

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 6, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, May 6, 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 Maloney, Public Member

Michael McLaughlin, 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. Moore, Mr. Maloney, Mr. McLaughlin, 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; and Albert Barnes, chief counsel (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. Nixon, 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 in accordance with the recently amended Open Public Meetings Act, a link to the notice of this meeting was posted on the SDA website home page, at least 48 hours prior to the meeting. She said that a link to the SDA website home page is also posted on the Secretary of State website in the “Statewide Legal Notices” listings. She noted that as of March 1, 2026, the Open Public Meetings Act no longer requires public meetings notices to be published in newspapers in print or online.

Ms. Venables then conducted a roll call and indicated that a quorum of the Members of the Board was present.

Approval of Meeting Minutes

The Chairman presented for consideration and approval the minutes of the Board’s April 1, 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. Luckie seconded by Mr. Vargas, the Open Session minutes of the April 1, 2026 SDA Board meeting were approved with the Members’ vote in favor of the resolution attached hereto as ***Resolution 3a.***

Next, Mr. Nixon presented for consideration and approval the minutes of the Board’s April 1, 2026 Executive 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 Ms. Vecchione seconded by Mr. Vargas, the Executive Session minutes of the April 1, 2026 SDA Board meeting were approved with the Members’ 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 provided an update on design-build projects in the design phase. He said that for the Elizabeth New Elementary School project, foundation work and steel fabrication are ongoing. He added that the final design submission is due next week. For the Paterson STEAM High School project, he advised that the SDA is reviewing the design-builder's submission for the retaining wall. He noted that Dobco, Inc. (Dobco) is in the midst of obtaining permits for the site preparation work. He added that Dobco also submitted the design-build package 2 for footings and foundations for review.

In continuing, Mr. Da Silva said that for the Trenton New Elementary School project, the design-builder is incorporating comments to the foundation, structural steel, underground utilities and site work design package. He added that the site work notice-to-proceed is pending SDA approval of this design package. For the Garfield New Elementary School project, he advised that steel erection is complete, detention basin construction is underway, and preparation of slab on-decks and on-grade is ongoing. He explained that the Department of Community Affairs has released the design package for the remainder of the building. With respect to the West New York Middle School project, he said that the design-builder is mobilizing to the site and commencing soil work.

Next, Mr. Da Silva informed the Members that for the Newark University High School project, the early site demolition and preparation package is out to bid. He noted that the team is preparing for submission of the design-builder information package to the Office of State Comptroller package in preparation for advertising the design-build procurement in June. For the Passaic High School project, he said that the early site package for demolition and site preparation package bids were received and the bid opening is scheduled for this afternoon. He

added that the design-builder information package for development is underway and is on schedule for advertising in the second quarter of 2027. For the Pleasantville New Elementary School project, he said that the design-builder design phase is ongoing with package 1 which includes foundations, structural steel, underground utilities, and site work. He added that the submission is expected in this month and the construction site work expected to start the second quarter of 2027.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members on Tuesday, April 21, the SDA had perfect weather to join alongside Elizabeth school district and city officials to celebrate the start of the new Joseph Battin School No. 4 in Elizabeth. He said that the Superintendent and the Mayor spoke of the rich history of the original building and their excitement for the new facility. He noted that management was also joined by 8th grade student Lavinea Oliveira Machado who represented the future students that will attend the new school in the Fall of 2028.

Next, Mr. Da Silva advised that in honor of Earth Day, SDA stopped by the Esther Salas Academy in Union City to see the hydroponics lab in use. He said that the students are having a lot of success with their planting and have even started using some of the food to create different recipes, such as hot sauce. He added that the lab also includes an area for aquaponics and they are expecting the fish to arrive later this month. He said that it is wonderful to see these unique learning areas in use by students and staff.

In continuing, Mr. Da Silva informed the Members that he along with Greg Voronov testified before the Assembly Budget Committee on April 15, 2026. He advised that they received a few questions about the need for additional funding and he reiterated the continued growing need. He added that they are scheduled to testify before the Senate Budget and Appropriations Committee on May 14, 2026.

Finally, Mr. Da Silva said that he wanted to remind the Members that Financial Disclosure Statements are due to be filed with the State Ethics Commission by May 15. He added that a late penalty of \$50 per day will be assessed if you miss the deadline.

Audit Committee

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on April 20, 2026 at which time management provided the Committee with the March 2026 New Funding Allocation and Capital Plan Update. He said that staff informed the Committee that there were no changes in the reserve balances for the SDA Districts during the reporting period. He reported that the reserve balance for the Regular Operating Districts (RODs) increased by \$5.1 million during the reporting period due to a reduction in state share for grant projects nearing completion.

Mr. Nixon then reported that Authority's Internal Audit Unit presented one operational audit noting that the objective of the audit was to provide reasonable assurances that effective controls related to the Audit selection processes are in place and operating effectively. Next, Mr. Nixon presented the March 2026 monthly financial report. He said that the Authority's year-to-date authority operating expenses (actual vs. budget) at approximately \$4.9 million, are down \$523,000 as compared to the operating budget for the corresponding period. This variance, he noted, is attributable to lower activity for personnel costs, professional and other contracted services, SDA owned automobiles, information systems facilities and general office expenses, partially offset by lower payroll expense allocations to project costs and an increase in information systems expenses. He said that the full-time employee (FTE) headcount was 119 as of March 31, 2026 representing a 7 FTE decrease in comparison to the year-to-date budgeted headcount. He then reported that year-to-date school facilities project expenditures (actual vs. forecast) at approximately \$56.6 million, are \$24.2 million lower as compared to the capital

spending forecast for the corresponding period. He explained that this variance is due to lower costs associated with construction work, grant agreements, project management and design services, relocation and environmental expenses. Mr. Nixon noted that this variance was offset by increases in construction management services, project insurance and school furniture, fixtures and equipment. He said that the year-to-date school facilities project expenditures (actual vs. prior year actual) expenditures, at \$56.6 million, are lower by \$4.3 million as compared to the corresponding prior year. He explained that this variance is a result of decreases in project insurance, property acquisition offset by increased spending in grant agreements and construction work. Mr. Nixon advised that since program inception, SDA has disbursed 83.2% of the funds authorized for the SDA Districts. Additionally, since program inception, 96% of all SDA disbursements relate to school facilities projects and 4% relate to operating expenses. He reported that the estimated value of active school facilities capital, emergent and regular operating districts grant projects is approximately \$1.2 billion

School Review Committee

Next, Mr. Luckie reported that the School Review Committee met on April 20, 2026 at which time one voting item was discussed. Mr. Luckie said that the Committee is recommending approval of a Construction Management (CM) Services Award for the Pleasantville New Elementary School project (School or Project). He advised that at the January 3, 2024 Board Meeting, the Members approved the Preliminary Project Charter for the School. By way of background, he reported that the School is planned to be an approximately 91,400 square foot two-story facility to educate approximately 658 students in grades Pre-K through Fifth. He said that on December 3, 2025, the Members approved the final project charter and the award of a design-build construction contract to Ernest Bock & Sons, Inc. He noted that a package for CM Services for the Project was advertised as a “price and other factors” solicitation beginning on

February 5, 2026 with price weighted at 40% and all non-price factors weighted at 60% of the final combined score. He added that upon completion of the competitive procurement process for CM Services, it was determined that New Road Construction Management Co., Inc. (New Road) was the highest ranked firm, with a price in the amount of \$2,084,000, inclusive of SDA-established Allowances totaling \$475,000. He explained that, following review by New Road and SDA staff, New Road confirmed that its price proposal which was less than the SDA estimate, is inclusive of all scope elements contained in the contract documents and management recommends the CM Services contract award for the Project to New Road. 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 \$2,084,000 to New Road 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 a Construction Management Services Award for the Pleasantville New Elementary School Project with its unanimous vote in favor of *Resolution 6a*.

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 May 6, 2026 meeting.

/s/ Janice Venables
Assistant Secretary