



**Board of Trustees  
SPECIAL MEETING  
Wednesday, December 11, 2019  
Executive Office Board Room  
5:00 p.m.**

**MINUTES**

1. Mr. Curcio called the meeting to order at 5:00 p.m.
2. Dr. Crowley read the Public Statement:  
Adequate notice of this meeting has been provided at least 48 hours in advance of its commencement by posting in at least one public place reserved for such or similar announcements and by mail, telephone, or hand delivery to all appropriate parties pursuant to the Open Public Meetings Act, N.J.S.A. 10:4.1.
3. Roll Call / Pledge of Allegiance / Welcome to Guests

The following were present: Mr. Curcio-Chair, Dr. Morgus-Vice Chair, Dr. Crowley-Secretary, Mr. Spekhardt-Treasurer (via conference call), Ms. Brown, Dr. Burrell, Mrs. Fox, Mrs. Geraci (via conference call), Mr. Hofmann, Dr. Lamonte (via conference call), Dr. Connolly-President and Ex-Officio member, and Mrs. Fullem-Executive Assistant to the President and Board of Trustees/Recording Secretary.

Also present were: Mr. Gandhi-Executive Vice President, Finance, Operations and CFO, Dr. Aguirre Batty-Chief Academic Officer and Vice President of Academic Affairs, Mrs. Fitzgerald-Dean of Applied Arts and Sciences, Dr. Conde-Dean of Liberal Arts and Sciences, and Mr. Kienz-Board Counsel.

**EXECUTIVE SESSION**

Upon a motion made by Dr. Crowley at 5:01 p.m., the Board of Trustees unanimously entered into an Executive Session to discuss the purchase, lease, or acquisition of real property.

At 5:20 p.m., Dr. Burrell moved to adjourn from Executive Session. Mrs. Fox seconded the motion. The Board of Trustees adjourned from Executive Session upon unanimous vote.

At 5:20 p.m., Dr. Crowley moved for the Board of Trustees to return to the Special Meeting. Ms. Brown seconded the motion. Motion carried unanimously.

4. Courtesy of the Floor - Agenda Items Only (5 minutes per speaker)

Mr. Curcio brought attention to an article in yesterday's Wall Street Journal. The headline was "Factories seek white collar degrees for blue collar work." He read from the article, noting that there are points in it that apply to what we are doing with the McGuire property. "College educated workers are taking over the American factory floor. Many manufacturing jobs that require more advanced skills are driving up education levels of factory workers. In the past, workers could get by with less education. Within the next three years, American manufacturers are, for the first time, on track to employ more college graduates than workers with a high school education...70% of new hires this year for Honeywell will have at least an Associate degree." This falls in line with ThorLabs and other county employers hiring our students.

Mr. Curcio also noted that McGuire is our first named building.

Mr. Curcio thanked Judge Parker, Christine Quinn, Mike Spekhardt, Bernie Andrews, and others who were strong supporters in the process of bringing this to fruition. He emphasized his thanks to Judge Parker for her commitment to the project.

Judge Parker thanked and congratulated the Board. She said, "We talk about this having been a long haul. It feels like a long haul but it really was late May 2018, which is only 18 months ago that this process began. As Mr. Curcio said, Mike Spekhardt, Christine Quinn, and I were the ones who originally approached the McGuires. Christine Quinn was on SCCC's Leadership Council. She said she had been speaking with Mike McGuire, and he is very enthusiastic about the possibility of us having a campus over in the McGuire property in Newton. She shares the notion to strike while the iron's hot." Judge Parker said she immediately called Dr. Connolly and Mike Spekhardt, and it was decided to move forward and meet with the McGuires, with two requirements. She continued, "One was to have the renderance of what we thought the building would look like. The second was to obtain an independent evaluation of the property, so that we knew what we had with the value of the property. By the end of the first meeting, there was a handshake agreement. There were a lot of details and a lot to be done, but the McGuires were taken with it and on the edge of their seats." She said she is very gratified that the Board continued pursuing the project. "It is the wave of the future, and it is the present. It is good for the college and it is good for the county. Dr. Morgus will agree, ThorLabs is hiring the people that we will educate in this facility, as are other businesses in the county. For that, this Board deserves great credit and congratulations."

Dr. Kevin Shaw addressed the Board, noting that this is a great way to help build a community. He personally appreciates building a community around food and food considerations, especially in how it relates to health. He said he can't wait to see people in the space.

Dr. Connolly echoed Judge Parker in that this purchase represents real achievement, especially in terms of public/private partnerships. He noted that he presented about the project at a national meeting. He also indicated that Dr. Lawrence Nespoli, former President of the New Jersey

Council of County Colleges, said that in his 30-years, he has never seen anything like this huge accomplishment.

5. Public Session

Consideration of Resolution BFF12112019-1, Approving the Purchase of Real Property Located at 41-63 Main Street, Newton, NJ.

Mr. Curcio read the Resolution aloud. A copy of Resolution #BFF12112019-1 is attached to these minutes.

6. Recommendation: Approval of Purchase/Sale Agreement for Real Property Located at 41-63 Main Street, Newton, NJ, Resolution BFF12112019-1.

Ms. Brown moved to approve entering into the Sales and Purchase Agreement—McGuire Chevrolet. Dr. Burrell seconded the motion.

Mrs. Geraci noted that she cannot wrap her head around the \$5M, especially with decreased enrollment. She believes new programs will be in the red for too long. She stated that she is going to vote no.

Roll call vote: Ms. Brown, Dr. Burrell, Dr. Crowley, Mrs. Fox, Mr. Hofmann, Dr. Lamonte, Dr. Morgus, Mr. Spekhardt, and Mr. Curcio voted yes. Mrs. Geraci voted no. Motion carried.

7. Courtesy of the Floor (5 minutes per speaker; one hour total, as per bylaws) – No one spoke.

8. Adjournment

At 5:40 p.m., Mrs. Fox moved to adjourn from the Special Meeting. Ms. Brown seconded the motion. Motion carried unanimously.

Approved:



Paul B. Crowley, Secretary – Board of Trustees