, substitution, or sale of property securing repayment of the securities, if material;"
11. \_\_\_\_\_ "Rating changes;"
12. \_\_\_\_\_ "Bankruptcy, insolvency, receivership or similar event of the obligated person;"
13. \_\_\_\_\_ "Merger, consolidation, or acquisition of the obligated person, if material;"
14. \_\_\_\_\_ "Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"
15. \_\_\_\_\_ "Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material;" and
16. \_\_\_\_\_ "Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties."

\_\_\_\_ Failure to provide annual financial information as required.

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Digital Assurance Certification, L.L.C.  
315 E. Robinson Street, Suite 300  
Orlando, FL 32801  
407-515-1100

Date: \_\_\_\_\_

**EXHIBIT C-2**  
**VOLUNTARY EVENT DISCLOSURE COVER SHEET**

This cover sheet and accompanying "voluntary event disclosure" may be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of July 1, 2025 between the Issuer and DAC.

Issuer's and/or Other Obligated Person's Name:

City of Union City

Issuer's Six-Digit CUSIP Number:

905734

or Nine-Digit CUSIP Number(s) of the bonds to which this notice relates:

905734

Number of pages attached:

\_\_\_\_ Description of Voluntary Event Disclosure (Check One):

1. \_\_\_\_\_ "amendment to continuing disclosure undertaking;"
2. \_\_\_\_\_ "change in obligated person;"
3. \_\_\_\_\_ "notice to investors pursuant to bond documents;"
4. \_\_\_\_\_ "certain communications from the Internal Revenue Service;"
5. \_\_\_\_\_ "secondary market purchases;"
6. \_\_\_\_\_ "bid for auction rate or other securities;"
7. \_\_\_\_\_ "capital or other financing plan;"
8. \_\_\_\_\_ "litigation/enforcement action;"
9. \_\_\_\_\_ "change of tender agent, remarketing agent, or other on-going party; and"
10. \_\_\_\_\_ "other event-based disclosures."

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature:

\_\_\_\_\_  
Name: \_\_\_\_\_ Title: **[C8]** \_\_\_\_\_

Digital Assurance Certification, L.L.C.  
315 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407-515-1100

Date:

**EXHIBIT C-3**  
**VOLUNTARY FINANCIAL DISCLOSURE COVER SHEET**

This cover sheet and accompanying "voluntary financial disclosure" may be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of July 1, 2025 between the Issuer and DAC.

Issuer's and/or Other Obligated Person's Name:

City of Union City

Issuer's Six-Digit CUSIP Number:

905734

or Nine-Digit CUSIP Number(s) of the bonds to which this notice relates:

905734

Number of pages attached: \_\_\_\_\_

\_\_\_\_\_ Description of Voluntary Financial Disclosure (Check One):

1. \_\_\_\_\_ "quarterly/monthly financial information;"
2. \_\_\_\_\_ "change in fiscal year/timing of annual disclosure;"
3. \_\_\_\_\_ "change in accounting standard;"
4. \_\_\_\_\_ "interim/additional financial information/operating data;"
5. \_\_\_\_\_ "budget;"
6. \_\_\_\_\_ "investment/debt/financial policy;"
7. \_\_\_\_\_ "information provided to rating agency, credit/liquidity provider or other third party;"
8. \_\_\_\_\_ "consultant reports;" and
9. \_\_\_\_\_ "other financial/operating data."

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Digital Assurance Certification, L.L.C.  
315 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407-515-1100

Date: \_\_\_\_\_

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**APPENDIX D**

**FORM OF BOND COUNSEL OPINION**

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July 1, 2025

Board of Commissioners  
of the City of Union City  
3715 Palisade Avenue  
Union City, New Jersey

**RE: \$6,747,000 CITY OF UNION CITY, COUNTY OF HUDSON, NEW JERSEY,  
GENERAL OBLIGATION BONDS, SERIES 2025 (Qualified pursuant to the  
provisions of the Municipal Qualified Bond Act, constituting P.L. 1978 c.38, as  
amended)**

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Mayor and Board of Commissioners:

We have served as Bond Counsel to the City of Union City, County of Hudson, New Jersey ("City") in connection with the authorization, issuance, sale and delivery of the above-referenced obligations ("Bonds").

The Bonds are authorized to be issued pursuant to: (i) the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"); (ii) the Municipal Qualified Bond Act, constituting P.L. 1978 c.38, as amended ("Municipal Qualified Bond Act"); (iii) bond ordinances 2014-1, 2017-10, 2017-26, and 2018-36, each duly and finally adopted by the Board of Commissioners of the City and published in accordance with the requirements of the Local Bond Law (collectively, the "Bond Ordinances"); (iv) a resolution adopted by the Board of Commissioners on May 16, 2025 ("Resolution"); and (v) a Certificate of Determination and Award executed by the Chief Financial Officer of the City on June 17, 2025 ("Award Certificate").

The Bonds are qualified pursuant to the provisions of the Municipal Qualified Bond Act.

The Bonds are dated their date of delivery, mature on July 1 in each of the years and in the respective principal amounts set opposite each such year in the table below and bear interest at the rates per annum below, payable semiannually on January 1 and July 1, commencing January 1, 2026, in each year until maturity or earlier redemption.

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
2026	\$275,000	%	2035	\$405,000	%
2027	275,000		2036	425,000	
2028	290,000		2037	445,000	
2029	305,000		2038	470,000	
2030	315,000		2039	495,000	
2031	335,000		2040	515,000	
2032	350,000		2041	545,000	
2033	370,000		2042	547,000	
2034	385,000				



The Bonds are issued in fully registered book-entry-only form without coupons and are subject to redemption prior to their stated maturity dates on the terms and conditions described therein.

The Bonds are being issued to provide funds which will be used to: (i) permanently finance the costs of the completion of various capital improvements and the acquisition of various capital equipment by the repayment at maturity of a portion of the principal of certain bond anticipation notes heretofore issued by the City; and (ii) pay the costs and expenses incidental to the issuance and delivery of the Bonds.

As the basis for the opinion set forth below, we have examined such matters of law as we have deemed necessary including, inter alia, the Constitution of the State of New Jersey, the Internal Revenue Code of 1986, as amended ("Code"), and the Local Bond Law. We have also examined such documents, certifications and instruments as we have deemed necessary including, without limitation, the Bond Ordinances, the Resolution, the Award Certificate, the representations and covenants of the City given pursuant to the Code as set forth in the Certificate as to Nonarbitrage and Other Tax Matters ("Nonarbitrage Certificate") and the other certifications, instruments, documents, and opinions listed in the closing agenda prepared in connection with the settlement of the Bonds.

In rendering the following opinion, we have relied upon the authenticity, truthfulness and completeness of all documents, instruments and certifications examined including, without limiting the generality of the foregoing, the Nonarbitrage Certificate.

Based upon and subject to the foregoing, we are of the following opinion:

1. The Bonds are legal, valid and binding obligations of the City enforceable in accordance with the terms thereof, except to the extent that enforcement thereof may be limited by bankruptcy, insolvency or other laws or equitable principles affecting the enforcement of creditors' rights generally ("Creditors' Rights Limitations").

2. For the payment of principal of and interest on the Bonds, the City has the power and is obligated, to the extent payment is not otherwise provided, to levy ad valorem taxes upon all taxable real property within the City without limitation as to rate or amount, except to the extent that enforcement thereof may be affected by Creditors' Rights Limitations.

3. Interest on the Bonds is not included for federal income tax purposes in the gross income of the owners thereof pursuant to Section 103 of the Code and will not constitute a tax preference item for purposes of the alternative minimum tax imposed on individuals; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on such corporations.

Section 884 of the Code imposes on certain foreign corporations a branch profits tax equal to thirty percent (30%) of the "dividend equivalent amount" for the taxable year. Interest on the Tax-Exempt Bonds received or accrued by a foreign corporation subject to the branch profits tax may be included in computing the "dividend equivalent amount" of such corporation.

In addition, passive investment income, including interest on the Tax-Exempt Bonds, may be subject to federal income taxation under Section 1375 of the Code for any S corporation that has Subchapter C earnings and profits at the close of the taxable year if more than twenty-five percent (25%) of the gross receipts of such S corporation is passive investment income.



In rendering this opinion, we have assumed continuing compliance by the City with the applicable requirements of the Code, including requirements relating to, inter alia, the use and investment of proceeds of the Bonds and rebate to the United States Treasury of specified arbitrage earnings, if any, under Section 148(f) of the Code. Failure of the City to comply with such covenants could result in the interest on the Bonds being subject to federal income tax from the date of issue. We have not undertaken to monitor compliance with such covenants or to advise any party as to changes in the law after the date hereof that may affect the tax-exempt status of the interest on the Bonds.

Ownership of the Bonds may result in collateral federal income tax consequences to certain taxpayers including, without limitation, certain holders of an interest in a financial asset securitization investment trust, property and casualty insurance companies, controlled foreign corporations, individual recipients of Social Security or Railroad Retirement benefits, individuals who otherwise qualify for the earned income credit, and to individuals and families that qualify for a premium assistance credit amount under Section 36B of the Code. The Code denies the earned income credit to an individual who is otherwise eligible if the aggregate amount of disqualified income of the taxpayer for the taxable year exceeds certain limits set forth in Sections 32(i) and (j) of the Code. Interest on the Bonds will constitute disqualified income for this purpose. The Code also provides that the earned income credit is phased out if the modified adjusted gross income of the taxpayer exceeds certain amounts. Interest on the Bonds is included in determining the modified adjusted gross income of the taxpayer. Section 36B of the Code provides that the amount of the premium assistance credit amount is in part determined by household income. Section 36B(d) of the Code provides that household income consists of the "modified adjusted gross income" of the taxpayer and certain other individuals. "Modified adjusted gross income" means adjusted gross income increased by certain amounts, including interest received or accrued by the taxpayer which is exempt from tax, such as the interest on the Bonds.

In addition, attention is called to the fact that Section 265(b)(1) of the Code eliminates the interest deduction otherwise allowable with respect to indebtedness deemed incurred by banks, thrift institutions and other financial institutions to purchase or to carry tax-exempt obligations acquired after August 7, 1986 other than "qualified tax-exempt obligations" as defined in Section 265(b)(3) of the Code. The City has *not* designated the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

Owners of the Bonds should consult their own tax advisers as to the applicability and effect on their federal income taxes of the alternative minimum tax, the branch profits tax and the tax on passive investment income of S corporations, as well as the applicability and effect of any other collateral federal income tax consequences.

4. Interest on the Bonds and any gain from the sale thereof are not included in the gross income of the owners thereof under the New Jersey Gross Income Tax Act, as enacted and construed on the date hereof.

We express no opinion as to any matter not set forth in the numbered paragraphs above including, without limitation, any financial or other information which has been or may be supplied to purchasers of the Bonds.

The opinions expressed in the numbered paragraphs above are being rendered on the basis of federal law and the laws of the State of New Jersey, as presently enacted and construed, and we assume no responsibility to advise any party as to any changes in law or fact subsequent to the date hereof.

This is only an opinion letter and not a warranty or guaranty of the matters discussed above.



**PARKER McCAY**

Board of Commissioners of  
the City of Union City

July 1, 2025

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This letter is being provided solely for the benefit of the City and may not be relied upon by any other person, party, firm or organization without our prior written consent.

Very truly yours,