

MINUTES

BOARD OF SCHOOL ESTIMATE **Brookdale Community College**

April 15, 2026

Commissioner's Meeting Room
1 East Main St.
Freehold, NJ 07728

1. The meeting of the Board of School Estimate was called to order by Mr. Thomas A. Arnone, Director, Board of Chosen Commissioners, at 11 am, followed by the flag salute.

2. Ms. Gruskos called the roll:

Present:

Mr. Thomas A. Arnone, Commissioner Director, Board of Chosen Commissioners
Mr. Erik Anderson, Board of Chosen Commissioners
Mr. Dominick DiRocco, Board of Chosen Commissioners
Ms. Barbara Horl, Chair, Board of Trustees, Brookdale Community College
Ms. James McCracken, Chair, Finance & Facilities Committee, Board of Trustees,
Brookdale Community College

3. Opening compliance statement was read by Ms. Gruskos, Senior Assistant to the President and the Board of Trustees, Brookdale Community College. Ms. Gruskos stated: In compliance with the Open Public Meetings Act, N.J.S. 10:4-6 Et. Seq., adequate notice of this meeting of the Board of School Estimate was posted in the Asbury Park Press and posted in the Hall of Records and on the Brookdale Community College website.

4. A motion to approve the minutes of our previous Board of School Estimate Meeting held on March 27, 2025, was made by Commissioner DiRocco and seconded by Commissioner Anderson. The motion was approved.

5. Dr. Stout read the resolutions approving the Operating and Capital Budgets for 2026/2027 adopted by the Board of Trustees on February 25, 2026, as well as the resolution approving use of Chapter 12 funding for the FY27 funding cycle (**Attachment A**). He presented an affidavit of publication indicating that the Board of School Estimate meeting was advertised according to law in the *Asbury Park Press*. (**Attachment B**)

6. Commissioner Director Arnone opened the floor for public comment, limiting comment to discussion to the FY27 operating capital budgets.

The following made comment:

Dr. Stout addressed the Board regarding the College's operating budget and the fiscal challenges facing higher education institutions. He noted that the College continues to experience significant budgetary pressures, including increasing healthcare costs associated with participation in the

State Health Benefits Program. These escalating expenses, combined with other operational cost increases, have required the College to take proactive measures to ensure long-term financial sustainability.

To address these challenges, Dr. Stout outlined several strategic initiatives currently underway. He explained that the College is restructuring portions of its organization to increase efficiency and better align resources with institutional priorities. In addition, the College will enter into an agreement to sell its Long Branch Higher Education Center, with plans to transition operations to the new Health and Wellness Building in Long Branch under a cost-free lease arrangement. This move is expected to reduce operating expenses while maintaining the College's presence and service to the community.

Dr. Stout also highlighted the College's efforts to diversify and increase alternative revenue streams. Among these initiatives is the development of vocational and workforce training programs designed to meet regional workforce needs while generating additional revenue to support the College's mission.

As part of the proposed operating budget, Dr. Stout addressed the need for a tuition increase of \$25 per credit. He noted that despite this adjustment, tuition at the College continues to represent an outstanding value for students and families in Monmouth County, providing access to high-quality, affordable education and pathways to career success and transfer opportunities.

Dr. Stout concluded by expressing his sincere gratitude to the Monmouth County Commissioners for their longstanding commitment to and support of the College. He specifically thanked the Commissioners for their exceptional partnership and for their support of Chapter 12 funding, which has been instrumental in advancing campus improvements and ensuring the College's continued ability to serve students and the community.

The Commissioners thanked Dr. Stout for his remarks and for the College's continued stewardship of County resources and strong partnership with the County.

Chair Horl, Vice-Chair Abby White, and Trustee McCracken expressed their sincere gratitude for the opportunity to serve on the Board of Trustees and extended their appreciation to the County Commissioners for their unwavering support of Brookdale Community College. They recognized the Commissioners' commitment to preserving affordable access to higher education and their continued investment through Chapter 12 funding. Chair Horl emphasized that, with New Jersey ranking 46th nationally in state support for community colleges, the County's partnership is critical to the College's success. She noted that the Commissioners' support enables Brookdale to fulfill its mission, expand opportunities for students, and continue serving as a vital educational and workforce resource for Monmouth County.

7. No other requests to be heard were made, and it was moved by Commissioner Director Arnone to close the public hearing on the fiscal year 2026/2027 operating and capital budgets for Brookdale Community College.

8. A motion was made by Commissioner DiRocco and seconded by Commissioner Anderson to approve by resolution (**Attachment C**) the amount of money necessary to support Brookdale Community College for the 2026/2027 fiscal year.

Motion passed by the following vote:

AYES: Commissioner Director Arnone, Commissioner Anderson,
Commissioner DiRocco, Chair Horl, and Trustee McCracken

NAYS: None

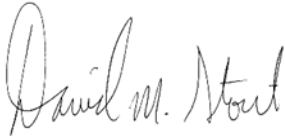
ABSTENIONS: None

Resolution was adopted.

9. VP Manfreda-Foley presented the Board of School Estimate with certificates of the Board of School Estimate for signature (**Attachment D**)

10. It was moved by Commissioner DiRocco and seconded by Commissioner Anderson that the meeting be adjourned at 11:38 am. The motion was unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script, reading "David M. Stout".

David M. Stout Ph.D.
Secretary
Brookdale Community College

Attachments: Resolution Approving FY27 Brookdale Community College Revised Operating & Capital Budgets, Resolution Approving Revised Use of Chapter 12 Funds (Attachment A)
Affidavit of Publication (Attachment B)
Resolution –Chapter 12 Support for Brookdale Community College Fiscal Year 2026-2027– (Attachment C)
Signed Certificates (Attachment D)

**Brookdale Community College
Operating Budget Summary
FY27**

	FY25 Actual	FY26 Budget	FY27 Budget
Revenue			
Tuition	\$ 38,833,220	\$ 42,063,675	\$ 47,306,113
County of Monmouth	20,277,019	20,277,019	20,277,019
State Aid	11,725,991	11,725,991	11,503,555
Fees (Technology, Capital, Student Life)	8,443,918	9,116,671	9,578,498
Course fees and other misc. fees	2,908,657	3,851,519	3,851,032
Continuing & Professional Studies	4,048,695	3,555,000	6,373,000
Other income	1,330,256	1,255,000	1,150,000
Reserves	2,799,493	705,382	857,733
Total Revenue	<u>\$ 90,367,249</u>	<u>\$ 92,550,257</u>	<u>\$ 100,896,950</u>
Expenditures & Other Cash Requirements			
Payroll	\$ 47,741,770	\$ 48,805,749	\$ 51,682,345
Benefits	15,847,943	16,358,635	22,089,419
Utilities	3,094,613	2,856,344	2,813,989
Other operating expenses	20,664,484	21,387,884	21,842,399
Debt principal	1,980,493	2,212,057	1,654,701
Interest expense	1,037,946	929,588	814,097
Total Expenditures & Other Cash Requirement	<u>\$ 90,367,249</u>	<u>\$ 92,550,257</u>	<u>\$ 100,896,950</u>

Brookdale Community College
Capital Budget Summary
FY27

	FY26 Budget	FY27 Budget
Revenue		
County Chapter 12	\$ 3,575,231.00	\$ 2,838,811.50
State Chapter 12	<u>3,575,231.00</u>	<u>2,838,811.50</u>
Total Revenue	<u><u>7,150,462.00</u></u>	<u><u>5,677,623.00</u></u>
Expenditures		
Chapter 12 Projects	<u><u>\$ 7,150,462.00</u></u>	<u><u>\$ 5,677,623.00</u></u>

RESOLUTION

WHEREAS, under the provisions of N.J.S. 18A:64A-17, the Board of Trustees of Brookdale Community College is required to prepare annual budgets itemizing the amount of money estimated to be necessary for Operating & Capital expenses for the ensuing year; and

WHEREAS, the Board of Trustees has cause to be duly prepared, such annual budgets for the fiscal year 2027; and

WHEREAS, the Board of Trustees has reviewed the goals and objectives of Brookdale Community College and deems that said budgets will provide the resources to meet these goals and objectives; and

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of Brookdale Community College that the annual Operating & Capital Budgets for FY27 attached hereto and made a part hereof, be, and the same is hereby adopted.

BE IT FURTHER RESOLVED that a copy of said budgets shall be delivered to each member of the Board of School Estimate forthwith.

BE IT FURTHER RESOLVED that the Board of Trustees of Brookdale Community College will present this budget to the Board of Chosen Commissioners for the holding of a public hearing by the Board of School Estimate with respect to said budget.

BE IT FURTHER RESOLVED that notice of said public hearing and said budgets shall be published in accordance with the provisions of the State.

BE IT FURTHER RESOLVED that the Board of Trustees of Brookdale Community College does hereby call upon the Governor and the Legislature of the State of New Jersey to take due consideration of the policy and statutory commitment to higher education in the State of New Jersey and to provide and allocate the necessary funds to meet that commitment in the support of County Colleges.

FY27 Chapter 12 Project Allocation**Brookdale Community College locations:**

- Lincroft
- Freehold
- Wall
- Long Branch

The College's Facilities Master Plan identified the following projects as a top priority for the locations noted above:

1. Infrastructure Improvements and Renovations: To include, but not limited to, general infrastructure, utility improvements, roof replacements and bathroom upgrades.	\$3,000,000
2. Electrical Upgrades: To include, but not limited to, upgrades to transformers, switch gears, electrical panels, and LED retrofit fixtures.	\$500,000
3. HVAC/Plumbing: To include, but not limited to, energy efficiency projects, rooftop and air handler upgrades, and upgrades and replacements of plumbing equipment, piping, hot/chilled water pumps, and variable frequency drives.	\$807,000
4. Life Safety: To include, but not limited to, CO2 monitors, smoke detectors, fire alarm systems, fire sprinkler systems, and heat detectors.	\$370,623
5. Site Improvements: To include, but not limited to, landscape upgrades, replacement of curbs and sidewalks, drainage, ADA upgrades, and paving.	\$500,000
6. Classroom Renovations: To include, but not limited to, classroom flooring, wall finishes, IT equipment, AV equipment, and whiteboards.	\$500,000
Total	\$5,677,623

RESOLUTION

WHEREAS, the Board of Trustees of Brookdale Community College is seeking approval for the use of Chapter 12 P.L. 1971, for the projects associated with site and infrastructure renovations, improvements to utilities, restrooms, roofing, drainage, flooring and rehabilitation projects to classrooms, HVAC, plumbing, and electrical efficiency and restorations, and life safety initiatives at all College locations and as identified as top priorities in the 2023 Board approved Facilities Master Plan; and

WHEREAS, the New Jersey Council of County Colleges will establish a deadline for the submittal of a Board of Trustees Resolution which identifies the approved projects for Chapter 12 funding; and

WHEREAS, the College will receive the commitment from the Monmouth County Board of School Estimate Meeting, and a resolution agreeing to match the necessary funds, prior to the deadline; and

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees of Brookdale Community College approves the use of Chapter 12, P.L. 1971 for the projects associated with site and infrastructure renovations, improvements to utilities, restrooms, roofing, drainage, flooring and rehabilitation projects to classrooms, HVAC, plumbing, and electrical efficiency and restorations, and life safety initiatives at all College locations and as identified as top priorities in the 2023 Board approved Facilities Master Plan.

NOTICE

Notice is hereby given that a public hearing will be held by the Board of School Estimate of Brookdale Community College with respect to the limited statement of the amount of money estimated to be necessary for current expenses and capital outlay for the operation of Brookdale Community College for the fiscal year 2026 - 2027, and with respect to the various items and purposes for which said money is to be appropriated in the Board of County Commissioners' Meeting, on the 15th day of April at 11 am in the Commissioners' Meeting Room at the Hall of Records, 1 E. Main St., Freehold, NJ 07728. The said limited statement will be on file and open for examination by the public between the hours of 10 am and 4 pm in the Finance & Operations Office of Brookdale Community College, Lincoln Campus, New Jersey, from the date of this publication until the date of said public hearing.

Brookdale Community College
Annual Budget Request - Budget Summary
Fiscal Year July 1, 2026 - June 30, 2027

Operations	
Revenue:	
Tuition	\$ 47,306,119
County of Monmouth	20,272,019
State	11,503,856
Fees (Technology, Capital, Student Life)	9,578,498
Course Fees & Other Misc. Fees	3,851,032
Continuing & Professional Studies	6,373,000
Other Income	1,500,000
Reserves	857,233
Total Revenue	100,894,955
Expenditures & Other Cash Requirements:	
Payroll	51,682,345
Benefits	22,089,419
Utilities	2,813,989
Other Operating Expenses	21,942,399
Debt Principal	1,654,701
Interest Expense	814,097
Total Expenditures & Other Cash Requirements	100,894,950
Capital	
Revenue:	
County Chapter 12	2,838,812
State Chapter 12	2,838,812
Total Capital Revenue	5,677,624
Expenditures:	
Chapter 12 Projects	5,677,623
Total Capital Expenditures	\$ 5,677,623

AFFIDAVIT OF PUBLICATION

Order Number : 12216524

STATE OF WISCONSIN
Brown County

Of the Asbury Park Press, an online news publication printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and say that the advertisement of which the annexed is a true copy, has been published in said online news publication in the issue:

ASB Asbury Park_Press 04/03/2026
ASB local.app.com 04/03/2026

Tested

Notary Public, State of Wisconsin County of Brown

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin

RESOLUTION

Operational and Chapter 12 Support for Brookdale Community College Fiscal Year 2026-2027

WHEREAS under the provision of Title 18A:64A-17 of the New Jersey Public Higher Education Laws, it is required that each year the board of trustees of the county college prepare and deliver to each member of the Board of School Estimate an itemized statement of the amount of money estimated to be necessary for the operation and capital outlay expenses for the ensuing year; and

WHEREAS, the Board of Trustees of Brookdale Community College, in the County of Monmouth approved the fiscal year 2026-2027 Operating Budget and Capital Budgets on February 25, 2026; and

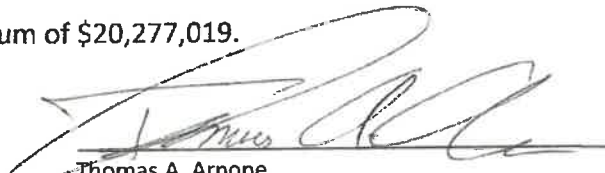
WHEREAS Brookdale Community College advertised the operating and capital budgets on April 3, 2026, determining the fixed amount of \$20,277,019 for operations and \$5,677,623 for Chapter 12 projects to support the operations and capital projects of the College for fiscal year 2026-2027; and

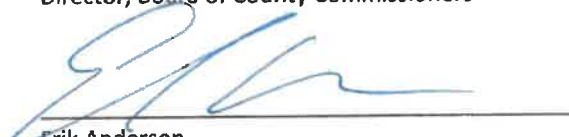
WHEREAS, required by Title 18A:64A-17 of the New Jersey Public Higher Education Laws, the Brookdale Community College Board of Trustees fix and determine the necessary amount of money and make two certificates thereof, one of which will be delivered to the College and the other to the Board of Chosen Commissioners of the County of Monmouth; and

NOW THEREFORE BE IT RESOLVED by the Board of School Estimate of Brookdale Community College in the County of Monmouth that the fixed operational sum of \$20,277,019, and the Chapter 12 sum of \$5,677,023 determined as the amount of money necessary to be appropriated by the Board of Chosen Commissioners of the County of Monmouth for the purpose of the operational and Chapter 12 support for the fiscal year commencing July 1, 2026.

CERTIFICATE
OF THE
BOARD OF SCHOOL ESTIMATE
(Current Operations)

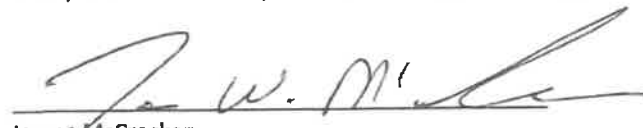
This is to certify that the Board of School Estimate of Brookdale Community College, at a public meeting held on April 15, 2026, and after public hearing, by official action, on motion duly made, seconded and carried by a vote of 5 in favor and 0 opposed, did fix and determine the amount of money to be allocated by Monmouth County for current operations expense of the College for the fiscal year July 1, 2026, to June 30, 2027, in the sum of \$20,277,019.


Thomas A. Arnone
Director, Board of County Commissioners


Erik Anderson
Board of County Commissioners


Dominick DiRocco
Board of County Commissioners

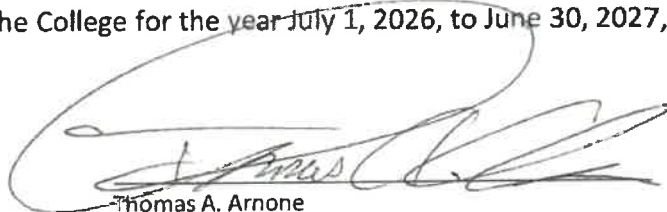

Barbara Horl
Chair, Board of Trustees, Brookdale Community College


James McCracken
Chair, Finance & Facilities
Board of Trustees, Brookdale Community College

CERTIFICATE
OF THE
BOARD OF SCHOOL ESTIMATE

(Capital)

This is to certify that the Board of School Estimate of Brookdale Community College, at a public meeting held on April 15, 2026, and after public hearing, by official action, on motion duly made, seconded and carried by a vote of 5 in favor and 0 opposed, did fix and determine the amount of money to be allocated by Monmouth County for the Chapter 12 capital expense of the College for the year July 1, 2026, to June 30, 2027, in the sum of \$5,677,623.



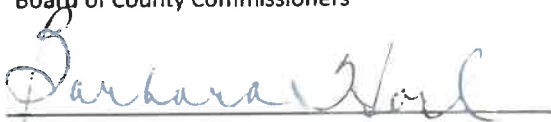
Thomas A. Arnone
Director, Board of County Commissioners



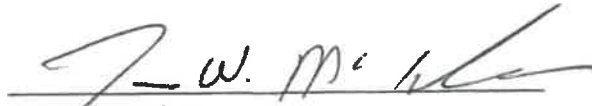
Erik Anderson
Board of County Commissioners



Dominick DiRocco
Board of County Commissioners



Barbara Horl
Chair, Board of Trustees, Brookdale Community College



James Mc Cracken
Chair, Finance & Facilities
Board of Trustees, Brookdale Community College