

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 3, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, June 3, 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

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. 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; Albert Barnes, chief counsel; and Joseph Lucarelli, director 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 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.

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 May 6, 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 seconded by Mr. Burgos, the Open Session minutes of the May 6, 2026 SDA Board meeting were approved with the Members’ vote in favor of the resolution attached hereto as ***Resolution 3a.***

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 Bridgeton High School Additions and Renovations project, the procurement for design-build services was re-bid on June 1. For the Elizabeth New Elementary School project, he advised that foundation work and steel fabrication are underway. He noted that the design for the remainder of the building has been submitted and under review by SDA. With respect to the Paterson STEAM High School project,

he said that site mobilization is expected this month. He added that the site retaining wall work received Department of Community Affairs (DCA) release and the design-builder is pulling permits. He noted that the design-builder is responding to SDA comments and will be resubmitting package 2 consisting of footings/foundation/steel/underground mechanical electrical and plumbing (MEP).

In continuing, Mr. Da Silva reported that for the Trenton New Elementary School project, the design-builder was issued a site work limited notice-to-proceed and is proceeding with the construction of site and stormwater work. He said that design phase is ongoing with foundations, structural steel, and underground utility final design revisions. He noted that the remainder of the building design has initiated and will be submitted to SDA as package 2. For the Garfield New Elementary School project, he advised that steel erection and slab on deck work is complete. He added that the design-builder is advancing with masonry work in the stair towers, foundation walls and underground MEP. He noted that the design for the remainder of the building has been released by DCA.

With respect to the West New York Middle School project, Mr. Da Silva said that DCA has released drawings and permits are being submitted for approval for design package 1 for footings/foundation/steel/fire tank and underground MEP. He added that site work has commenced. He noted that design package 2 for remainder of the building has been submitted and under review by SDA. For the Newark University High School project, he advised that the procurement recommendation for the early site demo and preparation has been reviewed and is a subject of today's agenda. He said that the design-builder procurement package was submitted to Office of State Comptroller the previous month in preparation for advertisement later this month. In regard to the Passaic High School No. 12 project, he reported that the early site package for demolition and site preparation procurement is the subject of bid protests and will be discussed

in Executive Session. For the Pleasantville New Elementary School project, he said that the design-builder design phase is ongoing with package #1 (foundations, structural steel and underground utilities) preliminary design submitted, reviewed, and the design builder is responding to SDA review comments. He noted that the physical site work is expected to start the 4th quarter of 2026.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that the SDA has completed its testimony before the Legislature for the Fiscal Year 2027 State budget. He said that he along with Greg Voronov testified before the Assembly Budget Committee on April 15 and the Senate Budget and Appropriations Committee on May 14. He explained that during the hearings, management answered questions about funding, the current capital plan, and SDA operations. He noted that management has submitted responses to follow-up questions received from the Senate hearing.

Next, Mr. Da Silva said that the Members will notice additional reports in the Monthly Reports and Executive Session section of the June meeting materials. He said that the first is the Settlement Activities Report consisting of the 2026 Settled Claims Log containing the settlement of the Millville High School project

In continuing, Mr. Da Silva said that the second report is the Semi-Annual Leased/Licensed Real Estate Owned Report through December 31, 2025: in accordance with reporting requirements of N.J.A.C. 19:35-6.1(e), it provides a semi-annual informational report to the Board listing all current temporary use and occupancy authorizations memorialized in leases, licenses, or use and occupancy agreements. He noted that the requirement was included in the SDA Board approval for adoption and publication of updated Rules for Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority, N.J.A.C. 19:35.

Finally, Mr. Da Silva reported that the Members were provided with a report in the executive section of the meeting materials. He noted that this report is required by the Operating Authority whenever a construction change directive is issued on a project.

Next, Mr. Da Silva invited the Members to join management at two of the SDA's groundbreaking ceremonies this month: the first will celebrate the start of the new West New York Middle School project. He said that the new school will be designed to be an approximately 162,000 square-foot facility to educate a maximum of 876 students in grades six to eight. The second project is the Trenton New Elementary adjacent to the Dunn Middle School. He said that this project is planned to be approximately 124,000 square foot three-story facility providing new seats for 837 students in grades Kindergarten through 6. Details will be provided once finalized.

Finally, Mr. Da Silva said that he wanted to thank the Members for submitting their Financial Disclosure Statements with the State Ethics Commission on a timely basis.

Audit Committee

Mr. Nixon, as Audit Committee Chairman, reported that the Audit Committee met on May 18, 2026 at which time management provided the Committee with the April 2026 New Funding Allocation and Capital Plan Update. He said that staff had informed the Committee that there was a \$1.8 million decrease in commitments against the Unforeseen Events Reserve balance during the reporting period. He noted that the decrease was due to Boards' approval of the revised final project charter for Newark Science Park High School Project smoke evacuation system corrective work. He said that there were no changes in any of the remaining reserve balances for the SDA Districts during the reporting period. He then advised the Board that the reserve balance for the Regular Operating Districts (ROD) increased by \$1.1 million during the reporting period due to a reduction in state share for grant projects nearing completion. Next,

Mr. Nixon provided the April 2026 Financial Report. He said that the Authority's operating expenses, at approximately \$5.9 million, are down \$714,000 as compared to the operating budget for the corresponding period. He noted that this is largely attributable to lower personnel costs, professional and other contracted services, SDA automobiles and information systems. He reported that the current full-time equivalents (FTE) headcount is 119 through April 30 representing an 8 FTE decrease compared to year-to-date projections. Mr. Nixon then reported that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period total \$78.7 million, down \$22 million as compared to the capital spending forecast for the corresponding period. He advised that this variance is due to lower costs associated with construction work partially offset by a combined spending increase in SDA & ROD grant activity. Mr. Nixon further reported that project expenditures (Actual vs. Prior Year Actual), at \$78.7 million, are \$4.3 million higher when compared to the capital sending forecast for the corresponding prior year period. He said that this variance is a result of an increased in spending in grant activity offset by spending reductions in project insurance and construction work. He said that, since program inception, 83.3% of the funds authorized for the SDA districts have been disbursed. Additionally, he noted that 96% of all SDA disbursements relate to school facilities projects, while 4% relate to operating expenses. He advised that the estimated value of active school facilities capital projects, along with emergent and regular operating district grant projects, is approximately \$1.2 billion.

Next, Mr. Nixon reported that, in compliance with the Board's 2019 changes to the SDA Bylaws and Audit Committee Charter, the CEO presented his quarterly staffing update to the Committee regarding Authority personnel matters.

Mr. Nixon then advised the Members that the Audit Committee is presenting one agenda item for consideration by the Board today. He noted that, in accordance with the Audit

Committee Charter and pursuant to Executive Order No. 37 management and the Audit Committee are recommending that the Board to approve the SDA's 2025 Financial Statements. He said that PKF O'Connor Davies, LLP (PKF, Auditors), SDA's independent auditor, presented the draft 2025 financial statements and audit results to the Committee. He explained that, while the audit is mostly completed, it cannot be finalized until receipt of the 2025 Governmental Accounting Standards Board (GASB) Statement No. 68-- pension information for the Public Employees' Retirement System. He advised that this information is expected to be available on the Division of Pensions & Benefits' website this month (June). Mr. Nixon said that PKF outlined the areas of emphasis and the thought process utilized in the development of the Audit confirming that the Audit was performed consistent with the established audit plan presented to the Member's at the November 2025 Board Meeting. He said that the auditors reported that the financial statements contain no corrected misstatements or material uncorrected misstatements. He advised that upon receipt of GASB No. 68 pension information, the 2025 Financial Statements will be updated and PKF will finalize the audit and issue their report. He said that should there be an unforeseen material change unrelated to GASB No. 68, management will advise the Audit Committee and the Committee will determine whether to: (1) notify the Board of the change or changes; or (2) request that the Board take action to re-approve the Financial Statements, as revised. Mr. Nixon advised that with an affirmative Board vote today, the Financial Statements would be deemed approved pending that there is no material change to the draft statements unrelated to the recording of the GASB No. 68 pension information.

Lastly, Mr. Nixon advised that, in accordance with Executive Order 122, at the conclusion of the Committee Meeting, PKF met with the Committee and SDA's Director of Internal Audit, without Management present.

A resolution pertaining to the 2025 Financial Statements was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas, and seconded by Mr. Burgos, the Board approved the 2025 Financial Statement as presented with its unanimous vote in favor of *Resolution 5a*.

School Review Committee

Next, Mr. Luckie reported that the School Review Committee met on May 18, 2026. He said that the Committee is recommending approval of a Demolition and Early Site Preparation award for the New University High School Project (School or Project) in the Newark Public School District. He advised that the Project scope consists of early site preparation and demolition services to demolish, remove and dispose of all existing and associated site elements and building remnants to provide for the construction of a new three-story facility for grades 9 through 12. He reported that on February 7, 2024, the Members approved a Planning Project Charter for the School. He explained that in preparation for the design and construction of the School, the SDA seeks to engage a contractor to perform demolition of the existing site elements and building remnants to provide for the construction of a new three-story facility. He said that the package for the required services was advertised beginning on March 19, 2026 and, upon completion of a competitive procurement process, the responsive low bidder was APS Contracting, Inc. (APS). He noted that following a review, APS confirmed that its price proposal is inclusive of all scope elements contained in the contract documents. He advised that management now requests and recommends that the Members authorize and approve the award of a contract to APS in the amount of \$3,320,000, inclusive of SDA-established Allowances totaling \$350,000, to perform demolition of all existing structures and associated site conditions in preparation for the delivery of the Project by the SDA. He added that the SDA construction operations director and financial operations director recommend award of the contract to APS.

He said that prior to execution of the contract, the contract and related documentation will be reviewed and approved by the SDA Division of Chief Counsel.

Ms. Vecchione asked why some bids submitted are so much lower than the construction cost estimates (CCE) or other bidders'. Mr. Lucarelli responded that the CCE is based on the best verifiable information available. He explained that the Newark demolition project is a prevailing wage job not under a Project Labor Agreement (PLA). He noted that APS' bidding for SDA's Garfield and West New York Projects has been and continues to be very aggressive to win these jobs.

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 Demolition and Early Site Preparation award for the Newark New University High 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. He called on Ms. Nikki Baker from Healthy Schools Now Coalition (HSN). Ms. Baker said that the HSN's mission is to advocate for funding for school facilities. She said that many districts have struggled with having staff on site and schools having to closed due to their budget history. She said that she wanted to commend the Authority for putting students first and the importance of the school facilities. She added that without educators there's no education, and without a facility that is healthy and safe there is not optimal student health or learning.

Next, Mr. Nixon asked for a motion to adjourn the Open Session of the meeting into Executive Session. He asked Ms. Venables to announce the matter to be considered by the Board in Executive Session. Ms. Venables advised that, the Board will adjourn into Executive Session

to discuss three matters: first is bid protests in connection with the Passaic High School No. 12 Demolition and Early Site Preparation project. She noted that this will be discussed as potential litigation and will not be voted upon in open session.; the second is a Request for Declaration of Surplus Property and Disposition and Request for Real Property Acquisition for the New University High School in Newark School District. She noted that the Board will vote on this matter upon return to Open Session; and the third matter is a monthly report of estimated values of construction change directives currently under negotiation. He informed the Members that these three matters are exempt from open session discussion under the Open Public Meetings Act.

She asked that the Chairman that the Members approve Resolution 9. reflecting its resolve to move into Executive Session to consider this matter.

Upon motion by Mr. Luckie seconded by Mr. Vargas the Board unanimously voted to approve **Resolution No. 9.** and thereby adjourn the Open portion of the meeting into Executive Session.

Following the Board's return to Open Session, Mr. Vargas announced that in Executive Session the Board and SDA management discussed a Request for Declaration of Surplus Property and Disposition and Request for Real Property Acquisition for the Newark New University High School.

A resolution pertaining to this matter was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Luckie and seconded by Ms. Vecchione, the Board approved Request for Declaration of Surplus Property and Disposition and Request for Real Property Acquisition for the Newark New University High School with its unanimous vote in favor of **Resolution 7a.**

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 June 3, 2026 meeting.

/s/ Janice Venables
Assistant Secretary