

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 1, 2026**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, July 1, 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

Stephen Martorana (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 Members of the Board. Mr. Nixon, Mr. Capo, Mr. Colella, Mr. Martorana, Mr. Maloney, Mr. McLaughlin, Mr. Moore 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 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 June 3, 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. McLaughlin, the Open Session minutes of the June 3, 2026 SDA Board meeting were approved with the Members’ vote in favor of the resolution attached hereto as ***Resolution 3a.***

Next, the Chairman presented for consideration and approval the minutes of the Board’s June 3, 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 Mr. Vargas seconded by Mr. McLaughlin, the Executive Session minutes of the June 3, 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 reported that the Fiscal Year (FY) 2027 Budget (Budget) was approved yesterday, the Governor signed the FY 2027 Appropriations Act, which includes \$50 million of Capital Maintenance and Emergent Grant funding for SDA.

Turning to projects in the procurement stage, Mr. Da Silva reported that the Camden Eastside High School project is undergoing Office of State Comptroller review and is scheduled for advertisement this month. He said that the Bridgeton High School Additions and Renovations project was advertised on June 1 and bids are due next month. For the Newark New University High School project, he advised that the Notice of Intent to award the early site demolition and preparation package was issued last month and the notice-to-proceed is projected later this month. He added that the design-build project is projected for advertisement this month.

Next, Mr. Da Silva provided an update on active design-build projects. He reported that for the Elizabeth New Elementary School project, slab on grade is ongoing and being coordinated with steel erection work. He noted that the design for the remainder of the building is under SDA review for submission to Department of Community Affairs (DCA). For the Paterson STEAM High School project, he informed that Members that the contractor mobilized to site for the site separation and retaining wall construction, and has initiated site clearing activities in preparation for retaining wall work. He added that the design continues for footings, foundation, underground mechanical, electrical and plumbing (MEP), radon, stair towers and elevator shafts. With respect the Trenton New Elementary School project, he reported that foundations, structural steel and underground utilities design is complete and into DCA for Plan

review. He added that design on the rest of the building is ongoing, as well as site work and storm activities.

In continuing, Mr. Da Silva said that for the Garfield New Elementary School project, exterior wall masonry work construction continues. He noted that storm water system installation continues in preparation for the roof placement and building being weather tight late fall. He added that building finish design is ongoing. For the West New York Middle School project, he reported that footings, foundations, structural steel, fire tank and underground MEP work is underway. With respect to the Passaic High School project, he reported that the bid protest final agency decision has been issued and the award of the early site package demolition and site preparation package is a subject on today's Board meeting agenda. He added that the design-build contract is projected for advertisement in the 1st quarter of 2027. For the Pleasantville New Elementary School project, he advised that the design-builder design phase is ongoing. He added that the physical site work is expected to start later this year.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that on June 18, management was able to beat the rain and hold a groundbreaking ceremony for the new West New York Middle School alongside school district and city officials. He said that the SDA was also joined by several 5th grade students that hope to attend the new school when it opens in 2028.

Finally, Mr. Da Silva said that the SDA will hold a groundbreaking ceremony for the new elementary school in Trenton on July 7, at 10am. He noted that the Member should have received an invitation from Janice Venables a couple weeks ago. He said that he hopes that the Members' schedule will permit them join the SDA at the event.

Mr. McLaughlin asked if the \$50 million in the Budget is for construction and maintenance. Mr. Da Silva that the \$50 million is for capital maintenance and emergent projects.

Mr. Maloney asked if the Project Labor Agreement (PLA) is included the SDA's Budget. Mr. Da Silva said that is PLA is not included.

Next, Mr. Da Silva said that the July Board Meeting materials circulated to the Members includes SDA's 2025 Annual Report covering the reporting period of January 1, 2025 through December 31, 2025. He explained that this report is prepared consistent with the Authority's bylaws and in accordance with Executive Order No. 37 (2006). He noted that the report highlights the significant actions of the Authority for the year ending December 31, 2025, including the degree of success the SDA had in promoting the State's economic growth strategies and other policies during the year. He reported that the independent audit report, issued by PKF O'Connor Davies, LLP, will be included within the financial statements section of the 2025 Annual Report. He noted that among other things, it identifies internal controls that govern expenditures, procurement and other financial matters and transactions. He added that with the issuance of the audit report within the 2025 Annual Report, the Authority is in compliance with the requirements of Executive Order 122 (2004).

In continuing, Mr. Da Silva informed that Members that in 2025, SDA opened the new Esther Salas Academy in the Union City School District, delivering 900 new student seats. SDA also began construction on a new elementary school in Garfield Public School District and initiated demolition and early site preparation activities at several sites in order to ready them for new construction to begin in 2026. He advised that in-house or bridging design consultant activities continued on several projects in the capital plan, developing program concept and schematic designs to support future design-build procurement activity. He noted that significant procurement activity throughout the latter part of the year advanced several design-build projects, generating significant economic opportunities for construction companies in New Jersey to bid on school construction projects.

Next, Mr. Da Silva said that the SDA administered capital maintenance and emergent grants to SDA districts allowing them to continue the advancement of upgrades and repairs they deem most necessary at existing schools. He noted that the Fiscal Year 2026 budget included \$50 million for projects that address water infiltration, roofs, exterior masonry, windows, as well as heating, ventilation, and cooling systems in SDA district schools. He said that the SDA Board of Directors approved an updated Statewide Strategic Plan in December to reflect the most current needs across SDA Districts. He added that this plan ensures transparency and a well-defined framework for how projects would be prioritized if additional funding were to be made available for school projects beyond those already approved.

Mr. Da Silva then explained that beyond the projects in SDA Districts, the work of the SDA touches all 21 counties and hundreds of school districts through the Regular Operating Districts (RODs) Grant Program. He added that these grants leverage local resources, allowing school districts to undertake facility projects that improve and extend the lifecycle of existing school buildings. He advised that at the end of 2025, the SDA was supporting more than 600 of these grant projects.

In continuing, Mr. Da Silva said the work of the SDA had a beneficial impact on both SDA and RODs across the State of New Jersey as represented in SDA's 2025 Annual Report. He explained that the report will be finalized once the 2025 Audited Financials are complete and included in the report. He added that he is happy to report that the actuarial data has been published and the Audit Financials will be finalized my month end. He noted that following approval and finalization of the report, a copy will be submitted to the Governor's Authorities Unit and posted on the Authority's website. He said that he is requesting the Board approve the issuance of the 2025 Annual Report of the SDA as required by Executive Order 37 and respectfully request a vote on Resolution 4ai.

A resolution pertaining to the 2025 SDA Annual Report was provided to the Board in advance of the meeting. Upon motion duly made by Mr. Vargas, and seconded by Mr. Luckie, the Board approved the 2025 Annual Report as presented with its unanimous vote in favor of *Resolution 4ai*.

School Review Committee

Next, Mr. Luckie reported that the School Review Committee met on June 15, 2026 at which one item was discussed. He said that the Committee is recommending approval of a Demolition and Early Site Preparation award for the Passiac High School No. 12 project (School or Project) in the Passaic School District. By way of background, he reported that the School is planned to be a new facility for students in grades 9 through 12. He advised that the Project scope calls for the abatement, demolition, removal and disposal of the existing School and all existing and associated site elements within the project boundary limits in preparation for the delivery by the SDA of the new 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 School building site. He said that the package for the required services was advertised beginning on March 3, 2026 and, upon completion of a competitive procurement process, the responsive low bidder was APS Contracting, Inc (APS). Mr. Luckie noted that following a review, APS confirmed that its price proposal is inclusive of all scope elements contained in the contract documents. He added that management now requests and recommends that the Members authorize and approve the award of a contract to APS in the amount of \$17,468,000, inclusive of SDA-established Allowances totaling \$850,000, to perform demolition of all existing structures and associated site conditions in preparation for the delivery of the Project by the SDA. He said that the SDA Construction Operations Program Director and Financial Operations Director recommend award of the contract to APS. He informed the Members that

the Project background and the details of the procurement process followed for the proposed contract award are comprehensively set forth in the memorandum presented to the Board on this date and incorporated herein. He advised 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. Vargas and seconded by Mr. McLaughlin, the Board approved a Demolition and Early Site Preparation award for the Passiac High School No. 12 project with its unanimous vote in favor of *Resolution 5a*.

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 July 1, 2026 meeting.

/s/ Janice Venables
Assistant Secretary