



PHILIP D. MURPHY
Governor

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Lt. Governor

State of New Jersey

NEW JERSEY BUILDING AUTHORITY
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WILLIAM T. MULLEN
Vice Chairman

ANTHONY FARACA
Executive Director

Video/Teleconference Board Meeting
Tuesday, August 12, 2025 @ 1:02 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. David Moore, NJ Office of Public Finance, Designee for State Treasurer
4. Ronald Simonini
5. Kurt Krueger, Jr.
6. Sean Earlen
7. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting

BOARD MEMBERS ABSENT VIA TELECONFERENCE

8. Roshan White
9. William C. Sproule
10. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning

OTHERS PRESENT VIA TELECONFERENCE

Anthony Faraca, Executive Director, NJBA
Wanda L. Gibson, Administration Operations Manager, NJBA
Joseph Fuca, Chief of Construction, NJBA
Allyson Cofran, Deputy General, Division of Law
Michael Eleneski, Associate Counsel, Governor's Authorities Unit
Shakia McClinton, Treasury Administration – Fiscal & Resources
Thomas Edenbaum, Director, Department of Property Management & Construction (DPMC)
Jeanette Barnard, Deputy Director, Department of Property Management & Construction (DPMC)

I. CALL MEETING TO ORDER

Vice Chairman Mullen called the meeting to order at approximately 1:02 P.M.

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

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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 June 17, 2025 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Vice Chairman Mullen asked for a motion to approve the June 17, 2025 NJBA Board Meeting Minutes. Mr. Krueger moved the motion, and Mr. Nolan 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 Memorandum of Understanding between Treasury and the New Jersey Building Authority** (attached as **Exhibit B**): Vice Chairman Mullen asked for a motion to approve the Memorandum of Understanding (MOU) between Treasury and the New Jersey Building Authority. Mr. Simoncini moved the motion, and Mr. Kreuger 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.

Mr. Mullen asked Ms. McClinton if she would give a brief explanation of the Memorandum of Understanding (MOU). Ms. McClinton stated that the draft MOU is for the State’s Fiscal Year (FY) 2026. It will be finalized after this meeting, and a check will be processed for the second half of the NJBA’s Current Year (CY) 2025, from Treasury’s Fiscal Year 2026 budget for the NJBA.

Mr. Mullen verified that the second half of Treasury’s FY2025 allotted budget for the NJBA was not needed as there are enough funds in NJBA’s account for the first half of NJBA’s CY2025/Treasury’s second half of FY2025.

c. **Resolution of the New Jersey Building Authority Approving the Memorandum of Understanding between Treasury’s Department of Property Management and**

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Construction (DPMC) and the New Jersey Building Authority (attached as **Exhibit C**): Vice Chairman Mullen asked for a motion to approve the Memorandum of Understanding (MOU) between Treasury's DPMC and the New Jersey Building Authority. Mr. Kreuger 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.

Mr. Mullen asked Mr. Edenbaum if he would give a brief explanation of the Memorandum of Understanding (MOU). Mr. Edenbaum stated that the MOU was asked for by the Treasurer's office to have actual written agreement in place to govern the two entities to formalize the relationship between DPMC and the Building Authority as the projects that get assigned from DPMC to the Building Authority

IV. PROJECT UPDATES

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

Mr. Faraca's update was as follows:

- The Executive State House: Executive Statehouse is 99.9% complete. A few remaining issues are being addressed, after which the project will be complete and ready for the final Certificate of Occupancy (CO)
- State House generator project: This project involves critical infrastructure upgrades at the Capital complex. The scope includes: Installation of two new business continuity generators and infrastructure, Replacement of an existing life safety generator to maintain compliance with safety codes and improve system reliability. These projects are under a project labor agreement.
- NJ Statehouse Park: Currently in the design phase.
- NJ Statehouse Ballistic guard booth: Construction is set to begin in September.
- Drumthwacket (the Governor's mansion): Currently adding a small multi-purpose addition which will include a lactation room for compliance with NJ state law.
- A separate exterior lighting project is currently out to bid with bids due in September.
- The Juvenile Justice Complex Secure Facilities project:
 - The Winslow site: Bids were received below both the Architects, and the Construction Managers estimates. The project has been awarded to Epic Management, with a notice to proceed issued today, August 12, 2025.
 - The Ewing site: Project is currently out to bid with the Pre Bid being held this morning.
 - Both of these projects are identical and are under a Project Labor Agreement.
- The New Jersey Public Health and Environmental Lab addition: Currently in design.
- The New Jersey State Police Training Academy: Project on hold pending possible bonding.

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V. PUBLIC COMMENTS

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

Vice Chairman Mullen asked if there were any questions.

There were none.

VI. GENERAL COMMENTS

None

VII. EXECUTIVE SESSION

None

VIII. NEXT SCHEDULED BOARD MEETING DATES

The next scheduled board meeting is Tuesday, October 14, 2025.

IX. ADJOURNMENT

Vice Chairman Mullen asked if there being no other business, the meeting could be adjourned. Mr. Simoncini moved to adjourn the meeting; Mr. Moore seconded the motion. Seven (7) members voted in favor, and the motion passed. The meeting adjourned at approximately 1:14 P.M.

Respectfully submitted,



Anthony Faraca
Executive Director
Board Secretary

wlg

Date: August 12, 2025