

**MONMOUTH COUNTY IMPROVEMENT AUTHORITY  
REORGANIZATION AND REGULAR MEETING MINUTES  
May 1, 2025**

**1. CALL TO ORDER**

Meeting was called to order at 9:01 a.m. by Chairman Barham.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Melnick lead everyone in reciting the Pledge of Allegiance.

**3. OPENING STATEMENT**

Secretary to the Board Geraldine Elias read the following statement:

This meeting is being held in compliance with the provisions of Chapter 231, P.L. 1975, known as the Open Public Meetings Act. Notice of this meeting was furnished to the Official Newspapers of the County/Monmouth County Improvement Authority and remained continually posted in the Hall of Records, noting the time, date, and place of this meeting.

**4. ROLL CALL**

Chairman Barham, Commissioners Melnick, Iantosca, Nicasastro and Hinds were all in attendance. Also, in attendance were MCIA Secretary to the Authority Geraldine Elias, Counsel Gregory Vella, Scott Galano of Gibbons LLC, Amanda Del Bene, Isabel Tschurr from Raymond James, John Cantalupo, Esq. of Archer Greiner, and Heather Litzebauer of NW Financial. From the County was CFO Joseph Kelly, Clerk of the Board Tamara Brown and Nancy Peller of the Finance Department.

Chairman Barham welcomed everyone to the meeting.

**5. APPROVAL OF MEETING MINUTES**

A motion was made by Vice-Chairman Melnick and seconded by Commissioner Iantosca to adopt the Minutes of the April 10, 2025, meeting as submitted.

**ROLL CALL:** Chairman Barham, Commissioners Melnick, Iantosca, Nicasastro and Hinds voted in the affirmative.

**6. RESOLUTION 2025-43 – 2026 Authority Budget Resolution – Fiscal Year: August 1, 2025, to July 31, 2026 (Introduction)**

A motion was made by Vice-Chairman Melnick and seconded by Commissioner Iantosca to adopt Resolution 2025-43 as submitted.

**ROLL CALL:** Chairman Barham, Commissioners Melnick, Nicasastro, Iantosca and Hinds voted in the affirmative.

7. **REPORT BY GENERAL COUNSEL**

Counsel Vella stated that he has nothing to report.

8. **REPORT BY FINANCIAL ADVISOR**

Heather Litzebauer stated that the surveys for the capital equipment lease program were sent out and are due back by May 16<sup>th</sup>.

In addition, the MCIA professionals will be giving a presentation on the MCIA at the NJAC Conference on May 8<sup>th</sup> in Atlantic City. She was also asked to give a presentation at the GFOA in September as well.

**REPORT BY UNDERWRITER**

Amanda DelBene gave a brief market update.

9. **REPORT BY BOND COUNSELS**

Scott Galano of Gibbons LLC stated that he is filling in for John Draikiwicz and has nothing to report.

John Cantalupo stated that he will have a resolution for the Local Finance Board at the next meeting.

10. **PUBLIC PORTION**

Commissioner Melnick opened the meeting to the public and was seconded by Vice Chairman Hinds.

Bill George, Superintendent and Chris Mullins, Business Administrator/Board Secretary of the Monmouth-Ocean Educational Services Commission were in attendance. They gave the Commissioners a brief update on the progress of their project that was funded by the lease approved by the MCIA. In addition, they answered any specific questions from the Commissioners. Vice-Chairman Melnick complimented them on a job well done and all the Commissioners agreed. A copy of the presentation is attached to these minutes for reference.

Mr. George mentioned that a tentative date for the ribbon cutting is August 27<sup>th</sup> and invited the Commissioners.


Vice Chairman Melnick offered a motion to close the public portion of today's meeting and was seconded by Commissioner Iantosca. All were in favor.

11. **ADJOURNMENT**

Vice Chairman Melnick offered a motion to adjourn the meeting and was seconded by Commissioner Nicasro. All were in favor.

The Authority adjourned its meeting at 9:35 a.m.

Approved at the meeting of June 12, 2025.

  
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Geraldine Elias  
Secretary to the Authority

# MESC

## MCIA UPDATE





Coming September 2025

## *Budget Analysis*

### **Monmouth-Ocean Educational Services Commission**

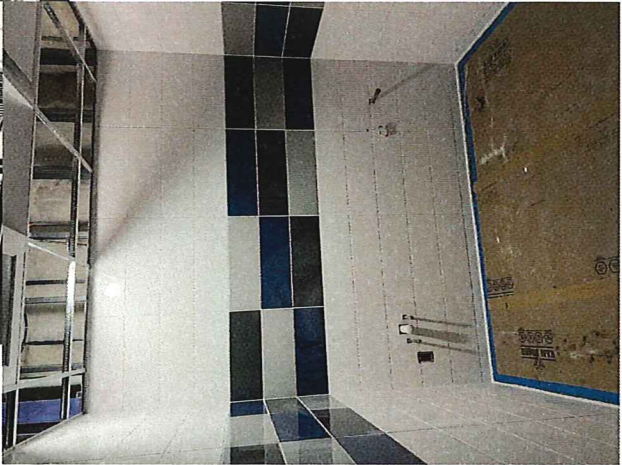
	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>
Revenues	\$40.2 M	\$70.0M	\$75.0M	\$86.5	\$102M	\$102M
Profit / (Loss)	(\$725,808)	\$2.9M	\$2.4M	\$6.9M	\$5.0M	\$5.0M
Surplus	\$3.3M	\$5.8M	\$8.2M	\$15.1M	\$20.0M	\$25.0M

While revenues increase, for the 2025-26 budget MOESC has maintained no increases in fees charged for transportation and grant management and below average increases for APPS, contracted services and tuition

# RENOVATIONS / ADDITION

- MOESC - 2 Story Addition
  - Regional Achievement Academy
    - 6 Additional Classrooms
    - Dedicated Social Worker Offices / Meeting Room
    - Calm Room / Teachers Room
    - Administrative Spaces
    - Office Space and Conference Room
    - Professional Development Center
  - Bayshore Jointure Commission
    - 4 Additional Classroom (2+1+1)
    - ESports Lab
    - Realignment of office space





**UPDATED PHOTOS**

# CONTRACTS

## General Contractor - Ben Harvey

Award	\$11,629,000
Change Orders	\$39,643
Total	\$11,668,643

Completed and Paid \$7,591,553  
Estimated Completion Date - July 30, 2025

Other Awards - Architect - Spieziele  
Technology  
Furniture

## 900 HOPE ROAD: Shore Center Transition Program

- This program, an extension of the Bayshore Jointure Commission's Shore Center school, is designed for 18- to 21-year-old students with autism.
- Program focused on life skills and career readiness to ensure our students' transition into the workforce and independent adulthood.
- Learning space will start with 2 teachers, approximately 12 students, and 10-12 paraprofessionals. A supervisor will also be on-site when the majority of students/staff are present
- Program aligned to the new NJDOE Quality Indicators for Programs Serving Students with Disabilities 18-21-Years-Old
- Modeled after other district off-site programs including Matawan-Aberdeen, West Windsor-Plainsboro, and Sayreville schools.

