

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, FEBRUARY 4, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, February 4, 2026 at 9:00A.M. in the Joseph A. McNamara Board Room at the offices of the Authority at 32 East Front Street, Trenton, New Jersey.

Participating were:

Robert Nixon, Public Member, Chairman

Juan Burgos (EDA)

Kevin Luckie (DCA)

David Moore (Treasury)

Steven Colella (DOE)

John Capo, Public Member

Lester Lewis-Powder, Public Member

Michael McLaughlin, Public Member

Michael Maloney, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

being a quorum of the Board. Mr. Nixon, Mr. Capo, Mr. Colella, Mr. Lewis-Powder, Mr. Maloney, Mr. McLaughlin, Mr. Moore, Mr. Vargas and Ms. Vecchione participated by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Laurette Pitts, vice president and chief financial officer; Janice Venables, vice president and assistant secretary; Ramy Kamel, vice president; Albert Barnes, chief counsel and additional assistant secretary

(teleconference) of the SDA participated in the meeting. Michael Eleneski of the Governor's Authorities Unit also participated in the meeting by teleconference.

### ***Pledge of Allegiance***

Led by Mr. Da Silva, the assembled Members stood and recited the Pledge of Allegiance.

The meeting was called to order by Mr. Nixon, who requested that Ms. Venables read the requisite notice of public meeting. Ms. Venables announced that the meeting notice had been sent to the *Trenton Times* and *Star-Ledger* at least 48 hours prior to the meeting, and was duly posted on the Secretary of State's bulletin board at 225 West State Street in Trenton, New Jersey and on the SDA Website. Ms. Venables then conducted a roll call and indicated that a quorum of the Members of the Board was present.

### ***Chairman's Report***

Mr. Nixon said that he would like to welcome Mike McLaughlin to the SDA Board. He said that he wanted to give Mr. McLaughlin an opportunity to introduce himself. Mr. McLaughlin thanked the SDA for having him on the Board and former Governor Phil Murphy for appointing him to the SDA Board. He said that he is the president of IBEW Local 456 which is the electricals' local in New Jersey. He said that before he became an apprentice electrician many years ago, he graduated from Trenton State and was a teacher, so he is able to see the SDA mission from both the construction and the teaching side. He added that he worked at an old school in Highland Park and knows it's time to replace old schools and he hopes he can be of some service.

### ***Approval of Meeting Minutes***

The Chairman presented for consideration and approval the minutes of the Board's January 7, 2026 Open Session meeting. A copy of the meeting minutes and a resolution had been

provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Vargas and seconded by Mr. Luckie, the Open Session minutes of the January 7, 2026 SDA Board meeting were approved with the Members' vote in favor of the resolution attached hereto as ***Resolution 3a.***

Mr. Nixon presented for consideration and approval the minutes of the Board's January 7, 2026 SDA Organizational Board meeting. A copy of the meeting minutes and a resolution had been provided to the Members for review in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Mr. Vargas the minutes of the January 7, 2026 SDA Organizational Board meeting were approved with the Members' unanimous vote in favor of the resolution attached hereto as ***Resolution 3b.***

### ***Authority Matters***

#### ***CEO's Report***

Mr. Nixon asked Mr. Da Silva for the report of the CEO. Mr. Da Silva welcomed Mr. McLaughlin to the SDA Board.

Next, Mr. Da Silva gave an update on projects in the procurement stage. He said that for the Bridgeton High School Additions and Renovations project, three design-build bids were received and the bid opening is scheduled for this afternoon. For the Paterson STEAM High School project, he reported that the design-build notice of award was issued and will be followed by the notice-to-proceed.

Turning to design-build projects in the design phase, Mr. Da Silva said that for the Elizabeth New Elementary School project, the design-builder is responding to comments issued by Department of Community Affairs on Package 1 and SDA on Package 2. For the Trenton New Elementary School project, he explained that the design-builder is advancing demolition

and site work design documents. He said that the design-builder is responding to SDA issued comments on Design Package 1 for the West New York Middle School project and the construction manager recommendation of award is the subject of today's procurement activity.

With respect to design-build projects in construction, Mr. Da Silva said that for the Garfield New Elementary School project, the design-builder is continuing with underground mechanical, electrical and plumbing work and steel erection.

### ***Audit Committee***

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on January 20, 2026 at which time management provided the Committee with the December 2025 New Funding Allocation and Capital Plan Update. He said that staff had informed the Committee that there were no changes in the reserve balances for the SDA Districts during the reporting period. He then advised the Board that the reserve balance for the Regular Operating Districts increased by \$100,000 during the reporting period due to a reduction in state share for grant projects nearing completion.

Next, Mr. Nixon provided the Members with the 2026 Capital Spending Forecast for informational purposes. He explained that the forecast is based on Treasury Updated Spending Models which help to ensure that there is an optimum level of cash on hand. He reported that the forecast anticipates the expenditure of approximately \$365.2 million for school facilities projects, representing an increase of approximately \$169.2 million over the estimated actual spending in 2025. He advised the Board that this increase is attributable to higher amounts of forecasted spending for – construction cost, SDA district grant & funding agreements, regular operating district grants. He noted that the forecasted increases are partially offset by lower

forecasted spending on project insurance, school furniture, fixtures, equipment & technology costs and emergent and capital maintenance grants.

Next, Mr. Nixon advised the Members that management presented the Committee with one matter requiring Board action. Referencing a memorandum that was distributed to the Members in advance of the meeting, he advised that management is recommending and the Committee is requesting approval of an award for a New Master Builder's Risk Program (BR insurance, Program). He advised that BR insurance is a special type of property insurance that protects the Authority from unexpected losses due to fire, lightning, and similar forces during construction of a school facilities project. He noted that in May 2020 the Board approved the purchase of Builder's Risk insurance from Liberty Mutual Insurance Company expiring July 15, 2023 and subsequently, at cost not-to-exceed (NTE) \$650,000, an extended policy through August 27, 2025. He reported that on November 6, 2024, the Board approved the purchase of Owner Controlled Insurance Program V (OCIP V), a new 5-year program that combines multiple types of insurance to cover construction projects the Authority funds and manages, effective December 1, 2024. Mr. Nixon said that the lines of coverage purchased at that time were workers' compensation, general liability and excess liability but did not include BR insurance because no capital projects were about to begin construction, and that the proposed Master Builder's Risk program, if approved by the Board, will complete the package of coverages purchased for OCIP V. He explained that the proposed new program will have a 2-year term to begin on March 1, 2026, and insure all projects in the current Capital Plan that commence construction between March 1, 2026 and March 1, 2028, including the Garfield New Elementary School and Elizabeth Pre-Kindergarten to 8 School representing a total of 8 projects. Mr. Nixon then reminded the Members that on October 4, 2023, the Board approved a contract for Alliant Insurance Services (Alliant) to market and procure the Authority's OCIP V policies. Mr. Nixon

explained that in October of 2025 Alliant was directed to market a new BR insurance program, with the goal of obtaining a minimum of 3 proposals from various insurance carriers, with an effective date of March 1, 2026. He outlined the parameters of the Total Insurable Value (TIV) of the projects covered as \$1 billion, exclusive of furniture, fixtures, technology and equipment costs. He noted that on January 8, 2026 Alliant presented SDA with an initial coverage comparison of all proposals as set forth in the memorandum presented in the materials to the Board. He said that following a detailed evaluation of each insurer's proposed terms and conditions it is the recommendation of the Audit Committee and SDA's Risk Management division that a New Master Builder's Risk insurance program be purchased through Liberty Mutual which offers the most cost effective and comprehensive program to protect the Authority. He advised that the Program will be at a cost NTE of \$630,000 for a 2-year program term with an effective date of March 1, 2026 through March 1, 2028, which can be renewed annually thereafter if the insurer and Authority mutually agree. He noted that the NTE cost is inclusive of 7.5% contingency to account for any increase in estimated TIV and/or estimated construction duration. He said that Alliant will receive a fee of \$59,558 to provide policy and claims administration services for the new Builder's Risk program, effective March 1, 2026 through the completion of all construction projects insured, which fee is included in the lump sum fee the Board approved October of 2023.

Following discussion, upon motion duly made by Mr. Vargas and seconded by Mr. Burgos, the Board approved the proposed contract award with Liberty Mutual for a New Master Builder's Risk program for a 2-year term in the amount not-to-exceed of \$630,000 with its unanimous vote in favor of ***Resolution 5a.***

## *School Review Committee*

Next, Mr. Luckie reported that the School Review Committee met on January 20, 2026 at which time two items were discussed. Mr. Luckie said that the Committee is recommending approval of a Planning Project Charter for the New Pre-K to 8 School (School or Project) in Salem City School District (District). He reported that at the April 2022 Board meeting the Members approved the Authority's 2022 Strategic Plan Update and Capital Plan (the Plan). He advised that the Plan identified a replacement Pre-K to 8 school in the Salem City School District for 961 students to address serious existing building conditions at the existing Fenwick Elementary School and Salem Middle School, initially planned to be constructed on existing District-owned property. Mr. Luckie stated that working group discussions with the District and the Department of Education have served to validate District needs and have identified an alternative preferred location consisting of existing City-owned property that will be augmented with the acquisition by the City and/or District of seven adjacent properties. He said that SDA staff has developed a proposed Project scope based on a detailed evaluation of District needs and application of standard programmatic models. He added that the recommended Project scope calls for the construction of an approximately 142,000 square foot new school facility to provide seats to educate approximately 1,000 students in grades Pre-K to 8. He advised that advancement of this Project will provide all of the District's Pre-K to 8 students with a new, modern and educationally appropriate facility. He noted that in order to advance this Project it is necessary for the Board to approve the Planning Project Charter. He said that the estimated cost for the Project is \$121.3 million as presented in the Planning Project Charter, inclusive of all estimated costs necessary for the advancement of the Project scope, as reflected in the Planning Project Charter submitted to the Board on this date and incorporated herein. He added that SDA executive management and associated program staff recommend that the Members approve the

proposed Planning Project Charter for the Project and authorize advancement of the recommended design, procurement and related activities as reasonable, appropriate and in the best interest of the SDA and the taxpayers of New Jersey.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Burgos and seconded by Mr. Vargas, the Board approved the awards for Planning Project Charter for the New Pre-K to 8 School in the Salem City School District with its unanimous vote in favor of ***Resolution 6a.***

Next, Mr. Luckie reported that management is also seeking approval of a Construction Manager Services (CM Services) Award for the West New York Middle School project (School or Project). By way of background, he reported that the Project is planned to be an approximately 161,730 square foot five-story facility to educate approximately 876 students in grades Six through Eight. He said that in October 2025, the Members approved the Final Project Charter and the award of a Design-Build Construction contract to Terminal Construction Corporation. He noted that a package for CM Services for the Project was advertised as a “price and other factors” solicitation beginning on November 3, 2025 with price weighted at 40% and all non-price factors weighted at 60% of the final combined score. He added that the details of the CM Services procurement process conducted by management are comprehensively set forth in the memorandum presented to the Board on this date. He advised that upon completion of the competitive procurement process for CM Services, it was determined that Epic Management, Inc. (Epic) was the highest ranked firm, with a price in the amount of \$2,194,700 for the Project, inclusive of SDA-established Allowances totaling \$555,000. He said that following review of Epic’s price proposal which was less than the SDA estimate, Epic has confirmed that its price proposal is inclusive of all scope elements contained in the contract documents. He noted that upon completion of the procurement process, the Construction Operations Program Director

recommends award of the CM Services contract in the amount of \$2,194,700 to Epic for the Project. He added that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Burgos and seconded by Mr. Vargas, the Board approved an award for Construction Manager Services for the West New York Middle School project with its unanimous vote in favor of ***Resolution 6b***.

### ***Real Estate Committee***

Upon Mr. Nixon's request, Mr. Vargas advised the Members that the Real Estate Committee met on January 20, 2026 where one extension of a Lease Agreement was discussed for Board approval. He said that the extension of Lease Agreement (Leased Premises, Agreement) is between the SDA and the Housing Authority of the City of Union City (Housing Authority) regarding the Premises located at the City of Union City Tax Block 19, Lot 9. He noted that the leased premises consist of a fully fenced lot improved with a three story, twelve-family residential dwelling with one-two bedroom and three-one-bedroom units on each floor that was acquired by the SDA as a site for the Union City Magnet K-8 school facilities project (the Project). He advised that the Project is not included in the current SDA Capital Plan and, as a result, the Leased Premises is not now needed for construction of the Project and is not useful in the business operations of the SDA allowing for the temporary third-party use of the Leased Premises in accordance with the applicable provisions of N.J.A.C. 19:35. He said that on March 4, 2019, the SDA entered into a Lease Agreement with the Housing Authority of the City of Union City, as Tenant, to authorize the Housing Authority's use of the Property for the purpose of providing 12 affordable housing dwelling units to qualifying residents of Union City. Mr. Vargas explained that the Housing Authority, pursuant to the Lease Agreement, at its sole cost

and expense, is responsible for providing all required insurance coverages and any security required for the protection of the Leased Premises. He advised that the Housing Authority is also required to surrender the Leased Premises to the SDA on the termination date in substantially the same condition as existed at the commencement date, free of all occupants and restored to its condition and state of repair as it existed as of the commencement of the Lease. He added that the Lease Agreement may be terminated by either the SDA or the Housing Authority on no less than 6 months written notice. He advised that on February 2, 2022, the SDA Board approved the adoption of new rules, effective April 4, 2022, governing the Authority's disposition of surplus real and personal property N.J.A.C. 19:35. He explained that the new rules require that any extension of a temporary lease, license, or use and occupancy agreement originally authorized by the SDA's CEO must receive the approval of the SDA Board if the resulting renewal or extension will result in a total term exceeding 3 years. He noted that the extension proposed for Board approval on this date would result in a total term exceeding 3 years and thus requires SDA Board approval. He informed the Members that the Housing Authority wishes to extend the Lease Agreement for an additional 12 months, extending the expiration date to March 4, 2027, including the option of 2 further successive 12 month extensions with the first successive extension extending the term through March 4, 2028, and the second successive extension extending the term through March 4, 2029 if requested by the Housing Authority, and if such extensions are deemed, in the discretion of SDA management, to be in the interests of the SDA and the State of New Jersey. In response to a question by Mr. Burgos, Mr. Da Silva explained that there remains seating capacity need in Union City, and that SDA may be required to terminate the Lease Agreement in the future, but there is currently no school in the Capital Plan for this location.

A resolution pertaining the extension of Lease was provided to the Board in advance of the meeting. Upon a motion duly made by Mr. Luckie, and seconded by Mr. Capo, the Board approved the extension of the Lease Agreement between the SDA and the Housing Authority of the City of Union City regarding SDA owned property in Union City with its unanimous vote in favor of *Resolution 7a*.

### ***Public Comments***

At this time Mr. Nixon announced that the public comments portion of the Meeting will commence consistent with the New Jersey Open Public Meetings Act. There were no speakers present.

### ***Adjournment***

There being no further business to come before the Board, upon motion by Chairman Nixon 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 February 4, 2026 meeting.

*/s/ Janice Venables*  
Assistant Secretary