

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD MEETING
WEDNESDAY, FEBRUARY 5, 2025 AT 9:00 A.M.
32 E. FRONT STREET, TRENTON, NJ
JOSEPH A. MCNAMARA BOARD ROOM**

- 1. NOTICE OF PUBLIC MEETING/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF MEETING MINUTES**
 - a. Board Open Session Meeting Minutes of January 8, 2025
 - b. 2025 Organizational Meeting Minutes of January 8, 2025
- 4. AUTHORITY MATTERS**
 - a. CEO Report
 - b. Chairman's Report
- 5. REPORT AND RECOMMENDATIONS OF THE AUDIT COMMITTEE (CHAIRMAN'S REPORT)**
 - a. MOU between NJSDA and HESAA, Addendum No. 5 Reallocation of Funds
- 6. REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE (CHAIRMAN'S REPORT) – TO BE DISCUSSED IN EXECUTIVE SESSION AND VOTED ON UPON THE BOARD'S RETURN TO OPEN SESSION**
 - a. Recommendation for Property Acquisition in Paterson, New Jersey the Barbour Site 855 – 887 Broadway (Tax Block 8208, Lot 2.02)
- 7. MONTHLY REPORTS**
 - a. *For Informational Purposes*
 - i. Active Projects Report
 - ii. Project Status Reports
 - iii. Contracts Executed Report/Amendments & Change Orders Executed Report
 - iv. Diversity and Workforce Participation Report
 - v. Regular Operating District Grant Activity Report
 - vi. Communications Report (*no report*)
 - vii. Monthly Financial Report (*no report*)
 - viii. December 31, 2024 Leased/Licensed Real Estate Owned Report for N.J.A.C. 19:35, Disposition of Surplus Real and Personal Property of the New Jersey Schools Development Authority
- 8. EXECUTIVE SESSION**
 - Recommendation for Property Acquisition in Paterson, New Jersey the Barbour Site 855 – 887 Broadway (Tax Block 8208, Lot 2.02)
 - Litigation/Contract Matter(s) – OPMA Exemption N.J.S.A. 10:4-12b (7)
CCD Report (*no activity*)
- 9. REQUEST MOTION TO ADJOURN PUBLIC MEETING**

APPROVAL OF MEETING MINUTES

January 8, 2025 Open Session Minutes

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 8, 2025**

A meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, January 8, 2025 at 9:15A.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)

Bernard Piaia (DOE)

Joseph DeCotiis, Public Member

Daniel Gumble, Public Member

Lester Lewis-Powder, Public Member

Michael Maloney, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

being a quorum of the Members of the Board. Mr. DeCotiis, Mr. Gumble, Mr. Lewis-Powder, Mr. Maloney, Mr. Moore, Mr. Piaia, Mr. Vargas and Ms. Vecchione participated by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Donald Guarriello, vice president and chief financial officer; Janice Venables, vice president and assistant secretary; Ramy Kamel, vice president; and Albert Barnes, chief counsel of the SDA participated in the

meeting. Alexis Franklin of the Governor's Authorities Unit (GAU) also attended the meeting by teleconference.

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.

Approval of Meeting Minutes

The Chairman presented for consideration and approval the minutes of the Board's December 4, 2024 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 and seconded by Mr. Vargas, the Open Session minutes of the December 4, 2024 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 December 4, 2024 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. Burgos and seconded by Mr. Luckie the Executive Session minutes of the December 4, 2024 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 wished the Members and staff a Happy New Year. He said that he is excited about 2025 and all of the new work the SDA has and continues to roll out. He reported that the SDA already delivered 2 projects from the 2022 Capital Plan utilizing alternative delivery leaving the Authority with 17. He added that 2 of the 17 are replacement schools while the remaining 15 will address needs and result in additional seats for the school Districts the SDA serves. He advised that approximately half of the projects have charters and one has a design build contract awarded moving us closer to construction. He informed the Members that the teams continue to advance the remaining 10 emergent projects where 8 have achieved substantial completion and 2 have construction ongoing.

In continuing, Mr. Da Silva said that the SDA's Grants Division continues to oversee the administration of \$50 million and \$450 million in grants allocated by Governor Murphy for grants for SDA Districts and Regular Operating Districts, respectively. He advised that the grant administration work will continue throughout this year and beyond. Lastly, Mr. Da Silva said that the Union City 7 to 9 School continues to advance on schedule for a 2025 delivery and occupancy by students. He said that he has highlighted a few items since there's too much going on to highlight everything. He noted that there is a lot of exciting work for 2025.

Next, Mr. Da Silva provided an update on design-build projects in construction. He said that for the Perth Amboy High School project, a certificate of occupancy (C of O) was issued the previous month. For the Union City New Grade 7-9 School project, building enclosure and window installation activities are ongoing. He added that roofing activities are complete.

Turning to design-bid-build projects in the construction stage, Mr. Da Silva reported that for the Orange Cleveland Street Elementary School project, the final building inspections are

being scheduled in preparation for the C of O application to Department of Community Affairs (DCA).

In continuing, Mr. Da Silva gave an update on projects with active early site preparation. He advised that for the Garfield New Elementary School project, the early site package contractor has completed work and a certificate of acceptance was issued last month from DCA. He added that design build contract notice of award was issued last month and the kick off meeting is being scheduled. For the Elizabeth New Elementary School project, the early site package contractor has completed 25% foundation removal.

Turning to Authority events, outreach and other activities, Mr. Da Silva informed the Members that the District is looking to schedule a ceremonial ribbon cutting to celebrate the addition/renovation project at the Orange Cleveland Street Elementary School next month. He said that staff will advise the Board once a date has been confirmed.

Next, Mr. Da Silva said that he will be speaking at Alliance for Action's Mercer County Chapter Meeting on January 15. He said that he will provide an update on the SDA's strategic plan and work in the immediate area.

Lastly, Mr. Da Silva said that he wanted to welcome new Board Member, Mr. DeCotiis. He added that he is a welcome addition to the Board and the Authority welcomes his experience on the Board. He advised that he believes that Mr. DeCotiis will be impressed by the Board Members and staff. He thanked Mr. DeCotiis for joining the Board and said that he looks forward to working with him. Mr. DeCotiis thanked Mr. Da Silva and said that he is impressed with the work that the SDA does.

Audit Committee

Mr. Nixon, as the Audit Committee Chairman, reported that the Audit Committee met on

December 16, 2024 at which time management provided the Committee with the November 2024 New Funding Allocation and Capital Plan Update. He advised that there were no changes in any of the SDA reserve balances for the reporting period. He reported that there was a \$400,000 decrease in the reserve balance for the Regular Operating Districts due to reductions in state share for grant projects nearing completion.

Next, the Chairman advised the Members that David Gannon, Partner at PKF O'Connor Davies (PKF) – SDA's financial auditors – discussed PKF's approach with regard to its 2024 SDA Audit Plan (Audit, Plan). He said that Mr. Gannon outlined the audit deliverables and provided the Committee with an overview of the Audit timetable along with their processes and procedures along with discussing the Audit's scope and approach. He noted that, also discussed was the financial reporting in accordance with the requirements of the General Accounting Standards Board (GASB). He said that this year's Audit would address GASB No.101 - compensated absences. In concluding, the Audit Plan PKF discussed their responsibilities and communications associated with the 2024 Audit.

Next, Mr. Nixon advised that the Internal Audit staff presented the Committee with the results of two final project audits prepared by SDA's contracted outside consultants, Baker Tilly. He noted that the Audits were conducted to comply with the statutory requirement that Capital Portfolio Projects with a state share over \$10 million be reviewed to assess whether State funds were expended in accordance with contractual terms, SDA practices and state rules and regulations. He noted that the Audits presented had minor finding that did not generate Committee discussion.

Mr. Nixon then provided the November 2024 Financial Report. He said that the Authority's operating expenses (Actual vs. Budget) for the year-to-date period totaled \$11.4

million, down \$3.2 million as compared to the budget for the corresponding period. He said that this variance is attributable to lower activity for personnel costs, informational systems, professional and other contracted services, SDA owned automobiles and facilities and general office expenses, offset by lower payroll and benefits expense allocation to project costs. He advised that the full time employee (FTE) headcount was 126 as of November 30, 2024. He said that this represents a 24 FTE decrease in comparison to the year-to-date budgeted projections. Mr. Nixon then reported that school facilities project expenditures (Actual vs. Forecast) for the year-to-date period total \$241.2 million, are \$62.2 million lower as compared to the capital spending forecast for the corresponding period. He advised that this variance is due to lower costs associated with grant agreements, construction work, project insurance, property acquisitions relocation an environmental expenses and construction management services. He further reported that project expenditures (Actual vs. Prior Year Actual), at \$241.2 million, are \$9 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 increase in spending for property acquisitions, relocation an environmental expenses, grant agreements, school furniture, fixtures and equipment, and design services. He said that this variance was partially offset by a spending decrease in construction work. He reported that, since program inception, 82.5% 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 said 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 advised the Board 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 said that management and the Committee request's approval for the proposed revisions to the SDA Operating Authority (OA) Policy (Policy). He said that the OA was initially promulgated by the SDA Board on December 1, 2010, was reissued on March 2, 2012, and was reissued again on March 6, 2018 to incorporate title changes. He said that the revisions now being proposed by management are to align with current Authority operations. Mr. Nixon reported that SDA's CEO and staff presented the proposed revisions at the November and December Audit Committee and School Review Committee meetings. He advised that the revisions address significant changes in SDA staffing, organizational structure, changes in project delivery models, construction cost escalation, and other factors that have been identified or that have developed since the policy was adopted. Mr. Nixon said that the Committee Members had robust discussions about the newly established limits and thanked SDA's executive team and staff for the in-depth discussions and incorporating the Members' suggestions. He advised that the Audit Committee unanimously determined to advance and recommend to the full Board for approval of the proposed revisions to the SDA's Policy Governing Operating Authority. Mr. Vargas thanked staff for listening and being so amenable. Mr. Nixon agreed with Mr. Vargas' comment adding that it is time to update the OA. Mr. Da Silva thanked the executive team and SDA staff that worked diligently on the final revisions to the Policy that will serve the Authority well.

A resolution pertaining to this matter was provided to the Board for review in advance of the meeting. Upon a motion duly made by Mr. Luckie and seconded by Mr. Burgos the Board approved the Revisions to the SDA's Operating Authority with its unanimous vote in favor of ***Resolution 5a.***

School Review Committee

The Chairman then asked Mr. Luckie to provide the report of the School Review Committee. Mr. Luckie said that the School Review Committee met on December 16, 2024 and is advancing two items for Board consideration today. He said that the Committee is recommending Board approval of Credit Amendment No. 23 for the Orange Cleveland Street Elementary School project (School or Project). He reported that the School built in 1898 was an approximately 38,750 square foot facility educating approximately 306 students in grades Pre-K through 7. He explained that the project scope includes an 11,550 square foot addition and renovations to the existing facility to address overcrowding and allow a change in grade alignment to grades Pre-K through 6 consistent with the District's approved Long Range Facilities Plan for the School. He advised that on March 6, 2019 the Members approved the award of the contract to Brockwell & Carrington Contractors, Inc. (B&C) for Construction Services and the Final Project Charter and on May 2, 2019, the SDA issued a Notice to Proceed (NTP) for the performance by B&C of a Constructability Review, consistent with the contract. He said that concurrent with the NTP for Construction Services, Epic Management, Inc. (Epic) was issued a NTP to provide Construction Management Services for the Project with a commencement date of January 15, 2020. He added for reasons set forth in detail in the memorandum accompanying this resolution, the SDA terminated the contract with B&C. Mr. Luckie said that to assure the Project was properly staffed from the management side, SDA and Epic determined that 1 additional staff member was required to assure proper management coverage on site, and given the shortened duration for the new General Construction Services engagement and the complexities of the Project, the Project Team determined that engaging the

services of a Mechanical Electrical Plumbing (MEP) Manager was critical to completing the work.

In continuing, Mr. Luckie reported that at the request of SDA, Epic submitted a proposal and resume for the MEP Manager position at a cost of \$16,000.00 per month for a duration of 14 and close-out at 2 months full time or 4 months part time in the amount of \$32,000.00, for a combined total cost of \$256,000.00 for Amendment No. 11, which was approved by the Board in April 2023. He said that all work within the scope of Amendment No. 11 has been completed and this position is no longer required. He added that a balance of \$132,943.00 of the allotted funds remains. He noted that this amendment de-obligates the unused balance of Amendment No. 11 and allows the contract for Epic for Construction Management services to be closed out. He explained that all documents supporting this amendment have been reviewed by the associated SDA Project Team and Financial Operations for adherence to current SDA policy and procedures, and staff members have determined that the items included in the amendment are justified and that the amount is reasonable and appropriate. He said that the Members are requested to approve Credit Amendment No. 23 in the amount of (\$132,943.00) to credit the balance of unused funds from Amendment No. 11 for the MEP Manager position for the Project. He added that this credit amendment singularly exceeds 10% of the contract value and thus its issuance requires approval by the Members. He said that the Project's background along with details as to the reason for the credit amendment and the associated calculations are fully set forth in the memorandum presented to the Board on this date and incorporated herein.

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 Mr. Burgos, the Board

approved Credit Amendment No. 23 for the Orange Cleveland Street Elementary School project with its unanimous vote in favor of ***Resolution 6a***.

Next, Mr. Luckie said that management is seeking Board approval of Credit Amendment No. 3 for the Perth Amboy High School project (School or Project). He reported that the School consists of the construction of an approximately 576,000 square foot building to educate approximately 3,300 students in grades 9 through 12. He advised that on November 6, 2019, the Members approved the Final Project Charter and the award of a Design-Build Construction contract to Terminal Construction Corporation and Dinallo Construction Corporation, a Joint Venture (Terminal/Dinallo JV) to construct the Project. He reported that on November 26, 2019, Terminal/Dinallo JV was issued a Notice of Award for the construction of the New High School facility, and on January 6, 2020, Terminal/Dinallo JV received the Notice to Proceed for the design phase of the Project. He informed that Members that on May 1, 2020, Cambridge Construction Management, now known as Anser Advisory (Anser), was issued a NTP for the construction management services for the School. He noted that the Project has reached substantial completion and is in close out, all construction management services are complete and all billing will now be from the close out portion of the contract. He added that Anser provided a final billing for construction services and acknowledged the commencement of closeout services. Mr. Luckie reported that a review of the contract was conducted by the Project Team and Financial Operation of SDA and it was determined that Amendment No. 3 is necessary to credit the balance of unused construction management services funds. He advised that all documents supporting these credit change orders have been reviewed by the SDA Project Team for adherence to current SDA policy and procedures, and have been determined to be justified, reasonable and appropriate.

In continuing, Mr. Luckie said that the Members are requested to approve Credit Amendment No. 3 for the amount of (\$162,751.27) for the credit of unused construction management services funds for Project. He noted that this credit amendment singularly exceeds 10% of the contract value and thus its issuance requires approval by the Members. He advised that the Project's background along with details as to the reason for the credit change order and the associated calculations are fully set forth in the memorandum presented to the Board on this date and incorporated herein.

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 Credit Amendment No. 3 for the Perth Amboy High School project with its unanimous vote in favor of *Resolution 6a*.

Next, Mr. Nixon said that yesterday he drove past the Perth Amboy High School and is still amazed at what a beautiful building it is. Mr. Luckie said that he also wanted to point out that this is singularly the largest building that the SDA has ever completed and that the closeout and getting a CO as early as we did is amazing. Mr. Maloney added that he wanted to point out that the Perth Amboy High School is the largest project that the SDA has ever done and it was done on time, and under budget, with a Project Labor Agreement.

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 January 8, 2025 meeting.

/s/ Janice Venables
Assistant Secretary

Resolution—3a.

Approval of Minutes

WHEREAS, the By-Laws provide that the minutes of actions taken at meetings of the New Jersey Schools Development Authority be approved by the Authority's Board of Directors; and

WHEREAS, pursuant to Section 3(k) of P.L. 2007, Chapter 137, the minutes of the January 8, 2025 Board meeting of the New Jersey Schools Development Authority, for the Open Session were duly forwarded to the Office of the Governor following the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the New Jersey Schools Development Authority's January 8, 2025 Open Session meeting is hereby approved.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Dated: February 5, 2025

2025 Organizational Meeting Minutes of January 8, 2025

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
2025 ORGANIZATIONAL BOARD OF DIRECTORS MEETING
32 EAST FRONT STREET, TRENTON, NEW JERSEY
BOARD ROOM
WEDNESDAY, JANUARY 8, 2025**

The Annual Organizational meeting of the Board of Directors of the New Jersey Schools Development Authority (SDA or the Authority) was held on Wednesday, January 8, 2025 at 9:00 a.m.

Participating were:

Robert Nixon, Public Member, Chairman

Juan Burgos (EDA)

Kevin Luckie (DCA)

David Moore (Treasury)

Bernard Piaia (DOE)

Joseph DeCotiis, Public Member

Daniel Gumble, Public Member

Lester Lewis-Powder, Public Member

Mario Vargas, Public Member

Nicole Vecchione, Public Member

being a quorum of the Members. Mr. DeCotiis, Mr. Gumble, Mr. Lewis-Powder, Mr. Moore, Mr. Piaia, Mr. Vargas, and Ms. Vecchione participated by teleconference.

At the Chairman's request, Manuel Da Silva, chief executive officer; Donald Guarriello, vice president & chief financial officer; Janice Venables, vice president & assistant secretary; Ramy Kamel, vice president; and Albert Barnes, chief counsel of the SDA, participated in the meeting. Alexis Franklin of the Governor's Authorities Unit also participated in the meeting (by teleconference).

The Chairman of the Board, Mr. Nixon, called the meeting to order. He wished everyone a happy new year and thanked the Board Members and staff for their hard work and dedication to the mission of the SDA throughout the year.

Next, Mr. Nixon welcomed the Members, SDA staff and the public to the SDA's 2025 Annual Organizational meeting.

Pledge of Allegiance

The meeting was called to order by Chairman Nixon, who then led the standing assembled Members in reciting the Pledge of Allegiance. He then 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.

Mr. Nixon welcomed and congratulated Mr. Joseph DeCotiis on his nomination and approval by the Senate to become an SDA Board Member.

Mr. Nixon then presented the matters on the agenda for Board consideration. Referencing the Organizational Meeting materials that staff provided to the Board in advance of the meeting, Mr. Nixon announced that the first matter requiring Board approval is the election of Authority Officers for 2025. He then identified the individuals put forward for Board consideration and the positions in which they would serve: Vice Chairperson—Mario Vargas; Treasurer—Elizabeth Muoio, State Treasurer; Secretary—Nicole Vecchione; Chief Executive Officer—Manuel Da Silva; Assistant Treasurer—Donald Guarriello; and Assistant Secretary—Janice Venables and Additional Assistant Secretary—Albert Barnes. Mr. Nixon thanked everyone for serving on the Board.

Mr. Nixon requested a motion to elect as the officers of the Authority those individuals whose names he had just announced. Upon a motion by Mr. Burgos and seconded by Mr. Luckie, the Board approved the slate of SDA Officers proposed for 2025 with its unanimous vote in favor of **Resolution 3a**.

Mr. Nixon then announced those Board Members that he is appointing to serve as Committee Chairs and Members for 2025. The individuals appointed by the Chairman to serve as Chairs and

Members of the Authority's Audit, Real Estate and School Review Committees respectively are as follows:

Audit Committee

1. **Robert Nixon, Chairperson** (Public Member)
2. State Treasurer (or designee, as permitted by Section 2.7 of the By-Laws) designee, David Moore
3. John Capo (Public Member)
4. Mario Vargas (Public Member)

Real Estate Committee

1. **Mario Vargas, Chairperson** (Public Member)
2. Commissioner of the New Jersey Department of Community Affairs (or designee, as permitted by Section 2.7 of the By-Laws) designee, Kevin Luckie
3. Lester Lewis-Powder (Public Member)
4. Joseph DeCotiis, (Public Member)

School Review Committee

1. **Kevin Luckie** (New Jersey Department of Community Affairs designee, as permitted by Section 2.7 of the By-Laws)
2. Chief Executive Officer of the New Jersey Economic Development Authority (or designee as permitted by Section 2.7 of the By-Laws) designee, Juan Burgos
3. Commissioner of the New Jersey Department of Education (or designee, as permitted by Section 2.7 of the By-Laws) designee, Bernard Piaia
4. Daniel Gumble (Public Member)
5. Michael Maloney (Public Member)
6. Mario Vargas (Public Member)
7. Nicole Vecchione (Public Member)

The Chairman then reminded the Board that the Audit Committee Charter requires that at least one member of the Audit Committee be designated by the Board to serve as the Committee's financial expert. He said that his recommendation for Audit Committee financial expert is David Moore, Treasury Designee. Mr. Nixon then requested a motion to approve the nomination. Upon a motion by Mr. Burgos and seconded by Mr. Luckie, the Board approved the nomination of David Moore to serve as the Audit Committee's financial expert upon its unanimous vote in favor of **Resolution 3bi**.

Mr. Nixon next stated that a proposed 2025 Board meeting schedule, to be operative until the Authority's next Annual Organizational meeting, was included in the meeting materials as **Exhibit E**. Mr. Nixon then requested a motion to approve 2025 Board Meeting Schedule. Upon a motion by Mr. Burgos and seconded by Mr. Piaia, the Members approved the Board meeting schedule for 2025 as presented with its unanimous vote in favor of **Resolution 3c**.

ADJOURNMENT

There being no further business to come before the Board, upon motion by the Chairman and with unanimous consent, the Authority's 2025 Annual Organizational 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 2025 Annual Organizational meeting held January 8, 2025.

/s/ Janice Venables
Assistant Secretary

Resolution—3b.

Approval of Minutes

WHEREAS, the By-Laws provide that the minutes of actions taken at meetings of the New Jersey Schools Development Authority be approved by the Authority's Board of Directors; and

WHEREAS, pursuant to Section 3(k) of P.L. 2007, Chapter 137, the minutes of the January 8, 2025 Organizational Meeting of the New Jersey Schools Development Authority were duly forwarded to the Office of the Governor following the meeting.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the New Jersey Schools Development Authority's January 8, 2025 Organizational meeting is hereby approved.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Dated: February 5, 2025

AUTHORITY MATTERS

CEO REPORT

CHAIRMAN'S REPORT

MOU between NJSDA and HESAA, Addendum No. 5 - Reallocation of Funds



MEMORANDUM

TO: Members of the Authority

FROM: Donald Guarriello
Vice President and Chief Financial Officer

Manuel Da Silva
Chief Executive Officer

DATE: February 5, 2025

RE: MOU between NJSDA and HESAA, Addendum No. 5---Reallocation of Funds

INTRODUCTION

The purpose of this memorandum is to request the Board’s approval to amend an existing Memorandum of Understanding (“MOU”) between the New Jersey Schools Development Authority (“NJSDA”) and the New Jersey Higher Education Student Assistance Authority (“HESAA”) to allow for a reallocation of funds previously approved as part of the current three year MOU. Under the current MOU, NJSDA provides funds for the HESAA-administered Governor’s Industry Vocations Scholarship Program (“NJ-GIVS”). The MOU was originally executed on July 31, 2013. Three times, the NJSDA Board approved successive three (3) year term extensions on July 6, 2016, June 5, 2019, and April 6, 2022, respectively. The term of the most recent extension expires May 1, 2025.

The MOU established a distinct annual budget for each of the three years of the extended period in an amount not to exceed \$250,000.00 annually (\$227,300.00 of which would be available for scholarships to eligible students). NJSDA further agreed to reimburse HESAA for expenses associated with administering, implementing, and promoting the NJ-GIVS Program at a flat 10% rate, not-to-exceed \$22,700.00 annually, to be applied to the amount of scholarships awarded during a particular academic year or semester. Following an increase in the number of students receiving grant awards for the Fall 2024 semester, limited funds remain for the Spring 2025 semester. Therefore this request is to reallocate approximately \$165,000.00 of unused funds from the previous two years of the MOU to the 2024-2025 Academic year.

In accordance with the Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012 and January 7, 2025, Board approval is required of all MOUs/MOAs regardless of the contract value.

BACKGROUND

In September 2001, the school construction program, then operating as an office within the New Jersey Economic Development Authority, entered into a MOU with the State Department of Labor and Workforce Development (“LWD”) for the administration and implementation of a community outreach and training program in the construction trades for minorities and women. Training was provided for upgrading academic skills and an introduction to the construction industry was offered in order to facilitate competition for union apprenticeships. As per the agreement, the school construction program (and

subsequently the NJSCC and the NJSDA) was invoiced by LWD to fund the cost of various training programs. Participation in the program administered by the LWD was limited to minorities and women residing in the former Abbott Districts (now SDA Districts). The 2001 MOU was not required by law but, rather, was a voluntary effort by the agencies.

In August 2007, P.L. 2007, c. 137 (C.52:18A-240) was enacted into law abolishing the NJSCC and establishing a new independent Authority, NJSDA, in, but not of, the Department of the Treasury. Among other things, the Authority's enabling legislation requires:

6. a. The development authority shall adopt rules and regulations pursuant to the "Administrative Procedure Act," P.L. 1968, c. 410 (C.52:14B-1 et seq.), to establish an affirmative action program for the hiring of minority workers employed in the performance of construction contracts undertaken in connection with any of its school facilities projects, and to expand the business opportunities of socially and economically disadvantaged contractors and vendors seeking to provide materials and services for those contracts, consistent with the provisions of the "Law Against Discrimination," P.L. 1945, c. 169 (C.10:5-1 et seq.). The development authority shall provide for the proper enforcement and administration of these rules and regulations.
- b. The development authority may allocate up to one-half of one percent of the annual value of its construction program to the financing of minority and women worker outreach and training programs pertinent to school facilities project construction.

Then, in January 2010, P.L. 2009, c. 313 (C.52:38-7) was enacted into law further requiring:

1. a. Notwithstanding the provisions of any law or regulation to the contrary, upon entering into any public works contract in excess of \$1,000,000 which is funded, in whole or in part, by funds of a public body, or any public works contract of any size which is funded, in whole or in part, by funds provided to the public body pursuant to the "American Recovery and Reinvestment Act of 2009," Pub.L.111-5, the public body entering into the contract shall transfer an amount equal to one half of one percent of the portion of the contract amount funded by funds of the public body, or provided to the public body pursuant to the "American Recovery and Reinvestment Act of 2009," Pub.L.111-5, to the Department of Labor and Workforce Development, except that any Statewide authority which enters into the contract and administers a program which meets the requirements of this section may retain all or a portion of the one half of one percent share of the funds under the contract as is necessary for the operation of the program, but shall transfer to the department any portion of the funds not necessary for the program, and except that funds shall not be transferred or retained pursuant to this section if the transfer or retaining of the funds is contrary to any federal requirement and may result in the loss of federal funds. . . .etc.
- b. The department, political subdivision, or authority shall use the transferred or retained funds to provide on-the-job or off-the-job outreach and training programs for minority group members and women in construction trade occupations or other occupations, including engineering and management occupations, utilized in the performance of public works contracts. The programs funded pursuant to this subsection, shall include, but not be limited to, programs preparing minority group members and women for admission into registered apprenticeships with opportunities for long-term employment in construction trades providing economic self-sufficiency for the minority group members and women, with priority given, with respect to the

funds from a contract used for apprenticeship programs or apprenticeship related programs, to trades utilized in that contract, and shall include programs providing supportive services to help facilitate successful completion of any apprenticeship or other training assisted pursuant to this section. . . .etc.

Following enactment of P.L. 2009, c. 313, the Authority explored ways to establish an exclusive program which would allow the Authority to exercise control over how the required funds were allocated in order to maximize their benefit. The MOU with HESAA fulfills, in part, NJSDA's obligation to provide funds for construction related job training for women and minorities.

NJ-GIVS

NJ-GIVS fills a void in state financial aid programs by making scholarships available to students pursuing non-degree certificate programs in construction/engineering related industries. Prior to the implementation of NJ-GIVS, state student financial aid programs only provided grants and scholarships to students in matriculated Associate or Baccalaureate degree programs.

Students from all counties and municipalities in New Jersey are eligible to receive a NJ-GIVS scholarship. Consistent with other HESAA residency requirements, students must be bona fide New Jersey residents for a period of at least 12 months. Students admitted to an approved institutional program must apply directly to HESAA for the scholarship. HESAA awards the funds to eligible students on a "first come first served" basis.

A scholarship covers the cost of tuition up to \$2,000 per year less any federal financial aid the student is eligible to receive. The scholarship is renewable for one year. All scholarship awards are made to the institutions. The institutions, in turn, credit the students' accounts. No funds are disbursed directly to students.

On June 5, 2013, the Board initially allocated \$550,000.00 (\$500,000.00 to be awarded in scholarships to eligible students and up to \$50,000.00 for HESAA administrative fees) for the first year of the NJ-GIVS program; however, since actual expenditures in year one of the scholarship program were significantly below the \$550,000.00, the Authority transferred the unused balance to year two of the program, and then did the same in year three of the program as an unused balance still remained. The annual budget was reduced to \$250,000.00 for the successive three (3) year term extensions approved by the NJSDA Board on July 6, 2016, June 5, 2019, and April 6, 2022, respectively. To date, the amount of expenditures since the inception of the program is significantly less than the one half of one percent (0.5%) statutorily mandated in C.52:38-7.

To date, the Authority has expended over \$2 million on the scholarship program, nearly \$1.9 million of which was for scholarships awarded to students, and the balance was paid to HESAA to administer the scholarship program. These scholarships have helped to further the education of students across various institutions of higher education throughout the State.

HESAA

Like NJSDA, HESAA is an independent state authority. HESAA is charged with administering the state's higher education need-based grants and merit scholarships. During the most recent academic year (2022-2023) for which information is publically available, HESAA distributed nearly \$587 million in scholarship awards to over 97,000 students attending New Jersey colleges or universities. HESAA administers the

Tuition Aid Grant (TAG) program, the nation's most generous need-based undergraduate aid program; the part-time TAG for County College Students Program; the NJ STARS program; and the NJ STARS II program. Additionally, HESAA has bonding authority and annually sells bonds to finance the New Jersey College Loans to Assist State Students (NJCLASS) program. Along with the state programs, HESAA has contracts with the U.S. Department of Education to administer a number of federal student aid programs including, but not limited to, the Federal Family Education Loan Program and the John R. Justice Loan Redemption Program. In addition to administering financial aid programs, HESAA also has regulatory oversight over the college and university financial aid offices and conducts audits of those offices' functions to make certain the expenditure of funds comports with all statutory and regulatory requirements.

SUMMARY OF THE CHANGE

Since November 2022, the Authority has expended \$333,549.87 on the NJ-GIVS scholarship program for years one and two of the three-year MOU, though the total NJSDA Board approved budget for these two years is \$500,000.00. Therefore, a balance remains unspent in the first two years that the Authority is now requesting Board approval to use in year three of the MOU.

CALCULATIONS

NJ-GIVS Expenditures for MOU between NJSDA and HESAA (Year One)	
2022-2023 Approved Annual Budget for Year One of MOU	\$250,000.00
Total Expended inclusive of administrative fees paid to HESAA	\$172,952.07
Remaining Funds from Year One of MOU	\$77,047.93

NJ-GIVS Expenditures for MOU between NJSDA and HESAA (Year Two)	
2023-2024 Approved Annual Budget for Year Two of MOU	\$250,000.00
Total Expended inclusive of administrative fees paid to HESAA	\$160,597.80
Remaining Funds from Year Two of MOU	\$89,402.20

NJ-GIVS Unspent Funds	
2022-2023 Remaining Funds from Year One of MOU	\$77,047.93
2023-2024 Remaining Funds from Year Two of MOU	\$89,402.20
Total Unspent from Years One and Two	\$166,450.13

Proposed NJ-GIVS Budget for the 2024-2025 Academic School Year *	
Scholarships	\$377,772.80
Maximum HESAA Administrative Expenses **	\$37,777.28
Total Revised Annual Budget for Year Three of MOU	\$415,550.08

* The amounts shown above for the revised budget for year three of the MOU have been rounded down slightly to stay within the overall approved budget of \$750,000.00 (\$250,000 x 3 years) for the three-year term.

** HESAA may choose to reduce or forego the additional administrative expenses to allow for additional scholarships to students.

RECOMMENDATION

The Members of the Authority are requested to approve an amendment to the current MOU between NJSDA and HESAA expiring April 30, 2025, to allow for unused funds from the previous two years to be reallocated to year three of the current MOU. Therefore, the Members of the Authority are requested to approve an increase to the distinct annual budget for year three of the current MOU in the amount of \$165,550.08. This will result in an annual not to exceed amount of \$415,550.08 for year three of the MOU which expires April 30, 2025.

In accordance with the Operating Authority adopted by the Board on December 1, 2010, as amended March 7, 2012 and January 7, 2025, Board approval is required of all MOUs/MOAs regardless of the contract value.

Prepared By: Edye Maier, Director of Communications

Resolution –5a.

Memorandum of Understanding between SDA and the
Higher Education Student Assistance Authority (HESAA) Addendum No. 5,
Reallocation of Funds

Resolution

WHEREAS, the Operating Authority of the New Jersey Schools Development Authority (SDA or the Authority) requires Board approval of all Memoranda of Understanding (MOU) or Agreement or amendments thereto, regardless of contract value; and

WHEREAS, interagency cooperation is permitted by N.J.S.A. 52:14-1 et seq.; and

WHEREAS, the SDA and other entities that enter into “contract(s) in excess of \$1,000,000” with public funds, are statutorily required to implement or fund implementation of an outreach and training program for minority group members and women in construction trade occupations; and

WHEREAS, the New Jersey Governor’s Industry Vocations Scholarship Program (NJ-GIVS) fills a void that exists in state financial aid programs by making scholarships available to students pursuing non-degree certificate programs in construction/engineering related industries; and

WHEREAS, in 2013, SDA determined to maximize the effectiveness of its outreach and training initiative through its funding of the NJ-GIVS program; and

WHEREAS, the Higher Education Student Assistance Authority (HESAA) is uniquely situated to provide the SDA with assistance to effectuate NJ-GIVS resulting in the establishment in July 2013 of an MOU between SDA and HESAA for such purpose; and

WHEREAS, three times, the SDA Board approved successive three (3) year term extensions to the MOU, on July 6, 2016, June 5, 2019, and April 6, 2022, respectively, with the term of the most recent extension expiring April 30, 2025; and

WHEREAS, since July 2, 2013, the Authority has expended approximately \$2 million on the NJ-GIVS scholarship program, inclusive of fees paid to HESAA for administering the same; and

WHEREAS, administrative fees to be paid to the HESAA for administering, implementing and promoting the NJ-GIVs Program during the term of the proposed extension shall equal a flat 10% fee to be applied to the amount of scholarships awarded during a particular academic year or semester; and

WHEREAS, the background and a description of the HESAA, of the NJ-GIVS program and of the program’s implementation to date, and details as to the funding expended and to be expended, along with the relevant statutory authority, are set forth in the memorandum presented to the Board on this date and incorporated herein; and

WHEREAS, as set forth in the memorandum an increase to the distinct annual budget for year three of the current MOU in the amount of \$165,550.08. This will result in an annual not to exceed amount of \$415,550.08 for year three of the Memorandum of Understanding which expires April 30, 2025; and

WHEREAS, SDA executive management recommends Board approval of the proposed reallocation of funds for year three of the MOU between SDA and HESAA consistent with the provisions of the memorandum presented to the Board on this date and the terms of the MOU as proposed.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby authorize and approve an amendment to the Memorandum of Understanding between the SDA and the New Jersey Higher Education Student Assistance Authority expiring April 30, 2025, consistent with the memorandum and proposed MOU as amended and presented to the Board on this date and incorporated herein.

BE IT FURTHER RESOLVED, that the Members of the Authority approve an increase to the distinct annual budget for year three of the current Memorandum of Understanding in the amount of \$165,550.08. This will result in an annual not to exceed amount of \$415,550.08 for year three of the Memorandum of Understanding which expires April 30, 2025.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Attached: Memorandum, Memorandum of Understanding between the New Jersey Schools Development Authority and the Higher Education Student Assistance, Addendum No. 5, dated February 5, 2025

Dated: February 5, 2025

**REPORT AND RECOMMENDATIONS OF THE REAL ESTATE COMMITTEE
(CHAIRMAN'S REPORT) – TO BE PROVIDED IN EXECUTIVE SESSION**

MONTHLY REPORTS
(For Informational Purposes)

ACTIVE PROJECTS STATUS REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director

DATE: February 5, 2025

SUBJECT: Active Project Status Report
(For Informational Purposes Only)

The 1st section of the report includes an Activities Summary of projects identified for advancement in the Authority's Capital Plans.

The 2nd part of the report displays project completion milestones for all other active major capital projects and emergent projects for which a contract for construction has been awarded.

Portfolio Projects Activities Summary

as of 1/23/2025

2022 Portfolio Projects - sorted by District, Project

District	Project	1				Delivery Method	Advancement Status	School Opening	Comments
		Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
Bridgeton	6-8	6-8	TBD	TBD	TBD	Design-Build	Project phased with advancement of High School Add/Reno Project.	TBD	
Bridgeton	HS Addition/Renovation	9-12	326	384	\$49.2	Design-Build	Preliminary Charter approved Nov-22 Board.	TBD	
Bridgeton	PK, 6-8	PK, 6-8	TBD	TBD	TBD	Design-Build	Project phased with advancement of High School Add/Reno Project.	TBD	
Camden	New High School (East Side HS Replacement)	9 - 12	800	941	\$115.1	Design-Build	Planning Charter approved Feb-24 Board.	TBD	Capital Plan included 2 replacement ES projects however District has requested advancement of a replacement HS project instead.
Elizabeth	New ES (Battin Replacement)	PK-8	973	1,068	\$96.2	Design-Build	Preliminary Charter approved Nov-22 Board.	TBD	ESP Ongoing.
Garfield	New ES (No. 5 Replacement)	PK-5	767	852	\$87.6	Design-Build	Award for D-B approved Dec. 2024 Board. (Dobco, Inc.)	3 QTR 27	ESP complete.
Garfield	PK-5	PK-5	TBD	TBD	TBD	Design-Build	Project phased with advancement of the New ES (No. 5 Replacement) Project	TBD	
Jersey City	PK	PK	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing	TBD	
New Brunswick	MS Addition	6 - 8	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing. Note: Need beyond acquisition of Middle School Annex under review with NJDOE.	TBD	
New Brunswick	Pathways MS & P-Tech Academy (Middle School Annex, 40 Van Dyke Ave.)	6-8, 9-12	765	859	\$42.0	Alternative Delivery	Building Acquisition Complete.	n/a	Facility acquired in March-2024.
Newark	Nelson Mandela ES (Existing Building Acq.)	PK-8	338	376	\$20.5	Alternative Delivery	Building Acquisition Complete.	Sep-23	
Newark	New University High School (Replacement)	9 - 12	920	1,082	\$129.2	Design-Build	Planning Charter approved Feb-24 Board.	TBD	Replacement HS will leverage prior SDA site acquisition and allow existing aged Hawthorne School to occupy existing University HS.
Passaic City	New Passaic High School No. 12 (Replacement)	9-12	2,400	2,823	\$328.1	Design-Build	Planning Charter approved Feb-24 Board.	TBD	
Paterson	New STEAM & STARS HS	9-12	1,200	1,532	\$160.3	Design-Build	Preliminary Charter approved Jul-23 Board.	TBD	
Perth Amboy	K-5	K - 5	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing	TBD	
Pleasantville	New Decatur Ave ES	PK-5	601	658	\$65.8	Design-Build	Preliminary Charter approved Jan-24 Board.	TBD	
Salem City	PK-8	PK-8	TBD	TBD	TBD	Design-Build	DOE/District/SDA Working Group Meetings ongoing.	TBD	
Trenton	ES at Dunn MS	K-6	753	837	\$83.8	Design-Build	Preliminary Charter approved Jul-23 Board.	TBD	
Union City	Grade 7-9 School (former Mother Seton School)	7-9	400	400	\$4.0	Alternative Delivery	Funding Agreement memoranda approved Dec-24 Board meeting.	Sep-25	Funding agreement for the acquisition of the former Mother Seton School.
West New York	New Middle School	6 - 8	788	876	\$110.1	Design-Build	Planning Charter approved Mar-24 Board.	TBD	Capital Plan included new PK - 5 school. Identified project will allow 6th grade students to move to MS and alleviate overcrowding in existing elementary schools.

Notes
PLEASE NOTE - Dates in past are actual.

NOTE #1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

Portfolio Projects Activities Summary

as of 1/23/2025

2012 Portfolio Projects (Active) - sorted by District

		1							
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Delivery Method	Advancement Status	School Occupied	Comments
Orange	Cleveland St. ES	PK-6	316	348	\$51.7	Design-Bid-Build	Award for GC approved Apr. 2023. (Terminal).	Sep-24	Previous GC Terminated for convenience 3/1/22. (B&C)
Perth Amboy	High School	HS	2,800	3,295	\$283.8	Design-Build	Award for D-B approved Nov. 2019 Board. (Terminal)	Sep-24	
Union City	New Grade 7 to 9 School	7-9	827	936	\$93.7	Design-Build	Award for D-B approved Jun. 2022 Board. (Dobco, Inc.)	Sep-25	

Notes

PLEASE NOTE

- Dates in past are actual.

NOTE # 1

- Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

Portfolio Projects Activities Summary

as of 1/23/2025

2012 Portfolio Projects (Completed) - sorted by District

District	Project	1				Delivery Method	Advancement Status	School Occupied	Comments
		Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)				
Camden	High School	9-12	1,244	1,468	\$132.6	Design-Build	School occupied Sep. 2021. (Bock)	Sep-21	
East Orange	Sheila Y. Oliver Academy (GW Carver ES)	PK-5	470	512	\$41.2	Design-Build	School occupied Sep. 2020. (Dobco)	Sep-20	
Elizabeth	New ES @ Halloran PS #22 ES Site	2-8	860	956	\$55.3	Design-Build	School occupied Sep. 2017. (Torcon)	Sep-17	
Garfield	James Madison ES	K-5	275	305	\$29.7	Design-Bid-Build	School occupied Sep. 2018. (Brockwell & Carrington)	Sep-18	
Gloucester City	Elementary/Middle School	4-8	687	763	\$65.3	Design-Build	School occupied Sep. 2017. (Terminal)	Sep-17	
Harrison	New ES	PK - 1	392	432	\$36.1	Design-Build	School delivered Nov. 2020. (Bock)	Nov-20	
Irvington	Madison Avenue ES	PK-5	463	504	\$38.6	Design-Build	School occupied Sep. 2019. (Bock)	Sep-19	
Keansburg	Caruso ES	K-4	758	842	\$50.9	Design-Build	School occupied Sep. 2016. (Hall Construction)	Sep-16	
Keansburg	Port Monmouth Road School	PK	318	318	\$28.4	Design-Bid-Build	School occupied Sep. 2023 (Niram)	Sep-23	
Millville	Senior HS Addition/Renovation	HS	2,026	2,384	\$149.2	Design-Build	School occupied Sep. 2023 (Hall Construction)	May-23	
New Brunswick	Robeson ES	PK-5	823	893	\$48.5	Design-Build	School occupied Sep. 2018. (Hall Construction)	Sep-18	
Newark	Elliot Street ES	PK-8	848	932	\$46.7	Design-Build	School occupied Jan. 2016. (Hall Construction)	Jan-16	
Newark	South Street ES	PK-8	597	657	\$69.9	Design-Build	School occupied Sep. 2018. (Bock)	Sep-18	
Orange	High School	9-12	1,440	1,694	\$59.8	Design-Bid-Build	School occupied Sep. 2023. (Terminal)	Sep-23	
Passaic	Dayton Ave. Campus	PK-8	2,760	3,020	\$240.9	Design-Build	Sub. Comp. achieved Nov. 2021. (Terminal)	Nov-21	
Passaic	Sonia Sotomayor ES (New ES @ Leonard Place)	K-5	628	698	\$55.9	Design-Build	School occupied Sep. 2019. (Dobco, Inc.)	May-19	
Paterson	Joseph A. Taub MS (New MS @ Union Ave.)	6-8	996	1,107	\$113.9	Design-Build	School Delivered 1 QTR 2022. (Epic Management)	1 QTR 22	
Pemberton	Denbo-Crichton ES	K-5	846	930	\$58.7	Design-Build	School occupied Sep. 2020. (Bock)	Sep-20	
Perth Amboy	Rose M. Lopez ES (Seaman Avenue ES)	K-5	724	804	\$56.4	Design-Build	School occupied Sep. 2019. (Epic Management)	Sep-19	
Phillipsburg	High School	9-12	1,846	2,172	\$127.5	Design-Bid-Build	School occupied Sep. 2016. (Epic Management)	Sep-16	
Plainfield	New Woodland ES	K-5	756	840	\$59.4	Design-Build	School occupied Sep. 2023. (Epic Management)	Sep-23	
Trenton	Central HS	10-12	1,850	2,176	\$155.4	Design-Build	School occupied Sep. 2019. (Terminal)	Sep-19	
Vineland	Lincoln Ave. MS (New MS)	6-8	562	624	\$49.8	Design-Build	School occupied Sep. 2018. (Bock)	Sep-18	
West New York	Memorial HS	9-12	1,859	2,194	\$16.0	Alternative Delivery	Acquisition of Existing St. Joseph's HS complete.	n/a	Renovation work delegated to District via Grant.

Notes

PLEASE NOTE - Dates in past are actual.

NOTE #1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

Portfolio Projects Activities Summary

as of 1/23/2025

2011 Portfolio Projects (Completed) - sorted by District

		1							
District	Project	Grade Alignment	FES Capacity	Max. Capacity	Total Estimated Cost (millions)	Delivery Method	Advancement Status	School Occupied	Comments
Bridgeton	Buckshutem ES	K-8	581	645	\$23.3	Design-Build	School occupied Sep. 2016. (Bock)	Sep-16	
Bridgeton	Quarter Mile Lane ES	PK-8	731	795	\$39.0	Design-Build	School occupied Sep. 2017. (Bock)	Sep-17	
Elizabeth	Frank J. Cicarell Academy (Academic HS)	9-12	1,091	1,284	\$64.1	Design-Bid-Build	School occupied Sep. 2016. (Patock)	Sep-16	
Jersey City	Patricia M. Noonan ES (ES 3)	PK-5	778	848	\$54.0	Design-Build	School occupied Sep. 2017. (Dobco, Inc.)	Sep-17	
Jersey City	Dr. Maya Angelou PS #20	K-5	628	698	\$49.3	Design-Bid-Build	School occupied Sep. 2016. (Dobco, Inc.)	Sep-16	
Long Branch	Catrambone ES	PK-5	794	867	\$40.0	Design-Bid-Build	School occupied Sep. 2014. (Terminal Construction)	Sep-14	
New Brunswick	Redshaw ES	PK-5	906	990	\$51.2	Design-Build	School occupied Jan. 2015. (Hall Construction)	Jan-15	
Newark	Oliver St. ES	PK-8	848	932	\$73.6	Design-Build	School occupied May 2016. (Epic Management)	May-16	
Paterson	Dr. Hani Awadallah ES (Marshall St. ES)	K-8	650	722	\$55.2	Design-Bid-Build	School occupied Sep. 2016. (Dobco, Inc.)	Sep-16	
Paterson	PS 16	PK-8	641	705	\$62.4	Design-Build	School occupied Sep. 2016. (Hall Construction)	Sep-16	
West New York	Harry L. Bain PS 6	PK-6	736	814	\$16.8	Design-Bid-Build	School occupied Sep. 2017. (Paul Otto)	Aug-17	

Notes
PLEASE NOTE - Dates in past are actual.

NOTE # 1 - Estimated Costs, Grade Alignment and Capacity are based upon approved Project Charters where applicable.

For projects without an approved charter, Estimated Costs, Grade Alignment and Capacity are based upon Planning Assumptions.

Active Project Status Report Status as of 1/1/2025

Major Capital Projects - With Contract for Building Construction Awarded

#	District	Project Name	Project Scope	Project Status	Substantial Completion	Status Substantial Completion	School Opening	Status of School Opening	Total Estimated Project Cost
1	Union City	New Grade 7 to 9 School	New Construction	Design-Build Construction	3Q 2025	On-target	Sep-25	On-target	\$ 93,696,300

Active Project Status Report Status as of 1/1/2025

Emergent Projects - With Contract for Construction Awarded

#	District	Project Name	Project Scope	Project Phase	Substantial Completion	Status Substantial Completion	Final Completion	Status of Final Completion	Total Estimated Project Cost
1	Burlington City	Samuel Smith ES	Windows Repair/Replacement Partial Roof Replacement	Complete	4Q 2024	Achieved	4Q 2024	Achieved	\$ 3,920,500
2	Camden City	Veteran's Memorial School	Exterior Masonry, Windows, Roofing & Site Work	Complete	3Q 2024	Achieved	4Q 2024	Achieved	\$ 6,588,900
3	East Orange	Fresh Start Academy	Building Envelope Repairs	Construction	2Q 2025	On Target	2Q 2025	On-Target	\$ 3,909,963
4	Irvington	Grove Street School	Boiler Replacement	Complete	4Q 2024	Achieved	4Q 2024	Achieved	\$ 3,968,782
5	Newark	Branch Brook School	Building Envelope Repairs	Complete	4Q 2024	Achieved	4Q 2024	Achieved	\$ 1,064,542
6	Newark	Technology High School	Structural Vault Repairs and Façade Repairs	Construction	1Q 2025	On Target	1Q 2025	On-Target	\$ 2,867,680
7	Newark	University High School	Building Envelope Repairs	Complete	3Q 2024	Achieved	4Q 2024	Achieved	\$ 2,269,484
8	Trenton	Franklin ES	Exterior Structural Repairs	Complete	3Q 2024	Achieved	4Q 2024	Achieved	\$ 476,424
9	Union City	Emerson Middle School	Roof, Masonry & Stucco Repairs	Construction	4Q 2024	Achieved	1Q 2025	On-Target	\$ 4,599,273
10	Union City	Union Hill Middle School	Roof, Masonry, Stucco & Chimney Repairs	Construction	4Q 2024	Achieved	1Q 2025	On-Target	\$ 4,685,783

PROJECT STATUS REPORT *(no activity)*

CONTRACTS EXECUTED REPORT/AMENDMENTS & CHANGE ORDERS REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director, Planning & Program Operations

DATE: February 5, 2025

SUBJECT: Contracts Executed Report and Amendments & Change Orders Report
(For Informational Purposes Only)

Contracts Executed Report

This report contains the activity of Contracts executed during the period December 1, 2024 through December 31, 2024.

Noteworthy Items during the reporting period:

- No activity during the reporting period.

Amendments & Change Orders Report

This report contains the activity of Amendments and Change Orders executed during the December 1, 2024 through December 31, 2024.

Noteworthy Items during the reporting period:

- 3 Professional Services Amendments were executed during the reporting period totaling a credit of \$78.7k, none of the executed amendments required Board approval.
- 20 Construction Services Change Orders were executed during the reporting period totaling a credit of \$1.9M, none of the executed change orders required Board approval.

Report of change orders less than \$10,000 yet requiring Board Approval

In accordance with the Operating Authority adopted by the Members on December 1, 2010 as amended on March 7, 2012, the Members are to be provided a report of any change order which received delegated approval by the CEO due to the fact that they are valued at less than \$10,000 yet require Board approval due the total change orders exceeding 10% of the contract value.

- No Activity to Report

Amendments & Change Orders Report

Reporting Period: 12/1/2024 through: 12/31/2024

District	School Name(s)	Contract Number	Contract Execution Date	CO #	Vendor Name	CO Execution Date	Contract Award Amount	Prior CO's (cumulative)	Current CO Amount	Board Approval Required	Board Approval Date	Revised Contract Amount	Cumulative CO %
Professional Services													
Construction Management Services													
City Of Orange Township	Cleveland Street E.S.	ES-0043-M01	1/9/2019	22	Epic Management, Inc.	12/13/2024	\$1,185,078	\$1,328,200	(\$7,020)			\$2,506,258	111.48%
Perth Amboy	New Perth Amboy High School	ET-0099-M01	4/27/2020	1	Cambridge Construction Management, Inc.	12/24/2024	\$4,180,922	\$0	(\$31,692)			\$4,149,230	-0.75%
Perth Amboy	New Perth Amboy High School	ET-0099-M01	4/27/2020	2	Cambridge Construction Management, Inc.	12/31/2024	\$4,180,922	(\$31,692)	(\$40,000)			\$4,109,230	-1.71%
									(\$78,712)				
Professional Services													
Construction Services													
Contractor													
Burlington City	Samuel Smith E.S.	EP-0122-C01	9/6/2023	3	Hall Construction Co., Inc.	12/10/2024	\$2,998,000	\$227,000	(\$15,000)			\$3,210,000	7.07%
Burlington City	Samuel Smith E.S.	EP-0122-C01	9/6/2023	4	Hall Construction Co., Inc.	12/10/2024	\$2,998,000	\$212,000	(\$15,000)			\$3,195,000	6.57%
Burlington City	Samuel Smith E.S.	EP-0122-C01	9/6/2023	5	Hall Construction Co., Inc.	12/10/2024	\$2,998,000	\$197,000	(\$5,000)			\$3,190,000	6.40%
City Of Orange Township	Orange H.S.	ES-0042-C01	4/29/2019	283	Terminal Construction Corp.	12/31/2024	\$37,000,000	\$7,678,018	(\$7)			\$44,678,012	20.75%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C02	5/2/2023	48	Terminal Construction Corp.	12/13/2024	\$19,434,958	\$169,039	\$30,088			\$19,634,085	1.02%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C02	5/2/2023	51	Terminal Construction Corp.	12/13/2024	\$19,434,958	\$199,127	(\$50,000)			\$19,584,085	0.76%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C02	5/2/2023	52	Terminal Construction Corp.	12/13/2024	\$19,434,958	\$149,127	(\$26,042)			\$19,558,043	0.63%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C02	5/2/2023	53	Terminal Construction Corp.	12/13/2024	\$19,434,958	\$123,085	(\$20,000)			\$19,538,043	0.53%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C02	5/2/2023	54	Terminal Construction Corp.	12/13/2024	\$19,434,958	\$103,085	(\$89,500)			\$19,448,543	0.06%
City Of Orange Township	Cleveland Street E.S.	ES-0043-C02	5/2/2023	55	Terminal Construction Corp.	12/13/2024	\$19,434,958	\$13,585	(\$20,801)			\$19,427,742	-0.03%
Irvington Township	Grove Street E.S.	EP-0119-C01	3/29/2022	9	Catcord Construction Co., Inc.	12/13/2024	\$2,832,782	\$531,819	(\$4,997)			\$3,359,604	18.59%
Irvington Township	Grove Street E.S.	EP-0119-C01	3/29/2022	10	Catcord Construction Co., Inc.	12/13/2024	\$2,832,782	\$526,822	(\$98,250)			\$3,261,354	15.12%
Irvington Township	Grove Street E.S.	EP-0119-C01	3/29/2022	11	Catcord Construction Co., Inc.	12/24/2024	\$2,832,782	\$428,572	(\$27,952)			\$3,233,402	14.14%
Union City (Hudson Co.)	Emerson MS	EP-0121-C01	4/24/2023	4	Delric Construction Co., Inc.	12/24/2024	\$2,046,868	\$1,756,425	(\$15,000)			\$3,788,293	85.07%
Union City (Hudson Co.)	Union Hill MS	EP-0127-C01	11/20/2023	5	Integrated Construction Enterprises, Inc.	12/24/2024	\$2,580,894	\$1,270,807	(\$15,000)			\$3,836,701	48.65%
Union City (Hudson Co.)	Union Hill MS	EP-0127-C01	11/20/2023	6	Integrated Construction Enterprises, Inc.	12/24/2024	\$2,580,894	\$1,255,807	(\$5,000)			\$3,831,701	48.46%
Camden City	Camden H.S.	CA-0022-B01	9/26/2018	20	Ernest Bock & Sons, Inc.	12/6/2024	\$99,585,000	\$1,401,519	(\$248,289)			\$100,738,230	1.15%

Amendments & Change Orders Report

Reporting Period: 12/1/2024 through: 12/31/2024

District	School Name(s)	Contract Number	Contract Execution Date	CO #	Vendor Name	CO Execution Date	Contract Award Amount	Prior CO's (cumulative)	Current CO Amount	Board Approval Required	Board Approval Date	Revised Contract Amount	Cumulative CO %
Perth Amboy	New Perth Amboy High School	ET-0099-B01	1/6/2020	26	Terminal Construction Corp.	12/9/2024	\$247,950,000	(\$323,899)	(\$1,194,822)			\$246,431,280	-0.61%
Perth Amboy	New Perth Amboy High School	ET-0099-B01	1/6/2020	27	Terminal Construction Corp.	12/12/2024	\$247,950,000	(\$1,518,721)	(\$49,714)			\$246,381,566	-0.63%
Perth Amboy	New Perth Amboy High School	ET-0099-B01	1/6/2020	28	Terminal Construction Corp.	12/12/2024	\$247,950,000	(\$1,568,435)	(\$17,259)			\$246,364,307	-0.63%

Contractor	
Construction Services	(\$1,887,545)

	Total Change Order Summary	Total Change Orders
Grand Totals	(\$1,966,257)	23

Column Description Legend	
CO Execution Date	Date the Change Order was entered into the SIMS system
Revised Contract Amount	Current value of the contract (excluding additional assignments) including current change order

DIVERSITY AND WORKFORCE PARTICIPATION REPORT



MEMORANDUM

TO: Members of the Authority
FROM: J Manuel Castillo, Director – EEO, Affirmative Action and Contracting Accountability
DATE: February 5, 2025
RE: Diversity and Workforce Participation Monthly Update for November 2024

The EEO, Affirmative Action & Contracting Accountability Team consistently participates in mandatory pre-bid and pre-construction meetings to inform and provide guidance to vendors regarding SDA’s Small Business Enterprise and Workforce goals, policies and procedures. The guidance provided in such meetings is on, among other things, the following:

- Expectation to delegate 25% of value of contract to NJ Division of Revenue certified Small Business Enterprises (“SBEs”) and efforts to award 3% of contract value to disabled veteran-owned businesses.
- Local county workforce participation goals for minorities and females.
- Post-bid advertisement Subcontractor Approval Process and Certified Payroll Records submission requirement.
- Our Division’s process for monitoring and tracking vendor progress to meet the mentioned goals and requirements, throughout the life cycle of each project.

During these meetings, our Team strongly encourages vendors to identify and hire minority-owned, female-owned and disabled veteran-owned firms, as well as locally based enterprises, for diverse business participation on all school building projects. As each project progresses, our Team provides vendors outreach strategies to support their efforts in reaching the above-mentioned goals.

SMALL BUSINESS ENTERPRISE ATTAINMENT

SDA contracts regularly exceeds the State-mandated 25% SBE participation goal. The total SDA-awarded fully-contracted dollars in November 2024 was \$1,444,516. Thus far, the overall fully-contracted dollars associated with SDA contracts in 2024 is \$13,064,136. Of that total, \$8,121,671 was awarded to SBEs, including any minority, female and disabled veteran-owned SBEs. This represents an SBE current participation of 62.17% in all NTP-issued SDA contracts awarded in calendar year 2024. SBE participation will remain above the State-mandated 25% as prime contractors/consultants with 2024-issued contracts continue to hire subcontractors/subconsultants with SBE designations throughout the lifecycle of their construction projects.

Diversity Breakdown for 2024 thus far

Type of Business Enterprise	Contract Amount	% of Total SDA Contracts
SBEs	\$ 8,121,671	62.17%
Minority Business Enterprises*	\$ -0-	0.00%
Women Business Enterprises*	\$ -0-	0.00%
Minority/Women-Owned Business Enterprises*	\$ -0-	0.00%
Disabled Veteran-Owned Business Enterprises*	\$ -0-	0.00%
TOTAL DIVERSITY CONTRACTS	\$ 8,121,671	62.17%

*non-SBE

WORKFORCE PARTICIPATION

For the month of November 2024, there was a contractor trade workforce of 175 on SDA projects. This workforce amassed a total of 12,201 contractor workforce hours in November 2024. This is explained in more detail below:

Contractor Workforce Breakdown for November 2024 (All Trades/Districts/Counties)			
Ethnicity	Total Workforce	Total Workforce Hours	Workforce Hours Percentage
Black	10	538	4.41%
Hispanic	74	5,200	42.62%
Indigenous American	3	12	0.10%
Asian	0	0	0.00%
Total Minority Participation	87	5,750	47.13%
Total Non-Minority Participation	88	6,451	52.87%
Total Contractor Workforce	175	12,201	100.00%

The collective contractor workforce hours on SDA projects for the period of January 1, 2024 through November 30, 2024 amounted to 210,629. That amount includes a total of 5,919 workforce hours performed by female workers in 2024 thus far.

The following table cites overall 2024 contractor workforce hours and highlights the *Local County Contractor Workforce* participation in 2024 thus far:

Contractor Workforce Participation	Workforce Hours	Percentage
*Total Contractor Workforce Hours	210,629	100.00%
*Total Local County Workforce Hours	1,214	0.58%
Total Local County Non-Minority Workforce Hours	798	0.38%
Total Local County Female Workforce Hours	112	0.05%
Total Local County Minority Workforce Hours	304	0.14%
**Local County Workforce Hours by Race/Ethnicity:		
Black	304	0.14%
Hispanic	0	0.00%
Indigenous American	0	0.00%
Asian	0	0.00%

*Total contractor workforce and total local county workforce represent all laborers, including females.
**Race/Ethnicity breakdown of Total Local County Minority Workforce Hours.

NOTE: Hours worked by local county female laborers who are minority are included in the Total Local County Female Workforce Hours above. Therefore, for the purposes of this memorandum, hours worked by female minority laborers **are not** included in the minority breakdown.

The following table represents contractor minority and female workforce for all SDA active Capital Projects and all active and completed Emergent Projects for the period of January 1, 2024 through November 30, 2024.

SDA Managed Project	Total Workforce Hours	Minority Workforce Hours & Percentage		Female Workforce Hours and Percentage		Local County Workforce Hours & Percentage	
		Hours	Percentage	Hours	Percentage	Hours	Percentage
Millville HS	6,769	712	10.52%	112	1.65%	800	11.82%
Perth Amboy HS	33,841	9,763	28.85%	3,258	9.63%	0	0%
Cleveland St ES	38,026	10,868	28.58%	1,122	2.95%	134	0.35%
Union City MS	91,993	38,402	41.74%	72	0.08%	0	0%
Orange HS	32	32	100.00%	0	0%	0	0%
Emergent and Demo Projects	39,968	20,866	52.21%	1,355	3.39%	280	0.70%

Reviewed and recommended by: J Manuel Castillo
 Prepared by: Charlotte Brooks

REGULAR OPERATING DISTRICTS (RODs) ACTIVITY REPORT



MEMORANDUM

TO: Members of the Authority

FROM: Gregory Voronov
Managing Director, Planning and Program Operations

DATE: February 5, 2025

SUBJECT: Regular Operating District Grant Activity Report
(For Informational Purposes Only)

This report summarizes the Regular Operating District Grant activity from inception to date and for the month of December 2024. Also included is a detailed list of grants executed and grants offered during the reporting period if applicable.

Monthly Update:

- No grants were offered during the reporting period.
- 5 grants impacting 4 Districts were executed during the reporting period representing total project costs of \$8.1 million and state share of \$3.4 million.
- No grants were closed out during the reporting period.
- Since inception, over \$2.96 billion has been disbursed to over 520 regular operating districts through the grant program.
- Since inception nearly \$3.8 billion in funding has been approved by the Department of Education and offered to regular operating districts through the grant program.

Monthly Regular Operating District Grant Report - Summary
December 2024

ROD Grant Summary Since Program Inception				
	Offered¹	Executed	Closed-Out	Active
Districts Impacted	96	527	522	204
Number of Grant Projects	251	5,798	5,272	526
Total Project Cost Estimate	\$ 438,649,588	\$ 9,547,735,375	\$ 8,843,836,671	\$ 703,898,704
Grant Amount	\$ 180,379,310	\$ 3,270,822,145	\$ 2,952,489,607	\$ 318,332,539
Amount Disbursed	NA	\$ 2,970,639,838	\$ 2,952,489,607	\$ 18,150,231

Total Funding Offered to School Districts via Grant Program	\$ 3,798,198,700
Total ROD Grant Funding remaining for new Grant Projects	\$ 25,158,729

1. Includes grants that have been offered to District's but have not yet been executed.

Monthly Activity ROD Grant Summary		
	Executed	Closed-Out
Districts Impacted	4	-
Number of Grant Projects	5	-
Total Project Cost Estimate	\$ 8,079,454	\$ -
Grant Amount	\$ 3,412,618	\$ -
Amount Disbursed	NA	\$ -

* Report is inclusive of all Regular Operating Districts grants (including vocational school districts).

** Total Project Cost Estimate and Grant Amount may be adjusted as the projects advance. Grant Amount is capped at the value approved in the DOE Final Eligible Cost Approval.

Monthly Regular Operating District Grant Report - Monthly Executed Grant Detail
December 2024

County	District	School Name	Total Project Cost Estimate	Grant Amount	Project Description
Bergen	Park Ridge	East Brook E.S.	\$ 500,300	\$ 200,120	HVAC System upgrades. See DOE Approval for Detailed Project Scope.
Bergen	Park Ridge	West Ridge E.S.	\$ 336,400	\$ 134,560	HVAC System upgrades. See DOE Approval for Detailed Project Scope.
Bergen	Ramsey	Ramsey H.S.	\$ 5,662,275	\$ 2,264,910	NEW AC System. See DOE Approval for Detailed Project Scope.
Middlesex	Edison Township	Washington E.S.	\$ 514,579	\$ 205,832	HVAC System upgrades. See DOE Approval for Detailed Project Scope.
Somerset	Manville Borough	Alexander Batcho Intermediate	\$ 1,065,900	\$ 607,196	HVAC System upgrades. See DOE Approval for Detailed Project Scope.
Grand Total		Grants Executed - 5	\$ 8,079,454	\$ 3,412,618	

COMMUNICATIONS MONTHLY REPORT *(no report)*

MONTHLY FINANCIAL REPORT *(no report)*

**DECEMBER 31, 2024 LEASED/LICENSED REAL ESTATE OWNED REPORT FOR
N.J.A.C. 19:35, DISPOSITION OF SURPLUS REAL AND PERSONAL PROPERTY
OF THE NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY**



MEMORANDUM

For Informational Purposes Only

TO: Members of the Authority

FROM: Janice Venables, Vice President, Corporate Governance
Cecelia Haney, Deputy Chief Counsel and Administrative Practice Officer
Victor Hackett, Assistant Counsel

DATE: February 5, 2025

RE: December 31, 2024 Leased/Licensed Real Estate Owned Report for N.J.A.C. 19:35,
Disposition of Surplus Real and Personal Property of the New Jersey Schools
Development Authority

In accordance with reporting requirement N.J.A.C. 19:35-6.1(e), the Management of the Authority presents to the Members' the December 31, 2024 Leased/Licensed Real Estate Owned Report. Exhibit A.

Background

Effective April 4, 2022, the Members of the New Jersey Schools Development Authority ("Authority" or "SDA") approved for adoption and publication updated Rules for Disposition of Surplus Real and Personal Property of The New Jersey Schools Development Authority, N.J.A.C. 19:35.

N.J.A.C. 19:35-6.1(e) states:

The SDA shall prepare a semi-annual informational report, to be submitted to the SDA Board, listing all current temporary use and occupancy authorizations, whether memorialized in leases, licenses, or use and occupancy agreements, and indicating any extensions or renewals thereof.

Requested Board Action

No action is required at this time. This memorandum is for reporting purposes.

/s/ Janice Venables

Janice Venables, Vice President
Corporate Governance

Exhibit A: December 31, 2024 Leased/Licensed Real Estate Owned Report

#	District	Original Project	Block	Lot	Address	Lot Size W x L, SQ FT, or acres	Lessee/ License Holder	Original Lease Start Date	Current Lease Expiration	Renewals to Same Lessee License Holder
1	Jersey City	Barnes 12	16902	24	83-81 CRESCENT AVE.	33.37X237.08 IR	Jersey City BOE	5/1/2021	9/24/2027	Yes
2	Jersey City	Culbreth 14	19502	24	82 OAK ST.	40X100	Jersey City BOE	7/17/2009	month to month*	Yes
3	Jersey City	Culbreth 14	19502	26	88 OAK ST.	40X100	Jersey City BOE	7/17/2009	month to month*	Yes
4	Jersey City	Watters 24	20602	68	232 VIRGINIA AVE.	30X111	Jersey City BOE	2/7/2008	month to month*	Yes
5	Jersey City	Watters 24	20602	69	234 VIRGINIA AVE.	25X110	Jersey City BOE	2/7/2008	month to month*	Yes
6	Jersey City	Watters 24	20602	70	236 VIRGINIA AVE.	25X110	Jersey City BOE	2/7/2008	month to month*	Yes
7	Jersey City	Watters 24	20602	71	238 VIRGINIA AVE.	25X110.85	Jersey City BOE	2/7/2008	month to month*	Yes
8	Jersey City	Watters 24	20602	72	240 VIRGINIA AVE.	41X78	Jersey City BOE	2/7/2008	month to month*	Yes
9	Jersey City	ECC 13	21102	52	70 EGE AVE.	367X266.76	City of Jersey City	9/13/2023	2/28/2025****	Yes
10	Newark	Replacement	2487	1.02	371-395 FERRY ST	61948 SQ FT	City of Newark	10/20/2014	1/31/2025**	Yes
11	Passaic	Jefferson	3271	37	374 VAN HOUTEN AVE	50X125	Passaic BOE	8/12/2013	month to month*	Yes
12	Passaic	Roosevelt	4068	9	85 PARKER AVE	24X81	Passaic BOE	8/12/2013	month to month*	Yes
13	Passaic	Roosevelt	4068	10	81 PARKER AVE	23X71	Passaic BOE	8/12/2013	month to month*	Yes
14	Passaic	Roosevelt	4068	11	83 PARKER AVE.	23X75	Passaic BOE	8/12/2013	month to month*	Yes
15	Passaic	Roosevelt	4068	12	8 SHERMAN ST	25X70	Passaic BOE	8/12/2013	month to month*	Yes
16	Passaic	Roosevelt	4068	12.01	10 SHERMAN ST	17.5 X 70	Passaic BOE	8/12/2013	month to month*	Yes
17	Passaic	Roosevelt	4068	13	12 SHERMAN ST.	29.5 X 70	Passaic BOE	8/12/2013	month to month*	Yes
18	Passaic	Roosevelt	4068	14	14 SHERMAN ST.	28X70	Passaic BOE	8/12/2013	month to month*	Yes
19	Passaic	Roosevelt	4068	15	16 SHERMAN ST.	53.5X70	Passaic BOE	8/12/2013	month to month*	Yes
20	Union City	New Magnet	19	1	501 SUMMIT AVE	24X100	UC- Public Works	1/10/2014	1/31/2025***	Yes
21	Union City	New Magnet	20	20				1/10/2014	1/31/2025***	Yes
22	Union City	New Magnet	20	21				1/10/2014	1/31/2025***	Yes
23	Union City	New Magnet	19	2	503 SUMMIT AVE	25X100	UC- Public Works	1/10/2014	1/31/2025***	Yes
24	Union City	New Magnet	19	3	505 SUMMIT AVE	25X100	UC- Public Works	1/10/2014	1/31/2025***	Yes
25	Union City	New Magnet	19	5	509 SUMMIT AVE	25X100	UC- Public Works	1/10/2014	1/31/2025*****	Yes
26	Union City	New Magnet	19	9	519 SUMMIT AVE	25X100	UC- Housing	1/10/2014	3/3/2026	Yes
27	Union City	New Magnet	19	10	809 6TH ST	25X115	UC- Public Works	1/10/2014	1/31/2025*****	Yes
28	Union City	New Magnet	19	11	811 6TH ST	25X115	UC- Public Works	1/10/2014	1/31/2025*****	Yes
29	Union City	New Magnet	19	16	508 KENNEDY BLVD	25X80	UC- Public Works	1/10/2014	1/31/2025*****	Yes
30	Union City	New Magnet	19	21	808 5TH ST	50X113	UC- Public Works	1/10/2014	1/31/2025***	Yes
31	Union City	New Magnet	19	22				1/10/2014	1/31/2025***	Yes
32	Union City	New Magnet	20	1, 2, 3	501 PATERSON PLANK RD	8000 SQ FT	UC- Public Works	1/10/2014	1/31/2025***	Yes
33	Union City	New Magnet	20	4	511 PATERSON PLANK RD	25 X 65	UC- Public Works	1/10/2014	1/31/2025***	Yes
34	Union City	New Magnet	20	5	515 PATERSON PLANK RD	25X76	UC- Public Works	1/10/2014	1/31/2025***	Yes
35	Union City	New Magnet	20	6	517 PATERSON PLANK RD	25X83	UC- Public Works	1/10/2014	1/31/2025***	Yes
36	Union City	New Magnet	20	7	519 PATERSON PLANK RD	25X62	UC- Public Works	1/10/2014	1/31/2025***	Yes
37	Union City	New Magnet	20	8	523 PATERSON PLANK RD	25X31	UC- Public Works	1/10/2014	1/31/2025***	Yes
38	Union City	New Magnet	20	10	514 SUMMIT AVE	25X89.75	UC- Public Works	1/10/2014	1/31/2025***	Yes
39	Union City	New Magnet	20	11	512 SUMMIT AVE	25X89.75	UC- Public Works	1/10/2014	1/31/2025***	Yes
40	Union City	New Magnet	20	12	510 SUMMIT AVE	25X90	UC- Public Works	1/10/2014	1/31/2025***	Yes
41	Union City	New Magnet	20	13	508 SUMMIT AVE	25X90	UC- Public Works	1/10/2014	1/31/2025***	Yes
42	Union City	New Magnet	20	14	506 SUMMIT AVE	25X90	UC- Public Works	1/10/2014	1/31/2025***	Yes
43	Paterson	STEAM Academy	8208	2	764-804 11th Avenue	7.98 acres	Paterson BOE	6/30/2016	month to month****	Yes

NOTE(S): Current Lease Expiration

- * Letter sent to Licensee on 12/13/24 requesting agreement to a three (3) year term license. Signed response from Licensee requested by 1/13/25.
- ** Licensee has proposed expansion of current licensed property as part of renewal. Expansion request is currently under review.
- *** Letter sent to Licensee on 11/26/24 requesting one (1) year term license renewal. New proposed expiration is 1/31/26.
- **** Letter to be sent requesting agreement to three (3) year term license.
- ***** Temporary parking use by City.
- ***** Lot(s) are under agreement to be maintained by the City. Letter sent on 1/28/25 requesting lot(s) be added to existing license agreement with the City.

RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION

Resolution—8.

Resolution to Adjourn into Executive Session

Resolution

WHEREAS, the “Senator Byron M. Baer Open Public Meetings Act” (OPMA), N.J.S.A. 10:4-6, declares “the right of the public to be present at all meetings of public bodies” except as expressly provided in the Act; and

WHEREAS, N.J.S.A. 10:4-12 (b) provides that a public body may exclude the public from that portion of a meeting at which the public body discusses, among other things, any pending or anticipated litigation or contract negotiations in which the public body is or may become a party...falling within the attorney-client privilege, to the extent that confidentiality is required to preserve the attorney-client relationship; and

WHEREAS, the Members of the New Jersey Schools Development Authority (SDA or the Authority) have before them on this date one matter, pursuant to N.J.S.A. 10:4-12, is appropriate for consideration in Executive Session; and

WHEREAS, the matter for Executive Session involves a Recommendation for property acquisition in the Paterson Public Schools District; and

WHEREAS, the minutes of the Board’s February 5, 2024 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, legal proceedings, and settlements, and associated matters and/or the execution of all documentation, payments, agreements and leases associated therewith, as applicable.

NOW, THEREFORE, BE IT RESOLVED, that the Members of the Authority hereby resolve to adjourn into Executive Session to be apprised of the matter described herein.

BE IT FURTHER RESOLVED, that the minutes of the Board’s February 5, 2024 Executive Session meeting will be available for release for public review upon the full and final conclusion of all negotiations, legal proceedings, settlements, and associated matters, and/or the execution of all documentation, payments, agreements and leases associated therewith, as applicable.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10 day period, the Governor shall approve same, in which case such action shall become effective upon such approval.

Attached: Resolution to Adjourn into Executive Session, dated February 5, 2025

Dated: February 5, 2025