

**Summary of Proceedings
Regular Meeting of the Board of Trustees
Tuesday, September 8, 2026
5:00 p.m., Mary T. Norton Board Room and via Zoom**

Trustees Present: Edward DeFazio (Vice Chair); Lisa Dougherty; Stacy Gemma (Secretary/Treasurer); Roberta Kenny; Vincent Lombardo; Jeanette Peña (Chair); Joanne Rivera (Student Alumni Representative); Silvia Rodriguez; Lissa Santiago; and Harold Stahl.

Trustees Absent: Frances Teabout

Comments from the Public: There were no comments from the public.

1. Student Government Association President's Report

Student Government Association President Emily Martinez Peña offered the following report.

Emily Martinez Peña, SGA President, introduced the 2026-2027 Student Government Association leadership team, including Vice President Pius Dcor Jesu, Director of Inter-Club Council Noel Samonte, and Senator Karas Zaky. President Martinez Peña reported that the SGA Board currently consists of 11 members, including eight executive officers and three senators. SGA's goals for the academic year include strengthening connections with the student body and providing guidance and support to students.

President Martinez Peña announced SGA's first event of the semester, the Fall Kickoff, which will be held in collaboration with the Student Programming Board and Phi Theta Kappa. The event will provide students with opportunities to learn about campus clubs and organizations, receive free school supplies, enjoy refreshments, and access resources for student parents and their children.

Additionally, President Martinez Peña reported that the first Inter-Club Council meeting of the academic year is scheduled for the final week of September. A report on the meeting's outcomes and club activities will be presented to the Board in October.

2. All College Council Chair's Report

All College Council Chair Dr. Benny Youssef offered the following report.

The All College Council (ACC) reported on activities supporting shared governance and community engagement for the 2026-2027 academic year.

Dr. Youssef reported that the ACC Annual Retreat was held on June 17, earlier than in previous years, with nearly 60 members of the college community participating. Attendees reviewed accomplishments

from the previous academic year and discussed priorities and goals for 2026-2027. Due to the strong participation and positive outcomes, ACC plans to continue scheduling future retreats closer to the conclusion of the academic year.

Dr. Youssef also reported that ACC held its first General Meeting of the academic year on August 25, following College Service Day. More than 100 members of the college community attended, demonstrating growing engagement and interest in the College's shared governance process.

Updates were provided on the work of several ACC standing committees. The Technology and Infrastructure Committee is planning to expand the Tech Café initiative to assist students, faculty, and staff with technology-related questions in a collaborative environment. The Community Affairs Committee is addressing leadership and membership vacancies and is developing a contest to create an official ACC logo. The College Life Committee has begun planning the annual employee holiday celebration scheduled for December.

Additionally, ACC reported that Dr. Janet Baptiste has stepped down from her role as Co-Chair of the Academic Senate. Leadership responsibilities will continue under the direction of Dr. Kate Thurman, Chair of the Academic Senate. ACC expressed appreciation for Dr. Baptiste's service and support for Dr. Thurman's continued leadership.

The report concluded with acknowledgments to ACC Vice Chair Irma Williams, ACC Secretary Sarah Teichman, committee chairs and members, the Executive Cabinet, and the broader college community for their contributions and support.

3. *Interim President's Report*

Interim President Dougherty offered the following report.

Dr. Dougherty welcomed the College community to the Fall 2026 semester and highlighted several start-of-semester events, including College Service Day, Convocation, adjunct faculty orientation, and student-athlete orientation for the inaugural Hudson Hornets men's and women's basketball teams.

Dr. Dougherty reported that fall classes had begun, with additional 12-week and online course offerings scheduled later in the semester. While enrollment was slightly below the previous year's level, she noted that the College experienced significant enrollment growth during the prior year and had graduated 182 more students than the previous year, including 120 students who completed their studies through a summer enrollment incentive program.

Dr. Dougherty also discussed the recent Board of Trustees and Cabinet Retreat, which provided an opportunity for Cabinet members to review accomplishments and challenges and discuss institutional priorities. She advised that additional Cabinet presentations would resume at future Board meetings.

Looking ahead, Dr. Dougherty identified several institutional priorities for the interim period, including the opening of the Center for Student Success, the launch of the College's athletics program, with the first home game scheduled for November 3, continued implementation of the Strategic Plan, faculty and staff development, Middle States reaccreditation, implementation of EAB Edify, fiscal responsibility, student success, a culture of care, and the integration of artificial intelligence across the College. She emphasized that fiscal responsibility would be a primary focus during the year and announced that a standing monthly financial update would be added to the Board agenda.

Dr. Dougherty emphasized that fiscal responsibility would be a primary institutional focus during the year, with particular attention to accounts receivable and budget and expense management. She noted

that the College community would receive additional updates through Town Hall meetings and regular financial reports.

4. Financial Report

Veronica Zeichner offered the following report.

Ms. Zeichner reported that total revenues through July were approximately \$20.8 million, representing a variance of approximately \$441,000, or two percent below budget. She noted that enrollment activity would continue through the fall registration period, including late-start courses beginning later in the semester.

Overall expenses were reported to be below budget. However, faculty overload expenses exceeded budget projections by approximately \$181,000. Ms. Zeichner indicated that the administration, including Dr. Jones, Vice President for Academic Affairs, is actively monitoring course capacity, enrollment, faculty overload, and adjunct staffing levels to ensure effective resource management.

Ms. Zeichner reported that the College's operating cash balance was approximately \$15 million as of July 31. In response to a question from Trustee DeFazio regarding the decrease from approximately \$39 million in cash reserves during the prior year, she explained that the difference was largely attributable to investments in the Center for Student Success project. She noted that the College had previously sold properties, including the building located at 168 Sip Avenue, generating approximately \$25 million in proceeds, which have been utilized to support the Center for Student Success capital project.

The report also included an update on accounts receivable. Outstanding balances from prior fiscal years have been referred to collections, while the College continues to work with currently enrolled students before initiating collection efforts. Ms. Zeichner reported approximately \$21 million in outstanding receivables, including approximately \$16.5 million expected to be funded through financial aid, pending attendance verification and related compliance requirements.

Finally, Ms. Zeichner reviewed the funding sources for the Center for Student Success project. She reported that the largest source of funding was County support totaling approximately \$36 million through bond ordinances, followed by approximately \$34 million in Chapter 12 funding, a combination of state bonds and county-backed bonds. Additional funding sources included approximately \$25 million from property sale proceeds, \$5 million in State funding, \$2.2 million in federal appropriations, and \$673,779 in higher education infrastructure funding. She further noted that an estimated \$1 million project shortfall would be addressed through the construction contingency fund.

Regular Monthly Reports and Recommendations

1. The Minutes of the Regular Meeting of August 11, 2026 were approved.
2. Gifts, Grants, and Contracts Report

Hudson County Community College has received the following grant:

Title: General Education Fellows Program: From Community of Practice to Inquiry-Based Curriculum Reform

Agency: The Great Questions Foundation (TGQF)

Purpose of Grant: The year-long initiative will engage 6–8 faculty members from Humanities, Social Sciences, and STEM in developing and implementing discussion-based teaching strategies and innovative projects within general education courses. The program will strengthen faculty leadership, enhance student critical thinking and engagement, and support HCCC’s broader general education reform efforts.

College Administrators: Alison Bach, Karen Galli, and Susannah Wexler

College Contribution: \$0

Award Amount: \$20,000

The following actions were taken concerning **Fiscal, Administrative, Lease, and Capital Recommendations** brought forward by the Administration and endorsed by the Finance Committee.

1. Resolution Authorizing Purchase of Furniture for the Center for Student Success (General Services Administration) to be funded from Chapter 12 funds, at a cost not to exceed \$178,077, was approved.
2. Resolution Awarding HVAC Contract Maintenance and Repairs to be funded from the operating budget, at a cost not to exceed \$625,000, was approved.
3. Resolution Awarding Contract for Electrical Services and Installations to be funded from the operating budget, at a cost not to exceed \$238,565, was approved.
4. Resolution Authorizing Installation of Internet Services, to be funded from Chapter 12 funds, at a cost not to exceed \$60,000, was approved.
5. Resolution Authorizing Renewal of Subscription Services for Gabert Library to be funded from the operating budget, at a cost not to exceed \$116,718, was approved.
6. Resolution Authorizing Payment of HVAC Emergency Repair Services to be funded from the operating budget, at a cost not to exceed \$281,125, was approved.
7. Resolution Authorizing Payment of Food Equipment Repair Services to be funded from the operating budget, at a cost not to exceed \$119,213, was approved.
8. Resolution Authorizing Payment of Specialty Food Products for the Culinary Conference Center from Baldor Specialty Foods, Inc., to be funded from the operating budget, at a cost not to exceed \$80,000, was approved.
9. Resolution Authorizing the North Hudson Higher Education Center Condominium Lease Extension with the County of Hudson to be funded from the operating budget, at a cost not to exceed \$7,209 per month, was approved.
10. Resolution Authorizing Sale of Personal Property with proceeds to be used to offset student aid expenses, was approved.

The following actions were taken regarding **Personnel Recommendations** brought forward by the Administration and endorsed by the Personnel Committee.

1. The resignations of a Senior Assistant Director, Student Engagement and Experience, and a Director, Continuing Education and Workforce Development were approved.
2. Appointments of Full-time Staff were approved.

3. Authorizations of Part-time Staff through September 2027, as needed, were approved.
4. Appointments of New Hire Adjunct Instructors were approved.
5. Travel Requests were approved.
6. Resolution to Approve Settlement Agreement and Release was passed.

The following actions were taken regarding **Academic and Student Affairs** as brought forward by the Academic and Student Affairs Committee.

1. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and the Association of Community College Trustees (ACCT) for the Workforce Futures Accelerator (WFA) Project was approved.
2. Resolution Authorizing Renewal of Agreement Between Hudson County Community College (HCCC) and the Hudson County Department of Family Services and Community Reintegration for the Continued Delivery of the Academic and Workforce Pathways Program in Partnership with the Department of Corrections and Rehabilitation was approved.
3. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and Rising Tide Capital to Provide Supervised Internship Opportunities was approved.
4. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and The Firm Financial Group, LLC to Provide Supervised Internship Opportunities was approved.
5. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and Jersey City Economic Development Corporation to Provide Supervised Internship Opportunities was approved.
6. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and The Waterfront Project to Provide Supervised Internship Opportunities was approved.
7. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and Xcel Federal Credit Union to Provide Supervised Internship Opportunities was approved.
8. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and Gotta Go Gaming to Provide Supervised Internship Opportunities was approved.
9. Resolution Authorizing Memorandum of Understanding (MOU) Between Hudson County Community College (HCCC) and Team Wilderness to Provide Supervised Internship Opportunities was approved.
10. Resolution Authorizing Agreement Between Hudson County Community College (HCCC) and Columbus State Community College for the National Information Technology Innovation Center was approved.
11. Resolution Approving the Hudson County Community College Alma Mater was adopted.

There was no **New Business**.

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The **meeting was adjourned** at 5:19 p.m.

The minutes of the Board of Trustees Meeting, upon approval, are available in the College Library, the President's Office, and on the College website.