



State of New Jersey
NEW JERSEY BUILDING AUTHORITY
28 WEST STATE STREET, 6TH FLOOR
TRENTON, NJ 08625

PHILIP MURPHY
Governor

SHEILA OLIVER
Lt. Governor

JOHN H. FISHER, III
Chairman

Teleconference Board Meeting
Tuesday, August 10, 2021@ 9:36 A.M.
New Jersey Building Authority (NJBA/BA)
50 West State Street, 2nd 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. Sean Earlen
4. William C. Sproule
5. William T. Mullen
6. Kurt Krueger, Jr.
7. Michael Kanef, NJ Office of Public Finance, Designee for State Treasurer

BOARD MEMBER(S) ABSENT

8. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning
9. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting

OTHERS PRESENT VIA TELECONFERENCE

Raymond A. Arcario, NJBA Executive Director/Secretary
Phillip Johnson, NJBA Project Manager
Wanda L. Gibson, NJBA Administration Operations Manager
Richard Flodmand, Deputy Director, Department of Property Management & Construction
Victoria Nilsson, Deputy Attorney General
Joy Johnson, Associate Counsel, Governor's Authorities Unit
Tricia Gasparine, Esq., Chiesa Shahinian & Giantomasi PC, Attorneys at Law
Dorit Kressel, Esq., Chiesa Shahinian & Giantomasi PC, Attorneys at Law
Danielle Esser, Director of Governance & CCRC staff, NJEDA
Annie Hindenlang, AICP, PP, Principal/COO of Topology & CCRC Planning Consultant
Gary Pinar, Assistant Director, Treasury Administration
Julie Krause, Treasury Administration, EO40 Capital City Partnership Lead

I. CALL MEETING TO ORDER

Chairman Fisher called the meeting to order at approximately 9:30 A.M.

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

Raymond 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

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

IIA. 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 13, 2021 Board Meeting Public Session Minutes:** Chairman Fisher asked for a motion to approve the April 13, 2021 NJBA Board Meeting Minutes. William Sproule moved the motion, and William Mullen seconded the motion. Mr. Arcario called the roll. Six (6) board members voted in favor of the motion with one (1) abstention, and the motion was not approved.
- b. **Resolution of the New Jersey Building Authority Approving the May 14, 2021 Board Meeting Public Session Minutes:** Chairman Fisher asked for a motion to approve the May 14, 2021 NJBA Board Meeting Minutes. Chairman Fisher moved the motion, and William Mullen seconded the motion. Mr. Arcario called the roll. Seven (7) board members voted in favor of the motion, and the motion was approved.
- c. **Resolution of the New Jersey Building Authority Accepting the Vice Chairperson of the Board:** Chairman Fisher asked for a motion to accept the appointment of William Mullens Vice Chairperson of the New Jersey Building Authority Board. Chairman Fisher moved the motion, and William Sproule seconded the motion. Mr. Arcario called the roll. Seven (7) board members voted in favor of the motion, and the motion was approved.

Chairman Fisher nominated Mr. Mullen who had filled in for him at the April 2021 Board meeting in his absence. Mr. Arcario thanked Mr. Mullen for his willingness to be the Vice Chair.

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- d. **Resolution of the New Jersey Building Authority Approving the 27th Supplemental State Building Revenue Bond:** Chairman Fisher asked for a motion to approve the 27th Supplemental State Building Revenue Bond. William Sproule moved the motion, and Kurt Kruger, Jr. seconded the motion. Mr. Arcario called the roll. Seven (7) board members voted in favor of the motion, and the motion was approved.

Mr. Arcario asked our Bond Council, of which Dorit Kressel and Tricia Gasparine of Chiesa Shahinian & Giantomasi PC were in attendance, to explain the resolution.

Ms. Kressel explained that the supplemental resolution authorizes certain amendments to the purchase option section of the lease and agreement between the Authority and the State. The resolution also authorizes the exercise of purchase option as amended with regard to the Taxation building and the release of the Taxation building from the lien of the lease once the purchase option is carried out. The resolution also proves the forms of all the related real property documents to reflect the release of the Taxation building that would include, for example, the amended lease and amended ground lease and any and all actions necessary to connection with these actions are also authorized.

IV. PRESENTATION BY THE NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY -

Capital City Redevelopment Corporation (CCRC)

Chairman Fisher asked Mr. Arcario to introduce Ms. Esser and Ms. Hindenlang to present the Public Adoption Process for the Capital City Redevelopment Corporation (CCRC) Plan Update.

Mr. Arcario stated that Danielle Esser is the Director of Governance for the NJEDA and staff for the Capital City Redevelopment Corporation, CCRC. Ms. Esser is the contract manager for the update to the CCRC's Renaissance Plan. Ms. Esser has worked at the NJEDA for three (3) years, and for a total of twenty (20) years in NJ State Government, in various state agencies, having deep experience in managing projects and processes effectively.

Annie Hindenlang, AICP, PP, is the CCRC Planning Consultant. She is Principal/COO of Topology, and has extensive experience working with NJ municipalities, and development of redevelopment plans for the revitalization of communities across the State. Annie will provide the presentation, which will likely take about 20 min or so, and she will be available to answer any questions.

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The Capital City Redevelopment Corporation (CCRC or Corporation) was created by an act of the New Jersey State Legislature and charged with revitalizing the Capital District for the benefit of all the citizens of the State. The legislation requires the Corporation to adopt a Capital City Renaissance Plan (the “Renaissance Plan”) to guide “the use of lands within the district in a manner which promotes the economic vitality of the district and enhances the quality of the public environment.” Given the NJBA’s role and purview, CCRC is pleased to present to the NJBA today the draft update to the CCRC Renaissance Plan

Ms. Esser thanked the board for allowing them to present. Through a memorandum of understanding (MOU), NJEDA is staffed for the CCRC. CCRC is undergoing an update to its Renaissance Plan and this is the first major update in over twenty (20) years. The first original plan was adopted in 1989. In 2019, CCRC hired Typology, a NJ real estate and planning firm to oversee this planning update. Based on the current timeline, it is anticipated that the adoption of this plan to occur this Fall 2021. The Renaissance Plan is intended to provide a framework for redevelopment within the district. The CCRC’s enabling legislation specifically calls out that the Renaissance Plan be developed in consultation with the NJBA, the Planning Board of the City of Trenton and the Planning Board of the County of Mercer. The CCRC is required to consider existing plans with the formulation of this plan. Approximately twenty plans have been considered over the course of the update. The way the legislature is written, all other plans are supposed to work together with the Renaissance Plan. What we want to do is make sure that the Board understands the plan and should there be any questions, comments or feedback they can be submitted during this public comment period.

Ms. Hindenlang walked the Board through the presentation and where and how to submit those questions, comments and/or feedback.

CCRC PUBLIC HEARINGS – next week

- Tuesday, August 17 – 2:00 – 4:00 PM – via Microsoft Teams
- Thursday, August 19 – 6:00 – 8:00 PM – via Microsoft Teams

ADDITIONAL CCRC RENAISSANCE PLAN PUBLIC PRESENTATION

- Thursday, August 26 @6:00 PM – City of Trenton Planning Board (VIRTUAL)

LINK FOR TOPOLOGY PRESENTATION ON THE PLAN UPDATE:

- Link: <https://njeda.sharefile.com/d-se022f6f8cb5c485c932527fbd6fe7b81>

PUBLIC COMMENT PERIOD

- *Public Comment Period is currently scheduled to conclude 9/18.

The Draft update to the Renaissance Plan and form to submit comments are available at the following link:

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<https://www.njeda.com/ccrc-renaissance-plan/>.

Chairman Fisher asked if there were any questions.

Mr. Arcario asked what, if any, is the NJBA's official responsibility? Does the Authority have a responsibility to provide feedback? Ms. Esser explained that the Authority's responsibility is to ensure that any plans for capital improvement(s) are consistent with this plan or provide comments and feedback. The scope of the project is the development goals for the district. Ms. Esser also explained that the NJEDA and Typology did their due diligence by reviewing many documents and interviewing many groups of stakeholders.

V. PROJECT STATUS REPORTING

Executive State House (ESH)

Chairman Fisher asked Mr. Arcario to provide a project update.

Mr. Arcario stated that the NJBA is in partnership with the Department of Property Management and Construction (DPMC), overseeing the Executive State House project. That project is funded by the NJEDA with conduit financing. DPMC is overseeing the contracts for the project. Construction started in January 2020, right before the COVID-19 pandemic. Project completion is planned for January 2023 and we are presently on schedule.

We are pleased with Turner Construction the construction manager, Nelson Architects the design consultant; with Preservation Design Partners as lead historic architect; and Daniel J. Keating as general contractor. The building was constructed in eighteen different building campaigns. Due to the pandemic we have not been able to invite the Governor's office nor the public to tour the building to see all of the progress internally and externally. We are examining whether we can have early occupancy. The team focus, since February 2020, has been to review and examine the very condensed schedule of 36 months which have been made difficult with the impacts of the pandemic (logistical, supply chain, and cost escalations) to maintain and remain on budget and on schedule. To date we have been able to maintain the budget and schedule. We have consumed a lot of our float time (built in days that would benefit us if we lost time) as well as working second and weekend shifts. We would like to have a late 2022 project completion, however that will be determined as we progress during this pandemic.

Chairman Fisher asked the Board Members for any comments or questions regarding the updates. There were none. Chairman Fisher added that the changes will test one's memory of what was formerly in the building and where. However, there will be more uniformity.

Chairman Fisher thanked Mr. Arcario for other updates.

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Other Projects

Mr. Arcario reminded the board members that the NJBA has been asked to oversee the Juvenile Justice Commission program to potentially build three juvenile facilities.

We have also been notified that the Department of Health has secured approximately \$55 million to add an addition to the NJBA funded and constructed health environmental laboratories, of which the NJBA will oversee consistent with the lease.

POST MEETING PROJECT STATUS NOTE

Below is the General Contractor’s (Keating) May 2021 DOLWD AA202 report and unofficial project cumulative work hours and related cumulative minority and female percentages. Please note that the DOL has recently clarified that a minority female is counted twice, as minority and as a female.

| Construction Periods | Reported Project Cumulative Work Hours (unofficial) | Reported Project Cumulative Minority Work Hours/% (unofficial) | Reported Project Cumulative Female Work Hours/% (unofficial) | Reported Project Cumulative Apprentice Work Hours/% (unofficial) |
|-----------------------------|--|--|--|--|
| Thru October 2020 | 89,918 | 25,812 28.70% | 2,195 2.44% | Not Calculated |
| Thru March 2021 | 154,733 | 45,376 29.32% | 3,702 2.39% | Not Calculated |
| Thru May 2021 | 199,262 | 55,108 27.65% | 5,149 2.58% | 19,111 9.59% |

VI. PUBLIC COMMENTS

No members of the public identified on the teleconference call meeting.

VII. EXECUTIVE SESSION

None

VIII. GENERAL COMMENTS/OTHER BUSINESS

None.

IX. NEXT SCHEDULED BOARD MEETING DATES

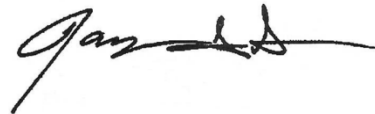
The next scheduled board meeting is Tuesday, October 12, 2021.

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X. ADJOURNMENT

Chairman Fisher asked if there being no other business, the meeting could be adjourned. Kurt Kruger moved to adjourn the meeting, Seven (7) members voted in favor, and the motion passed. The meeting adjourned at approximately 10:47 A.M.

Respectfully submitted,



Raymond A. Arcario
Executive Director/Secretary

RAA/wlg

Date: August 10, 2021