



PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

## State of New Jersey

NEW JERSEY BUILDING AUTHORITY  
50 WEST STATE STREET, 2<sup>ND</sup> FLOOR  
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WILLIAM T. MULLEN  
*Vice Chairman*

ANTHONY FARACA  
*Executive Director*

Video/Teleconference Board Meeting  
Tuesday, June 17, 2025 @ 11:35 A.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. Roshan White

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

8. William C. Sproule
9. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting
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  
Douglas Tamase, Project Manager, NJBA  
Kavin Mistry, Deputy Director, Division of Law  
Allyson Cofran, Deputy General, Division of Law  
Michael Eleneski, Associate Counsel, Governor's Authorities Unit  
Gary Pinar, Assistant Director, Department of the Treasury  
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 11:35 A.M.

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**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 February 11, 2025 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Vice Chairman Mullen asked for a motion to approve the February 11, 2025 NJBA Board Meeting Minutes. Mr. Moore 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 First Amendment to 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 First Amendment to the Memorandum of Understanding (MOU) between Treasury and the New Jersey Building Authority. Mr. Moore 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. Pinar if he would explain the purpose of the First Amendment to the Memorandum of Understanding (MOU). Mr. Pinar stated that the purpose of this amendment is to address the timing issue between the state's budget cycle and the building authorities. The building authority runs on a calendar year. The state runs on a state fiscal year, which starts July 1st and ends June 30th, so that the State appropriation that you get covers half of one year for you and half of another year. The state's budget is done ahead of time, so they don't really know what your second well, rather what their second half of the state fiscal year, which is the first half of

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your calendar year is going to cover. Therefore, they put an amount as an appropriation, which is what the original MOU reflected. The Office of Management and Budget had requested that we bring the MOU in line with what your actual budget is. Your budget request was for half of last calendar year and the first half of this calendar year. Therefore, that is what the purpose of this amendment is, to give back that funding that you received that was more than what you had requested through your budget, and that amount is \$31,000. That is what this amendment represents.

Mr. Mullen asked if there (would be) many others, being that public entities such as ourselves, that are not on the same calendar year. It sounds like a simple fix, at some point in time.

Mr. Pinar. Stated that there are, because of the way the funding changed this year for the NJBA, we had to go the MOU route. This is the first year of the MOU, and we're working it out as we go. However, I anticipate that this gets a lot smoother as we go along.

**IV. PUBLIC COMMENTS**

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

**V. 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 and screening building are now completed. There are a few open punch list items on both projects and a few requests which the NJBA is fulfilling for the New Jersey State Police.
- State House generator project: The repurchased generators have arrived and are currently in storage. The NJBA in conjunction with the Governor's office has secured the remaining funds for the installation. Final bid package is currently being completed and will be ready for bid in the next two weeks.
- State Police Guard Booth: Construction is set to begin in the next two weeks.
- The New Jersey Public Health and Environmental Lab addition: The federal funds for this project were pulled by the federal government but have been reinstated and design is ongoing.
- The Juvenile Justice Complex Secure Facilities project:
  - The Winslow site: A pre bid was held on May 9<sup>th</sup> with a large turnout. Bids are due on July 10<sup>th</sup>. I also spoke with many of the BA's who also attended the meeting and assured them the project would be covered under a PLA and I assured them that the NJBA would make the project run smoothly.
  - The Ewing site: The Ewing project is almost ready for bid pending DEP signature on the Treatment works approval also known as a TWA. The

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NJBA expects a large number of contractors bidding like the turnout for Winslow as the project is a replica of Winslow.

- The North site: DPMC is currently locating State owned properties for the 3<sup>rd</sup> site.
- The New Jersey State Police Training Academy: The final study has been received and under review. A meeting was held with NJBA, EDA, NJSP, and Governor's office to discuss possible funding for construction.
- Drumthwacket (the Governor's mansion): At the request of the Governor's office, The NJBA has been overseeing a few smaller projects which include a small multipurpose addition, a power sliding security gate, and an exterior landscape/walkway lighting project in the rear of the mansion.

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, August 12, 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 11:44 A.M.

Respectfully submitted,



Anthony Faraca  
Executive Director  
Board Secretary

wlg

Date: June 17, 2025