

NEW JERSEY BUILDING AUTHORITY (NJBA or Authority)
Board Meeting via Conference Call
Tuesday, June 9, 2015 @ 9:30AM
NJBA Office
28 West State Street, 6th Fl.
Trenton, NJ 08625

MINUTES OF BOARD MEETING

ATTENDEES

BOARD MEMBERS PRESENT VIA TELECONFERENCE

John H. Fisher III, Chairman

Prentis C. Nolan, III

Dennis McNerney

Morris Rubino

Sean Earlen

William Sproule

Ryan Feeney, NJ Office of Public Finance, *Designee for State Treasurer*

Brian Francz, NJ Office of Management and Budget, *Designee for Director, Div. of Budget & Accounting*

BOARD MEMBER(S) ABSENT

B. Carol Molnar, Esq. - Chair, Commission on Capital Budgeting & Planning

William Mullen

OTHERS PRESENT VIA TELECONFERENCE

Amy Herbold, Assistant Counsel, Governor's Authorities Unit

Rick Flodmand, Division of Property Management and Construction (DPMC)

OTHERS PRESENT AT NJBA OFFICE

Raymond A. Arcario, NJBA Executive Director

Aimee Manocchio-Nason, NJ Deputy Attorney General

Christopher Edwards, NJ Deputy Attorney General

Vittoria Greene, NJ Deputy Attorney General

Guy Tassi, NJBA Asst. Treasurer

Jack Anglin, Treasury Administration

Phil Johnson, NJBA Project Manager

Anthony Faraca, NJBA Project Manager

Chairman Fisher convened the meeting at 9:34 A.M.

I. ROLL CALL FOR ATTENDANCE

Raymond A. Arcario, Executive Director, proceeded with roll call and informed Chairman Fisher that the Board Member quorum requirement of at least seven (7) members was met. Board Member attendees are noted above.

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IA. OTHERS PRESENT VIA TELECONFERENCE

The remaining meeting attendees via teleconference were asked to identify themselves; please refer to the **OTHERS PRESENT VIA TELECONFERENCE** above. Please note no members of the public were on the conference call or attended this meeting.

II. 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, The Times (Trenton, NJ), The Star Ledger (Newark, NJ) and The Record (Hackensack, NJ)."

III. MATTERS REQUIRING BOARD ACTION

Chairman Fisher asked for a motion to approve the Meeting Minutes from the February 10, 2015 NJBA Board Meeting. Mr. Rubino moved the motion, Mr. McNerney seconded the motion, eight (8) board members present voted in favor of the motion, none opposed and the motion was approved.

The NJBA's 2014 Audit requires acceptance by the Board and Chairman Fisher asked Mr. Tassi, a member of the NJBA Audit Committee to provide the Audit Committee comments to the Board. Mr. Tassi noted that Mercadien, the NJBA's Auditor, *conducted the* audit, found the audit was clean and issued an unqualified opinion. He pointed out that the audit was straight forward because no new bonds were issued in 2014. He also mentioned that no negative findings were made and sufficient internal controls were found to exist. Chairman Fisher asked for a motion to adopt the resolution accepting the NJBA's 2014 Audit. Mr. Earlen moved the motion, Mr. McNerney seconded the motion. Chairman Fisher recognized the audit committee members for their efforts. There were no comments from the Board. Eight (8) board members voted in favor of the motion, none opposed and the motion was approved.

IV. PROJECT STATUS REPORTING

A. Chairman Fisher asked Mr. Arcario for Mechanical Equipment Room Relocation (MER) Project update. Mr. Arcario responded Mr. Johnson would provide the update. Mr. noted that, at the

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last board meeting, the project was on schedule for a June 2015 substantial completion date. Since the last board meeting, existing, unforeseen roof conditions surfaced during construction activity requiring the Design Consultant's evaluation and design recommendations. The new design recommendations are under evaluation for implementation and the project has a new substantial complete date of July 2015. Mr. Arcario provided additional comments and invited the board members to visit the construction site to gain a more physical understanding and importance of the project scope. There were no comments from the Board.

B. Chairman Fisher provided brief remarks on the Executive State House Exterior Envelope Renovation and Repair Project's schedule, stated there remains project support by the State Government and that he would converse with Mr. Arcario later this week on specifics. Chairman Fisher anticipated more information at the next board meeting. There were no comments from the Board.

C. Mr. Arcario invited Mr. Faraca to provide an update on the Security Command Center Project located at the NJ State Police HQ in West Trenton. This project represents the last phase of construction related to the NJ Public Health Environmental Agriculture Laboratory Project. Mr. Faraca's stated that the Security Command Center project, including the Trooper Drive security improvements, is complete and now occupied by the State Police. With project savings the Cosey Road Improvements Project was procured, is substantially complete and is now in the close-out phase.

V. **PUBLIC COMMENT** – Mr. Arcario advised the Board Members that there were no public members in attendance.

VI. **EXECUTIVE SESSION**

Chairman Fisher asked for a motion to move into an executive session. Mr. Arcario read the following statement, "I ask for a motion to move into Executive or Closed Session to discuss certain updates or pending or anticipated litigation or contractual matters relating to certain Building Authority projects and resolving that minutes of the executive session shall be disclosed to the public at such time as the Authority determines that the matters discussed can be disclosed." On motion moved by Mr. Rubino, seconded by Mr. Sproule and with roll call voting, seven (7) Board Members voted in favor of entering into executive session and the motion passed. Mr. McNerney was not on the call entering into executive session; still the Board Member quorum requirement of at least seven (7) members was maintained.

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Ms. Manocchio-Nason asked Mr. Arcario to confirm there are no public members on the teleconference call. Mr. Arcario solicited those on the call and no one on the call identified themselves as members of the public.

The Board Meeting entered into executive session at approximately 9:50A.M. At the end of all business, the Board Meeting re-entered into public session at approximately 9:57A.M.

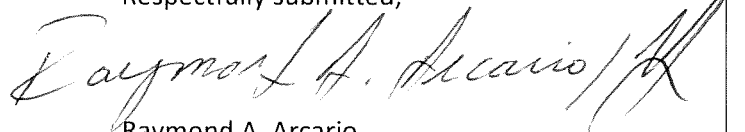
VII. GENERAL

- A. Mr. Arcario advised that all Board Members satisfied their requirements to submit their respective 2015 Financial Disclosure Statements to the New Jersey State Ethics Commission; all statements were received on or before Friday, May 15, 2015.
- B. Mr. Arcario remarked that the New Jersey State Ethics Commission has proposed a group ethics training session for the Building Authority Board for year 2015 in-lieu of the on-line training. This date has been tentative scheduled and will coincide with the Tuesday, October 13, 2015 board meeting.

VIII. ADJOURNMENT

Chairman Fisher asked if there being no other business that the meeting can be adjourned; on motion by Mr. Rubino and seconded by Mr. Earlen and with seven (7) members voting in favor, the motion passed. The meeting adjourned at approximately 10:03 A.M.

Respectfully submitted,



Raymond A. Arcario
Executive Director

RAA/pj

Date: June 19, 2015