

**BOARD OF GOVERNORS**  
**Rutgers, The State University of New Jersey**  
**September 12, 2025**

A special virtual meeting of the Board of Governors of Rutgers, The State University of New Jersey, was held on Friday, September 12, 2025, at 8:30 a.m. via Zoom. Ms. Amy Towers, Chair of the Board, presided.

Present and constituting a quorum were Angelson, Copeland, Crosta, Dougherty, Helmy, Lal, Mansue, Piazza, Taffet, Towers, and Vazquez.

Absent were Manigan and Schwartz.

Present was Johnson, Chair of the Board of Trustees.

Also attending was Foster, senate representative to the Board of Governors.

Attending for the University administration were Castner, Calcado, Lewis, Melillo, Pastva, Smith-Jackson, and Tate.

**ANNOUNCEMENT PURSUANT TO CHAPTER 231, PUBLIC LAW 1975**  
**(OPEN PUBLIC MEETINGS ACT)**

Ms. Towers called on Ms. Kimberlee Pastva, Secretary of the University, who announced that pursuant to Public Law 1975, Chapter 231 (Open Public Meetings Act) public notice of the meeting was filed on September 9, 2025 with the Office of the Secretary of the State of New Jersey and three newspapers, the Cherry Hill *Courier-Post*, the New Brunswick *Home News Tribune*, and the Newark *Star-Ledger*. Public notice of the meeting was posted in the following University Libraries: The Alexander Library, New Brunswick; the Dana Library, Newark; and the Robeson Library, Camden; and the Smith Library, Rutgers Health. Pursuant to Public Law 2020, Chapter 11, public notice of the meeting was posted on the Rutgers Website, under Governing Boards.

**CONFLICT OF INTEREST STATEMENT**

Secretary Pastva asked the members of the Board if they had read the meeting agenda and supporting documents and if anyone had a possible conflict of interest to disclose. Board members indicated that no conflicts existed.

**COMMITTEE ON FINANCE AND FACILITIES**

Proposed Resolution Authorizing Rutgers, The State University of New Jersey 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. Ms. Towers turned the floor over to Senator George Helmy, Chair of the Committee on Finance and Facilities, who expressed his appreciation to Mr. Tilak Lal, who Chaired the Committee last year. Senator Helmy noted that the Committee met earlier in the day to review the Proposed Resolution Authorizing Rutgers, The State University of New Jersey, 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. Senator Helmy reported that the Committee discussed the projects proposed for application under the programs and agreed to recommend the resolution to the Board of Governors for approval.

Next, Ms. Towers called Ms. Kimberly Lewis, Executive Vice President and Chief Administrative Officer, who shared some background on the funding and noted the application is due no later than September 22, 2025. She advised the Board that the application is complete and ready to be submitted, and that Rutgers has identified \$20 million in projects across all four campuses and are divided by the Higher Education Facilities Trust (“HEFT”) Act and Capital Improvement Fund (“CIF”). Ms. Lewis discussed the selection process for projects and shared

some additional details.

Senator Helmy then presented the following proposed resolution:

**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 Capital Improvement Fund (“CIF”) grant program is to provide grants to New Jersey’s four-year public and private institutions of higher education for the cost, or a portion of the cost, of the renewal, renovation, improvement, expansion, construction, and reconstruction of facilities and technology infrastructure. “Renewal and renovation” means “making the changes necessary to address deferred capital maintenance needs, to meet all [State of New Jersey] and federal health, safety, fire, and building code standards, or to provide a safe and appropriate educational or working environment” (N.J.S.A. 18A:72A-75); 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 CIF grant program, the CIF grants are expected to be funded from the proceeds of tax-exempt bonds (the “CIF Bonds”) to be issued by the New Jersey Educational Facilities Authority (the “Authority”) pursuant to the CIF Act; and

**WHEREAS:** Pursuant to the HEFT grant program, the HEFT grants are expected to be funded from the proceeds of tax-exempt bonds (the “HEFT Bonds”, and, together with the CIF 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-77(a), “the governing board of a four-year public or private institution of higher education may determine, by resolution, to apply for a grant from CIF. Upon adoption of the resolution, the board shall file an application with the [S]ecretary, 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:** 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 Governors (the “Board”) of Rutgers, The State University of New Jersey (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:** If a Project or a portion of a Project is eligible for funding from both the CIF and HEFT grant programs, the Secretary has discretion to approve funding for said Project or portion of said Project from a different grant program than which the Institution applied for funding; and

**WHEREAS:** The Board desires to authorize the Authorized Officers (as defined below) of the Institution to accept grant funding for the Projects from either of the Capital Facilities Grant Programs and to make the certifications and commitments necessary to qualify the Projects for said grant funding from either of the Capital Facilities Grant Programs; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF GOVERNORS OF RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY 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. A. CIF Grant Program**

With respect to any Project that receives funding pursuant to the CIF grant program, in accordance with N.J.A.C. 9A:12-1.3(e):

- 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 CIF grant to advance that plan; and
- the Board commits to maintaining the capital improvement project funded by the CIF grant; and
- the Board certifies that the Institution will use the CIF grant funds for renewal or renovation of instructional, laboratory, communication, research, and/or administrative facilities, or for improvement, expansion, construction, and reconstruction of instructional, laboratory, communication, and research facilities, or technology infrastructure if the criteria found at N.J.A.C. 9A:12-1.3(d) are met; and
- the Board commits to paying the Institution's required share of the debt service on the CIF Bonds issued to fund the CIF grant (one-third of the debt service on the CIF Bonds if the Institution is a public institution or one-half of the debt service on the CIF Bonds if the Institution is a private institution).

### **B. HEFT Grant Program**

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 \$20,000,000 (Twenty Million Dollars).

**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 12, 2025**

**DULY CERTIFIED: September 12, 2025**

*The motion was seconded, and there being no discussion, the Board unanimously approved the Proposed Resolution Authorizing Rutgers, The State University of New Jersey 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.*

**ADJOURNMENT**

Ms. Towers shared some closing remarks, and the meeting was adjourned at approximately 8:40 a.m.

Respectfully submitted,



Anthony Stoeckert  
Writing Associate



**EXHIBIT B**

**AUTHORIZED OFFICERS OF RUTGERS, THE STATE UNIVERSITY OF NEW  
JERSEY**

Kimberly Lewis                      Executive Vice President & CAO

Antonio M. Calcado                Senior Vice President & COO

J. Michael Gower                  Senior Vice President & CFO

## **PROJECT SUMMARY**

The State of New Jersey  
Higher Education Capital Facilities Programs  
Grant Applications  
Summer 2025 Solicitation Cycle

Rutgers University – State-Wide

September 12, 2025

### **Introduction**

In August 2025 the New Jersey Office of the Secretary for Higher Education (OSHE) announced that it is responsible for the process to award a minimum of \$250 million committed in the FY26 State Budget for higher education capital facilities. Grants to eligible New Jersey institutions of higher education (IHE) will be funded from two of the revolving state-backed bond programs formed to support higher education capital facilities projects. OSHE has determined that priority will be given to projects which address emergent “deferred maintenance” needs. The bond programs are:

- Higher Education Capital Improvement Fund (CIF) - provides grants for the cost of renewal, renovation, improvement, expansion, construction and reconstruction of facilities and technology infrastructure
  - \$110 million available minimum to all IHEs, with \$10 million reserved for New Jersey City University (NJCU)
  - \$100 million available to applicants after NJCU’s dedicated share
  - Open to four-year public and private IHEs
- Higher Education Facilities Trust Fund (HEFT) - provides grants for the construction, reconstruction, development, extension and improvement of instructional, laboratory, communication, and research facilities
  - \$140 million available minimum, with \$40 million reserved for NJCU
  - \$100 million available to applicants after NJCU’s dedicated share
  - Open to four-year public and private IHEs as well as county colleges

Administration of the program, including solicitation, receipt, and review of applications, is by the Office of the Secretary of Higher Education (OSHE). As a four-year public institution of higher education, Rutgers is eligible to submit an application for funding that is made available through the two programs.

## **Executive Summary**

Capital funding for higher education was made available by the state through similar solicitations in 2013, 2016, and 2022, and the 2025 cycle continues the processes and general intent of the previous programs. Rutgers applied for funding for new construction, renovations, infrastructure, and technology work in previous years and significant funding was awarded to Rutgers, supporting dozens of projects that ranged from small laboratory renovations to technology system upgrades to new academic buildings.

The Summer 2025 cycle offers a total award amount that is less than those of previous campaigns, with a \$20 million request cap placed on each IHE making application. The focus of the current cycle is emergent deferred maintenance (DM). Rutgers has significant deferred maintenance and renewal needs and is in a strong position to respond to the opportunity presented.

The application process was initiated by OSHE in August 2025, and applications must be submitted no later than September 22, 2025. Previous cycles allowed IHEs to submit multiple projects and applications, but for this cycle OSHE limits IHEs to a single application. That single application may include multiple projects, but the aggregate of the funding request must not exceed \$20 million. For this cycle Rutgers will be submitting major critical deferred maintenance projects from each chancellor-led unit on the single application.

The HEFT program provides grant dollars that require no matching funds from the university. For the CIF program, Rutgers must commit to paying one-third (1/3) of the debt service on the bonds issued to finance its awarded CIF projects.

## **Scope**

Exhibit A attached to this Project Summary provides a list of the critical deferred maintenance projects that will be included on the application to be submitted. A brief description of the scope of work is included in the Exhibit.

## **Benefits**

Improvement of the campus environment, both inside buildings and outside on the campus, is inherently beneficial to the delivery of higher education. Projects that address deferred maintenance may often be hidden from view but play a role in improving the condition and environment of learning, research, or clinical spaces.

Further, the projects proposed renew components of existing assets that have significant service life remaining. Investing in an existing asset is a much more cost effective alternative to constructing new space. The projects breathe life into existing assets, and continuing use of the

buildings and systems is consistent with Rutgers 2030 Physical Master Plan, supportive of the University Strategic Plan, aligned with the Rutgers Climate Action Plan, and reduces deferred maintenance backlog.

**Financial**

\$20,000,000 in funding is requested from the state via this program. Breakdown of the funding request by chancellor-led units is:

|  |                |
|--|----------------|
| Rutgers University–New Brunswick       | \$10.2 million |
| Rutgers Biomedical and Health Sciences | \$ 5.0 million |
| Rutgers University–Newark              | \$ 3.0 million |
| Rutgers University–Camden              | \$ 1.8 million |

Breakdown of the funding request by bond program is:

|   |                 |
|---|-----------------|
| Higher Education Capital Improvement Fund (CIF) | \$ 9.45 million |
| Higher Education Facilities Trust Fund (HEFT)   | \$10.55million  |

Note that previous cycles have resulted in award amounts less than the amounts applied for. Costs not covered by the ultimate grant award may be covered by use of Rutgers debt or other funds available to Rutgers to partially finance any Projects not otherwise financed in full by the HE Facilities Programs, subject to Board approval.

**EXHIBIT A TO PROJECT SUMMARY**

The State of New Jersey  
Higher Education Capital Facilities Programs  
Grant Applications  
Summer 2025 Solicitation Cycle  
Application by Rutgers, The State University of New Jersey

September 12, 2025

Requested: \$20,000,000 (maximum amount permitted)

| <b>Count<br/>+<br/>CLU</b> | <b>Program</b> | <b>Project Name</b>                               | <b>Project Synopsis</b>   | <b>Estimated Total<br/>Project Cost</b> | <b>Amount<br/>Requested</b> |
|----------------------------|----------------|---|---|---|-----------------------------|
| 1<br>RU-<br>NB             | CIF            | Foran Hall Cooling                                | This project addresses thermal and humidity issues created by cooling and controls systems that are at end of life. Foran Hall is an important academic building on Cook that provides space for a number of programs of the School of Environmental and Biological Sciences. This project includes replacement of cooling tower cells with energy-efficient new cells and related power and controls work.   | \$1,000,000                             | \$1,000,000                 |
| 2<br>RU-<br>NB             | CIF            | Hill Center for the Mathematical Sciences Cooling | This project addresses thermal and humidity issues created by cooling and controls systems that are at end of life. Hill Center is an important academic building on Busch that provides space for a number of programs of the School of Arts and Sciences as well as general classroom space. This project includes provision of an energy-efficient air-cooled chiller and related power and controls work. | \$1,050,000                             | \$1,050,000                 |

|                |      |  |   |             |             |
|----------------|------|--|---|-------------|-------------|
| 3<br>RU-<br>NB | HEFT | Walters Hall Roof Replacement              | This project address water penetration and resultant interior conditions issues that are a result of a roof that is beyond its expected life. Walters Hall is a building for the Mason Gross School of the Arts, on Douglass. This project includes roofing, flashings, thermal insulation, and related work for a complete re-roofing project.   | \$3,400,000 | \$3,400,000 |
| 4<br>RU-<br>NB | HEFT | Murray Hall Roof Replacement               | This project address water penetration and resultant interior conditions issues that are a result of a roof that is beyond its expected life. Murray Hall is an iconic academic building on College Avenue with general purpose classrooms and space for the School of Arts and Sciences. This project includes roofing, flashings, thermal insulation, and related work for a complete re-roofing project.   | \$3,600,000 | \$3,600,000 |
| 5<br>RU-<br>NB | HEFT | Nelson Biology Laboratories Infrastructure | This project addresses plumbing and electrical infrastructure that is at end of life which adversely affects systems and conditions “downstream” throughout the building. Nelson Biology Labs, a large building on Busch, is the home of almost a dozen School of Arts and Sciences Life Sciences and Graduate School of Applied and Professional Psychology programs. The project includes replacement of systems and components that will enable Rutgers to address widespread deferred maintenance issues throughout the building. | \$1,150,000 | \$1,150,000 |
| 6<br>RBHS      | CIF  | Research Tower Cooling                     | This project addresses thermal and humidity issues created by cooling and controls systems that are at end of life. The Research Tower on Busch is the original home of the Rutgers Medical School and today houses Rutgers Biomedical and Health Sciences academic and research programs from the School of Health Professions, Graduate School, and   | \$1,500,000 | \$1,500,000 |

|           |                          |  |  |             |             |
|-----------|--------------------------|--|--|-------------|-------------|
|           |                          |  | Robert Wood Johnson Medical School. This project includes replacement of a cooling tower and related power and controls work.  |             |             |
| 7<br>RBHS | CIF                      | George F. Smith Library Roof Replacement | This project address water penetration and resultant interior conditions issues that are a result of a roof that is beyond its expected life. Smith Library is the sole medical education library on the health campus in Newark and provides space for students of the New Jersey Medical School, School of Dental Medicine, School of Health Professions, School of Nursing, Graduate School, and School of Public Health. This project includes roofing, flashings, thermal insulation, and related work for a complete re-roofing project. | \$3,500,000 | \$3,500,000 |
| 8<br>RU-N | HEFT<br>+ CIF<br>(50/50) | Ackerson Hall Roof Replacement           | This project address water penetration and resultant interior conditions issues that are a result of a roof that is beyond its expected life. Ackerson Hall houses one of the largest and most-used campus lecture halls in Newark, and the building provides academic space for the School of Nursing. This project includes roofing, flashings, thermal insulation, and related work for a complete re-roofing project.  | \$3,000,000 | \$3,000,000 |
| 9<br>RU-C | HEFT<br>+ CIF<br>(50/50) | Fine Arts Building Roof Replacement      | This project address water penetration and resultant interior conditions issues that are a result of a roof that is beyond its expected life. The Fine Arts Building is a heavily used classroom and studio building in Camden. This project includes roofing, flashings, thermal insulation, and related work for a complete re-roofing project.  | \$1,800,000 | \$1,800,000 |