

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 21, 2020**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Tuesday, January 21, 2020 at 10:30 A.M. at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Robert Nixon, Chairman
Michael Kanef (Treasury)
Kevin Luckie (DCA)
Stephen Martorana (EDA)
Bernard Piaia (DOE)
Kevin Egan
Richard Elbert
Loren Lemelle
Lester Lewis-Powder
Michael Maloney
Mario Vargas

being all the Members of the Board. Ms. Lemelle, Mr. Lewis-Powder, Mr. Egan, Mr. Elbert, Mr. Kanef and Mr. Piaia participated in the meeting by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Andrew Yosha, vice president; Jane F. Kelly, vice president and assistant secretary; Donald Guarriello, vice president and chief financial officer; Albert Barnes, chief counsel; Gregory Voronov, managing director; Colleen Connolly, managing director; and William Coonahan, deputy director, of the SDA, participated in the meeting. Joy Johnson of the Governor's Authorities Unit (GAU) also participated in the meeting.

The meeting was called to order by the Chairman of the Board, Mr. Nixon, who requested that Ms. Kelly read the requisite notice of the meeting. Ms. Kelly announced that the meeting notice had been sent to the *Trenton Times* and *Star-Ledger* at least 48 hours prior to the meeting, and had been duly posted on the Secretary of State's bulletin board at 20 West State Street in Trenton, New Jersey. Ms. Kelly then conducted a roll call and indicated that a quorum of the Members was present.

Pledge of Allegiance

Led by the Chairman, the Members and all assembled stood and recited the Pledge of Allegiance.

Authority Matters

Audit Committee and School Review Committee

The Chairman opened the meeting by stating that the Members were very well briefed in Committee regarding the 2019 SDA Statewide Strategic Plan for SDA Districts (Plan). He added that the Members were all provided the opportunity to review the Plan in detail with staff.

The Chairman then asked Mr. Da Silva and Mr. Yosha respectively to introduce and discuss the Plan.

Mr. Da Silva thanked the Members for their participation in this special Board meeting and the other meetings where the Plan was discussed. He said that the Authority is committed to addressing the educational facility needs of the students of New Jersey through the delivery of high-quality schools that provide the educational infrastructure that students need to succeed. He said that, today, staff is presenting the Plan for Board consideration and approval. Mr. Da Silva explained that the Plan fulfills SDA's statutory responsibility and is based on the Department of Education's (DOE) 2019 Educational Facilities Needs Assessment (EFNA). He said that the Plan

provides for the sequencing of SDA activities that will address the significant overcrowding and aging infrastructure needs that exist in many SDA districts.

Mr. Da Silva noted that the Plan only speaks to the needs that exist and is supportive of the ongoing conversations regarding funding reauthorization to advance the important work of the SDA. With that, Mr. Da Silva said that staff submits the Authority's 2019 Statewide Strategic Plan for SDA Districts for Board approval. He thanked Mr. Yosha and his staff for developing the Plan.

At the Chairman's request, Mr. Yosha provided additional detail regarding the proposed Plan. Mr. Yosha said that the goal of the Plan is to address the entirety of the needs that were identified in the EFNA. He said that the Plan has three underlying principles. He explained that educational prioritization is the fundamental guiding principle of the Plan. Second, he advised that the Plan applies a sequencing in addressing the needs based upon logistical factors, noting that the most key logistical factor is the availability of land as set forth in the Plan. He said that the third underlying principle is the need for SDA and DOE to work closely and thoroughly with each district to define the most appropriate and effective solutions to their overall facilities needs.

In continuing, Mr. Yosha said that the Authority has delivered or will deliver over 34,000 seats under the current plan. He said that there remain additional capacity needs of over 15,000 seats in the SDA districts. He said that the EFNA also recognizes building facilities conditions needs. He said that the proposed Plan speaks to both of these areas---addressing capacity and building conditions needs.

Mr. Yosha explained that the proposed Plan employs a sequencing approach that is grounded in a first tranche based upon the availability of land for the projects and the identification of land for projects for which land currently is not available.

Next, Mr. Yosha advised the Board that in terms of building conditions needs, the Plan advances a proposed Building Conditions Assessment program through which facilities deficiencies can be identified in a uniform and consistent way. He said that this provides a better approach for learning about building conditions needs across the state.

Mr. Yosha said that there is a first tranche of work that satisfies the building deficiencies needs and that also recognizes where land for needed projects is available. He said that there are also a large number of projects in Newark and Camden where school facilities are over 100 years old. He said that this Plan proposes replacing these facilities and then conducting the Building Conditions Assessment to identify other needs throughout the state. Mr. Yosha said that, consistent with the SDA Operating Authority, management is asking for Board approval of the proposed Plan.

Mr. Nixon expressed his appreciation to Mr. Yosha and his team along with the SDA Executive Team for developing the Plan. He recognized that this was a difficult undertaking. He said that he believes that the proposed Plan is respectful of the needs of the children of the state who are waiting for SDA to act. He again noted that the Members were given a comprehensive briefing as to the details of the Plan in Committee and had the opportunity to ask questions of staff. He asked if there were any other comments that the Members wished to make or questions that they wished to pose to staff. The Members then engaged in a brief discussion regarding next steps.

Mr. Nixon thanked the Executive Team for involving the Board in the development of the Plan.

A resolution pertaining to the Plan had been forwarded to the Board in advance of the meeting. Upon a motion by Mr. Vargas and seconded by Mr. Maloney, the Members approved

the proposed the 2019 SDA Statewide Strategic Plan for SDA Districts with their unanimous vote in favor of *Resolution 4a*.

Public Comments

Mr. Nixon then opened the Public Comments portion of the meeting. No member of the public was in attendance and thus no one stepped forward to address the Board.

Adjournment

There being no further business to come before the Board, upon motion by the Chairman and with unanimous consent, the meeting was adjourned.

Certification: The foregoing represents a true and complete summary of the actions taken by the Board of the New Jersey Schools Development Authority at its January 21, 2020 meeting.

/s/ Jane F. Kelly
Assistant Secretary