



**State of New Jersey**  
New Jersey Building Authority  
28 West State Street, Suite 602  
Trenton, NJ 08625  
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Chris Christie  
*Governor*

Kim Guadagno  
*Lt. Governor*

John H. Fisher III  
*Chairman*

Board Meeting  
(Via Teleconference)  
Tuesday, September 12, 2017 2017 @ 9:30 A.M.  
New Jersey Building Authority  
28 West State Street, 6th floor  
Trenton, NJ 08625

### **MINUTES OF BOARD MEETING**

#### ATTENDEES

#### **BOARD MEMBERS PRESENT VIA TELECONFERENCE**

1. John H. Fisher III, Chairman
2. Prentis C. Nolan, III
3. Dennis McNerney
4. William T. Mullen
5. Sean Earlen
6. Ryan Feeney, NJ Office of Public Finance, Designee for State Treasurer
7. Brian Francz, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting

#### **BOARD MEMBER(S) ABSENT**

William C. Sproule  
B. Carol Molnar, Esq. - Chair, NJ Commission on Capital Budgeting & Planning

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

Thomas Huth, Governor's Authorities Unit

#### **OTHERS PRESENT AT THE NJBA OFFICE**

Kavin Mistry, Assistant Attorney General  
Chis Chianese, Director, Division of Property Mgt. and Construction (DPMC)  
Raymond A. Arcario, NJBA Executive Director/Secretary  
Phil Johnson, NJBA Project Manager  
Vincent Campanella, NJBA Sr. Project Manager  
Kyle Paul, NJ Treasury Administration  
Anthony Faraca, NJBA Chief of Construction

#### **I. CALL MEETING TO ORDER**

Chairman Fisher called the meeting to order at approximately 9:37A.M.

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

At the request of Chairman Fisher, Mr. Arcario, 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).

**II. ROLL CALL FOR ATTENDANCE**

Mr. Arcario proceeded with roll call and informed Chairman Fisher that there was a quorum requirement. Board Member attendees are noted above.

**IIA. OTHERS PRESENT**

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

**III. MATTERS REQUIRING BOARD ACTION**

a. Chairman Fisher asked for a motion to approve the May 11, 2017 New Jersey Building Authority (“NJBA”) Board Meeting Minutes. Mr. Mullen moved the motion, Mr. McNerney second the motion; and Mr. Arcario with the roll call, only six (6) board members voted in favor of the motion, and the motion was not approved.

b. Chairman Fisher asked for a motion to approve the May 22, 2017 NJBA Board Meeting Minutes. Mr. Mullen moved the motion, Mr. Nolan second the motion; and Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

c. Chairman Fisher asked for a motion to approve the resolution accepting the NJBA’s 2016 Annual Report. Mr. Nolan moved the motion, Mr. McNerney second the motion; and Mr. Arcario with the roll call, seven (7) board members voted in favor of the motion, and the motion was approved.

Mr. Paul then explained to the members that the NJBA board previously approved by resolution the NJBA’s 2016 Audit dated May 17, 2017 at the NJBA’s May 22, 2017 board meeting. The NJBA’s 2016 Audit dated May 17, 2017 was reissued June 28, 2017 in order to include a subsequent event note relating to the refunding of certain NJBA bonds. Mr. Paul further explained that on May 11, 2017, the New Jersey Economic Development Authority (“EDA”) issued its State Lease Revenue Refunding Bonds (State House Project), 2017 Series A (Federally Taxable) and its State Lease Revenue Bonds (State House Project), 2017 Series B. The purpose of 2017 Series A Bonds was to defease outstanding NJBA bonds attributable to the Executive State House and the Legislative State House. This was accomplished by issuing \$42.775 million in bonds and transferring \$36.676 million of NJBA project funds that were originally issued to finance the NJBA’s Exterior Envelope Renovation and Repair Project. The NJBA bonds which were defeased are no longer outstanding under the NJBA’s State Building Revenue Bond Resolution, as amended.

Assistant Attorney General Mistry stated that Mr. Paul’s statements were for the information of the Board and no further action was required.

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**IV. FINANCIAL ADVISOR FOR CAPITAL BUDGET MODELING AND ADVISORY SERVICES UPDATE**

Mr. Arcario advised the Board that Mr. Chianese of DPMC is in attendance to speak on the update for this matter. Mr. Arcario stated no substantive update information is available since the NJBA's last meeting. This subject matter will remain on the agenda and as soon as new substantive information is available, the Board will be updated.

**V. PROJECT STATUS REPORTING**

**Executive State House ("ESH")**

Chairman Fisher opened the discussion, remarking upon the State's previous building repairs and building campaigns and the negative impact on this historical property.

Chairman Fisher asked Mr. Arcario to provide any project updates.

Mr. Arcario offered the Board Members a tour of the ESH and if so desired, to please contact Mr. Johnson at the BA to make arrangements. NJBA continues to partner with DPMC in overseeing the ESH project in the areas of contract administration, contract compliance and project management. Since the May 11, 2017 meeting, DPMC has issued an amendment to the Design Consultant contract to commence the schematic phase, on the comprehensive renovation and restoration of the ESH, which is scheduled to end in December 2017. The schematic phase includes non-destructive probes and investigations to inform the Design Consultant of existing construction assembly and better their ability to provide the proper design work. Since the last NJBA meeting, the following DPMC construction contracts have been awarded: Emergency Repairs #2, Site Security including overhead protection along State Street and the east side of the Legislative State House, Selective Removals & Demolition and Asbestos Abatement. The awarded contracts to date have been in range of cost estimates with some savings. DPMC was instrumental in relocating the ESH staff to suitable office space within walking distance of the ESH.

In addition, DPMC has advertised the construction management services RFP for the Comprehensive Renovation and Restoration of the NJ Executive State House.

Chairman Fisher stated that the formally covered historical features have been exposed for viewing and mentioned the NJBA's plan to further capture and document the history of the ESH.

Chairman Fisher and Mr. Arcario asked the Board Members for any comments. No comments or questions by the Board Members.

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**VI. EXECUTIVE SESSION**

None

**VII. PUBLIC COMMENTS**

No public members identified on the teleconference call meeting.

**VIII. GENERAL COMMENTS/OTHER BUSINESS**

None.

**IX. NEXT SCHEDULED BOARD MEETING DATES**

Tuesday, October 10, 2017 – 9:30A.M.

Tuesday, December 12, 2017 – 9:30A.M.

Mr. Arcario stated that the NJBA is considering postponing the October 10, 2017 meeting to November 2017 and potentially canceling the December 12, 2017 meeting. The NJBA's 2018 Annual Administrative Budget plus approval of the May 11, 2017 board meeting minutes will be on the next board meeting agenda. Mr. Johnson will poll the board members for their November 2017 availability.

**X. ADJOURNMENT**

Chairman Fisher asked if there being no other business that the meeting can be adjourned; on motion by Mr. Mullen and second by Mr. Nolan and with seven (7) members voting in favor, the motion passed. The meeting adjourned at approximately 9:56A.M.

Respectfully submitted,



Raymond A. Arcario  
Executive Director/Secretary

RAA/pj

Date: September 14, 2017