



## State of New Jersey

NEW JERSEY BUILDING AUTHORITY  
50 WEST STATE STREET, 2<sup>ND</sup> FLOOR  
P. O. BOX 292  
TRENTON, NEW JERSEY 08625-0292

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PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

WILLIAM T. MULLEN  
*Vice Chairman*

ANTHONY FARACA  
*Executive Director*

Video/Teleconference Board Meeting  
Thursday October 24, 2024 @ 2:00 P.M.  
New Jersey Building Authority (NJBA/BA)  
50 West State Street, 2nd floor  
Trenton, NJ 08625

### **MINUTES OF BOARD MEETING**

#### ATTENDEES

1. William T. Mullen, Vice Chairman
2. Prentis C. Nolan, III
3. William C. Sproule
4. Roshan White
5. David Moore, NJ Office of Public Finance, Designee for State Treasurer
6. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting
7. Ronald Simonini
8. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning

#### **BOARD MEMBERS ABSENT VIA TELECONFERENCE**

9. Kurt Krueger, Jr.
10. Sean Earlen

#### **OTHERS PRESENT VIA TELECONFERENCE**

Kavin Mistry, Deputy Director, Division of Law  
Allyson Cofran, Deputy General, Division of Law  
Laura Wilton, Senior Counsel, Governor's Authorities Unit  
Anthony Faraca, Executive Director, NJBA  
Wanda L. Gibson, NJBA Administration Operations Manager  
Joseph Fuca, NJBA Chief of Construction  
Gary Pinar, Assistant Director, Department of the Treasury  
Shakia McClinton, Treasury Administration – Fiscal & Resources  
Dorit Kressler, Public Finance Chair, Chiesa Shahinian & Giantomasi PC

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**I. CALL MEETING TO ORDER**

Vice Chairman Mullen called the meeting to order at approximately 2:08 P.M.

**II. THE READING OF THE NEW JERSEY OPEN PUBLIC MEETINGS ACT STATEMENT**

Anthony Faraca, read the following statement:

“Pursuant to the New Jersey Open Public Meetings Act as amended, the New Jersey Building Authority gave notice of the time, place and date of this meeting by providing notice of time, place and date to the Secretary of State of the State of New Jersey (Trenton, NJ), The Times (Trenton, NJ), The Star Ledger (Newark, NJ) and The Record (Hackensack, NJ).

**IIA. ROLL CALL FOR ATTENDANCE**

At the request of Vice Chairman Mullen, Mr. Faraca proceeded with roll call and informed Vice Chairman Mullen that the Board Member quorum requirement was met. Board Member attendees are noted above.

**IIB. OTHERS PRESENT**

Refer to the OTHERS PRESENT above. Please note no members of the public attended this teleconference meeting.

**III. MATTERS REQUIRING BOARD ACTION**

- a. **Resolution of the New Jersey Building Authority Approving the April 26, 2024 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Vice Chairman Mullen asked for a motion to approve the April 24, 2024 NJBA Board Meeting Minutes. Mr. Sproule moved the motion, and Mr. Simoncini seconded the motion. Vice Chairman Mullen asked for a vote. Seven (7) board members voted in favor of the motion, and the motion was approved.
- b. **Resolution of the New Jersey Building Authority Approving the 2025 Administrative Budget** (attached as **Exhibit B**): Vice Chairman Mullen asked for a motion to approve the 2025 Administrative Budget. Mr. Sproule moved the motion, and Mr. Rutala seconded the motion. Vice Chairman Mullen asked for a vote. Seven (7) Board members voted in favor of the motion, and the motion was approved.
- c. **Resolution of the New Jersey Building Authority Approving the 2025 Board Meeting Schedule** (attached as **Exhibit C**): Vice Chairman Mullen asked for a motion to approve the 2025 Board Meeting Schedule. Mr. Sproule moved the motion, and Mr. Simoncini seconded the motion. Vice Chairman

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Mullen asked for a vote. Eight (8) Board members voted in favor of the motion, and the motion was approved.

- d. **Resolution of the New Jersey Building Authority Approving the 2022 Annual Report** (attached as **Exhibit D**): Vice Chairman Mullen asked for a motion to approve the 2022 Annual Report. Mr. Sproule moved the motion, and Mr. White seconded the motion. Vice Chairman Mullen asked for a vote. Seven (7) Board members voted in favor of the motion, One (1) member abstained, and the motion was approved.
- e. **Resolution of the New Jersey Building Authority Approving the Termination and Discharge of Ground Leases, Leases, Property** (attached as **Exhibit E**): Vice Chairman Mullen asked for a motion to approve the 2025 Administrative Budget. Mr. Sproule moved the motion, and Mr. Simoncini seconded the motion. Vice Chairman Mullen asked for a vote. Eight (8) Board members voted in favor of the motion, and the motion was approved.

Dorit Kressel, of Chiesa Shahinian & Giantomasi (CSG), Bond Counsel to the Building Authority, having prepared the resolution and related documents, explained the resolution. The resolution authorizes the termination and discharge of all the Building Authority's lease agreement and ground lease documents that relate to the various state buildings and facilities. A list of all of those leases and ground lease documents are set forth as an attachment to the resolution as exhibit A. Because they are no longer any bonds or notes outstanding of the Authority with respect to any of those facilities, by its terms, the lease agreement can be terminated. Therefore, CSG has prepared a discharge document to be recorded in the various jurisdictions where the various facilities are located. There is language in the discharge document to also allow for the termination and discharge of any other related facilities, even if they have not been exactly identified in the documents. It also authorizes additional proceedings, including submitting an excerpt of the Minutes of the meeting to the Governor as required, pursuant to the act delivering such additional supplemental discharge documents as may be determined to be necessary or advisable and making any other determinations relating to the foregoing in order to do whatever is necessary, or advisable and connect with the discharge. Once this has been approved in the proper time has passed, CSG will then, at the direction of the Attorney General's office direction, be involved in getting the documents recorded in order in order to discharge the ground leases and the leases.

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**IV. PUBLIC COMMENTS**

No members of the public appeared in person, nor identified themselves on the teleconference call meeting.

**V. PROJECT STATUS REPORTING**

Vice Chairman Mullen asked Mr. Faraca to provide a project update on the current projects.

Mr. Faraca stated that the State House has been occupied for approximately a year and a half. There were some issues in the front of the State House with the portico, which was not part of the project. There was a large crack across the surface of the Portico, which required underpinning of the complete structure along with tensioning rods to secure to building. That is the reason the front of the Executive Statehouse has not completed yet. However, with the recent completion of the underpinning, the jacks transferring the load to the steel shoring will be transferred to the new underpinning and with no new movement, then the tensioning rods would then be secured. Once these procedures are performed successfully, the removal of the steel trusses will begin. Then the final finishes can begin which include two ADA ramps up front; all new concrete sidewalks, and remaining lighting. It is expected by the end of the year to be substantially completed with some handrails possibly being completed in January 2025, and landscaping in the front being finished in the springtime.

On the side of the State House, the screening building in the courtyard is very close to substantial completion. The Ballistic glazing is complete but the ballistic doors still have not arrived causing a delay in completion. The courtyard and the screening building are looking awesome. The fountain in the courtyard is close to being refurbished. The Building Authority (BA) really had some good contractors out there and some good men that did a great job.

**Other Projects:**

- Another project the BA has is the Executive State House Complex generators. Three large generators are going to be installed. These generators were pre purchased and ordered two years ago. The generators have arrived however; we are waiting for additional funds for installation. This project is expected to start in early 2025. The construction duration is approximately twelve to thirteen months.
- A substantially big addition at the health lab, which the NJBA built approximately twenty years ago. That construction is expected to start in the summer 2025.

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- The Juvenile Justice Complex (JJC) sites. There are three sites, with seven buildings at each site: One site is in Winslow, which will start first, approximately in late spring 2025. The second site is in Ewing, which will start in the summer 2025. The third north site is currently being selected. The BA already has the design. If there are any changes, it will just be foundations and site work. This design should be turned around fairly quick to get that project started by the end of 2025.
- The New Jersey State Police training facility in West Trenton. It is a large project, approximately \$250 million plus. The consultant for the study has been selected and will be issued an NTP shortly. Once the study is completed by the spring, NJBA will advertise for a design consultant.
- NJBA also has miscellaneous projects at the governor's mansion.
- Additionally, NJBA is currently overseeing approximately 20 small contracts throughout the state

Vice Chairman Mullen asked if there were any questions.

Mr. Prentice asked about the cost versus the budget of the State House project. Mr. Faraca replied that we are right on budget for the State House, minus the work, with the portico that was not included in the bond. Currently we have approximately \$500,000 in EDA bond funds left that are not allocated, however, we are within budget with the bonds.

Mr. Sproule asked about the approximate dollar value of the JJC projects since all three sites have seven buildings. Mr. Faraca replied that is s approximately \$210 million.

Mr. Simoncini asked if the Authority staff needed to be expanded to accomplish all of the work that is currently happening and what is coming up. Mr. Faraca replied that we hired a new Chief of Construction, Mr. Joseph Fuca, who replaced Mr. Vincent Campanella who recently retired. Mr. Fuca was in construction at the Department of Corrections and is acclimating quickly. With both Mr. Fuca and Mr. Faraca on some of these projects the BA will make it work. It will be hard, but it will get done. Mr. Simoncini commented that this is quite an undertaking to manage the continuity of all these projects. Mr. Faraca explained that it helps to have good Construction Management firms working with the BA.

**VI. GENERAL COMMENTS**

Mr. Griffin asked about some work being done by the Labor building. Mr. Faraca and Mr. Mistry concurred that this was not the work of the BA or the state but that of PSEG.

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**VII. EXECUTIVE SESSION**

None

**VIII. NEXT SCHEDULED BOARD MEETING DATES**

The next scheduled board meeting is Tuesday, December 10, 2024.

**IX. ADJOURNMENT**

Vice Chairman Mullen asked if there being no other business, the meeting could be adjourned. Mr. Sproule moved to adjourn the meeting. Eight (8) members voted in favor, and the motion passed. The meeting adjourned at approximately 2:27 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Anthony Faraca". The signature is written in a cursive style.

Anthony Faraca  
Executive Director  
Board Secretary

wlg

Date: October 24, 2024