

# ***EXHIBIT A***

## EXHIBIT A



### **BOARD OF TRUSTEES Business/Finance Committee Agenda Item**

**To:** Board of Trustees  
**From:** Office of the President  
**Date:** September 19, 2025

The following Finance Committee item is recommended to the Ocean County College Board of Trustees for approval at its Special meeting on **Monday, September 22, 2025**:

1. Recommend adoption of a resolution authorizing Ocean County College to apply to the New Jersey Secretary of Higher Education for grant funding for four Ocean County College projects that meet the State's requirements for deferred maintenance in instructional and communications areas: **(Exhibit A-1)**

Project 1: For roof replacements on two buildings, the Information Technology Building and the Manahawkin Campus Building.

Project 2: For generator replacement for the Grunin Center and the Information Technology Building.

Project 3: For renovation of existing space in the Grunin Center to accommodate upgrades to OCC's American Sign Language program.

Project 4: For replacement of the entrance doors to the OCC Library and installation of new ADA-compliant doors.

## ***EXHIBIT A-1***

**RESOLUTION AUTHORIZING OCEAN COUNTY COLLEGE TO SUBMIT A GRANT APPLICATION TO THE SECRETARY OF HIGHER EDUCATION FOR GRANT FUNDING UNDER THE SUMMER 2025 CYCLE OF THE HIGHER EDUCATION CAPITAL FACILITIES PROGRAM FOR THE PURPOSE OF PROVIDING FUNDING FOR ONE OR MORE PROJECTS OF THE INSTITUTION AND AUTHORIZING ALL OTHER NECESSARY ACTIONS REQUIRED IN CONNECTION THEREWITH**

**Adopted: September 22, 2025**

- WHEREAS:** On August 11, 2025, the Office of the Secretary of Higher Education (the “Secretary”) released a solicitation for grant funding (the “Summer 2025 Cycle”) under the Higher Education Capital Improvement Fund Act, N.J.S.A. 18A:72A-72 et seq. (“CIF Act”) and under the Higher Education Facilities Trust Fund Act, N.J.S.A. 18A:72A-49 et seq. (“HEFT Act”) (collectively, the “Higher Education Capital Facilities Program”); and
- WHEREAS:** The purpose of the Higher Education Facilities Trust Fund (“HEFT”) grant program is to provide grants to New Jersey’s public and private institutions of higher education for the cost, or a portion of the cost, of the construction, reconstruction, development, extension, and/or improvement of instructional, laboratory, communication, and research facilities (N.J.S.A. 18A:72A-52); and
- WHEREAS:** Pursuant to the HEFT grant program, the HEFT grants are expected to be funded from the proceeds of tax-exempt bonds (the “Tax-Exempt Bonds”) to be issued by the Authority pursuant to the HEFT Act; and
- WHEREAS:** The deadline to submit a grant application (the “Grant Application”) for funding under the Summer 2025 Cycle of the Higher Education Capital Facilities Program is September 22, 2025; and
- WHEREAS:** Pursuant to N.J.S.A. 18A:72A-54(a), “the governing board of a public or private institution of higher education may determine, by resolution, to apply for a grant from HEFT. Upon adoption of the resolution, the board shall file an application with the Secretary of Higher Education, which application shall include a complete description of the project to be financed and an identification of any additional sources of revenue to be used”; and
- WHEREAS:** The Board of Trustees (the “Board”) of Ocean County College (the “Institution”) desires to approve the submission and form of a Grant Application to the Secretary for funding under the Higher Education Capital Facilities Program for the projects (each, a “Project” and collectively, the “Projects”) described on **Exhibit A** attached hereto (“**Exhibit A**”). Words used in the singular shall include the plural and vice versa, as the context may require; and

- WHEREAS:** The Board further desires to designate and authorize officers of the Institution to take all necessary and desirable actions to (i) submit to the Secretary a Grant Application for the purpose of providing funding for the Projects, (ii) obtain such other sources of financing for such Projects as may be necessary to complete such Projects, (iii) execute and deliver grant agreement(s) and such other documents and instruments as may be required to implement the grant funding, and (iv) undertake and implement the Projects; and
- WHEREAS:** The Board desires to approve the aggregate costs of the Projects paid and/or financed through all sources in an amount not to exceed the total amount set forth on **Exhibit A** with respect to such Projects; and
- WHEREAS:** The Board reasonably expects to reimburse expenditures for costs of the Projects paid by the Institution prior to the issuance by the Authority of the Tax-Exempt Bonds; and
- WHEREAS:** The Board desires to authorize the Authorized Officers (as defined below) of the Institution to accept grant funding for the Projects from HEFT and to make the certifications and commitments necessary to qualify the Projects for said grant funding from HEFT;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF OCEAN COUNTY COLLEGE AS FOLLOWS:**

- SECTION 1.** The recitals set forth above are incorporated herein by reference as if set forth at length herein.
- SECTION 2.** The Board hereby authorizes the undertaking of the Projects described on **Exhibit A** attached hereto; approves the aggregate cost of such Projects, to be paid and/or financed through all sources in an aggregate amount not to exceed the total amount set forth on **Exhibit A** with respect to such Projects; authorizes the financing of all or any portion of the Projects with Tax-Exempt Bonds, commercial loans and other funds available to the Institution, as necessary and as further described in **Exhibit A**; acknowledges that should additional funding be needed to complete the Projects, such funding will be the responsibility of the Institution; and authorizes the submission and form of a Grant Application to the Secretary of Higher Education for grant funding of the Projects under the Summer 2025 Cycle of the Higher Education Capital Facilities Program.
- SECTION 3.** With respect to any Project that receives funding pursuant to the HEFT grant program, in accordance with N.J.A.C. 9A:15-1.3(b):

- the Board hereby certifies that the Institution has an up-to-date long-range facilities plan approved by the Board that includes provisions to address deferred maintenance and other capital renewal requirements and the Board hereby pledges to use the HEFT grant to advance that plan; and
- the Board commits to maintaining the facilities project funded by the HEFT grant; and
- the Board certifies that the Institution will use the HEFT grant funds for the cost, or a portion of the cost, of the construction, reconstruction, development, extension, or improvement of instructional, laboratory, communication, and research facilities.

**SECTION 4.** This Resolution is a declaration of the official intent of the Institution that the Institution reasonably expects and intends to reimburse expenditures for costs of the Projects paid prior to the issuance of the Authority's Tax-Exempt Bonds ("Applicable Tax-Exempt Debt") in accordance with Treasury Regulation Section 1.150-2 and that the maximum principal amount of the Applicable Tax-Exempt Debt expected to be issued to finance costs of the Projects, including amounts used to reimburse expenditures for such costs paid prior to the issuance of the Applicable Tax-Exempt Debt is \$ 0.

**SECTION 5.** The Authorized Officers (as set forth in **Exhibit B** attached hereto) (each an "Authorized Officer") are each hereby authorized and directed to take all necessary and desirable action to submit to the Secretary a Grant Application for the purpose of providing funding for the Projects, to approve, execute and deliver any and all agreements necessary, including but not limited to grant agreements, to undertake, implement and finance the Projects, and to approve, execute and deliver any and all other financing documents and instruments in the form approved by the Authorized Officers executing the same in the name of and on behalf of the Institution, in as many counterparts as may be necessary, and to affix or impress the official seal of the Institution thereon and to attest the same, and such execution and attestation will be conclusive evidence of the approval of the form and content of such agreements and other documents and instruments necessary to undertake, implement and finance the Projects and to pay financing costs including through the financing thereof. The Authorized Officers are further authorized and directed to do and perform such other acts and to take such other actions as may be necessary or required, or which may be deemed to be appropriate, to implement the purposes of this Resolution to undertake, implement and finance the Projects and to provide for the payment and/or repayment of the financing costs thereof.

**SECTION 6.** The Board hereby authorizes the Authorized Officers to accept grant funding for the Projects as may be awarded to the Institution as a result of participating in the Summer 2025 Cycle.

**SECTION 7.** All resolutions, orders and other actions of the Board in conflict with the provisions of this Resolution to the extent of such conflict are hereby superseded, repealed or revoked.

**SECTION 8.** This Resolution shall take effect immediately; and be it further resolved that no further approvals by the Board are necessary to implement this Resolution.

**RESOLUTION ADOPTED:**            **September 22, 2025**

**DULY CERTIFIED:**

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**Jerry J. Dasti, Chair**  
**Board of Trustees**  
**Ocean County College**

**EXHIBIT A****PROJECT DESCRIPTION****A. Project Description:**

Ocean County College's Higher Education Facilities Trust Fund request includes funding for four projects that will meet the State's requirements for deferred maintenance projects that include instructional and communication areas.

Project 1 will include the replacement of roofs on two buildings: the Manahawkin Campus Building and the Information Technology Building. The Manahawkin Campus Building provides student instructional areas, and the roof has been out of warranty since 2015. The Technology Building houses the college's information system servers that operate the campus's financial and student enrollment systems. While this building does not provide areas of research or instruction for students, it is vital to OCC's entire operation. The roof on the building has been out of warranty since 2018 and has been patched numerous times around the perimeter, only to have recurring leaks.

**Project 1: \$ 941,958.00**

Project 2 will include generator replacement for the Grunin Center and the Information Technology Building. The Grunin Center is an area that provides instructional space for college students, and the current 2004 generator and automatic transfer switch needs replacement to ensure the safety of students and continued IT operations in the building. The 1999 generator in the Information Technology Building needs to be replaced, along with the automatic transfer switch to provide a redundancy system and battery backup to the college's main technology and communication systems. The main generator ensures the entire campus's automation works and communication and safety systems operate during critical times and emergencies.

**Project 2: \$ 557,750.00**

Project 3 includes renovating an existing space in the Grunin Center to accommodate upgrades to the college's American Sign Language program. The current ASL lab is too small to accommodate a full class of 24 students and does not provide an environment for students to work on presentations and filming, which is vital to successful learning and completion of the program. The updates will include removing a wall and adding learning stations that provide the configuration for successful learning.

**Project 3: \$ 168,773.00**

Project 4 includes replacing the entrance doors to the OCC Library and installing new ADA-compliant doors. The current doors are 35 years old and require 40lbs of pressure to open manually, making it difficult for anyone entering the building. Replacement doors will include panic bars, door operators, lock controls, key switches and wireless push buttons.

**Project 4: \$ 56,525.00**



B.	<u>Amount of HEFT Grant Request</u>	<u>\$ 1,725,006.00</u>
C.	<u>Total Amount of Institutional Funds to be Provided (if any)</u>	<u>\$ 0</u>
D.	<u>Total Cost of Project</u>	<u>\$ 1,725,006.00</u>

**EXHIBIT B**

**AUTHORIZED OFFICERS OF OCEAN COUNTY COLLEGE**

**Pamela Monaco, Ph.D., President**

**Sara Winchester, Executive Vice President of Finance and Administration**