



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
Wednesday, June 1, 2022 @ 1:00 P.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. William T. Mullen, Vice Chairman
2. Prentis C. Nolan, III
3. Sean Earlen
4. Kurt Krueger, Jr.
5. William C. Sproule
6. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting
7. David Moore, NJ Office of Public Finance, Designee for State Treasurer
8. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning

BOARD MEMBER(S) ABSENT

OTHERS PRESENT VIA TELECONFERENCE

Kavin Mistry, Deputy Director, Division of Law
Joy Johnson, Senior Counsel, Governor's Authorities Unit
Anthony Faraca, Chief of Construction, NJBA
Vincent Campanella, Sr. Project Manager, NJBA
Phillip Johnson, Project Manager, NJBA
Wanda L. Gibson, NJBA Administration Operations Manager
Richard Flodmand, Deputy Director, Department of Property Management & Construction
Brian Costello, Department of Treasury

I. CALL MEETING TO ORDER

Vice Chairman Mullen called the meeting to order at approximately 1:01 P.M.

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

Wanda L. Gibson, read the following statement:

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“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 Vice Chairman Mullen, Ms. Gibson proceeded with roll call and informed Vice Chairman Mullen 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 November 5, 2021 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Vice Chairman Mullen asked for a motion to approve the November 5, 2021 NJBA Board Meeting Minutes. Mr. Nolan moved the motion, and Mr. Krueger seconded the motion. Vice Chairman Mullen asked for a vote. Eight (8) board members voted in favor of the motion, and the motion was approved.
- b. **Resolution of the New Jersey Building Authority Approving the May 16, 2022 Board Meeting Public Session Minutes** (attached as **Exhibit B**): Vice Chairman Mullen asked for a motion to approve the May 16, 2022 NJBA Board Meeting Minutes. Griffin moved the motion, and Mr. Krueger seconded the motion. Vice Chairman Mullen asked for a vote. Eight (8) board members voted in favor of the motion, and the motion was approved.
- c. **Resolution of the New Jersey Building Authority Approving the 2021 Auditor selection** (attached as **Exhibit C**): Vice Chairman Mullen asked for a motion to approve the 2021 Auditor Selection. Mr. Sproule moved the motion, and Mr. Krueger seconded the motion. Vice Chairman Mullen asked for a vote. Eight (8) Board members voted in favor of the motion, and the motion was approved.

Ms. Gibson read for the record:

The New Jersey Building Authority sent out an RFQ for New Jersey Building Authority audit services to 12 firms on January 7, 2022. Proposals and quotations were received from one firms, Mercadien PC, Certified Public Accountants.

New Jersey Building Authority audit RFQ Evaluation Committee met on February 4, 2022 at 10:00 a.m. to review the 2020 audit services and RFQ responses. The firm's proposal was evaluated against four criteria: (i) a proposed fee for the service; (ii)

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quality or response to the RFQ package; (iii) a demonstrated ability and qualifications to conduct governmental audits, including familiarity with relevant federal laws and rules and regulations; and (iv) quality of relevant service to governmental entities in previous transactions.

Mercadien, P. C. met all four evaluation criteria, with a proposed fee of \$22,000 which is consistent with what they have charged over the years. The Evaluation Committee's recommendation is Mercadien, PC.

Having reviewed the recommendation of the Evaluation Committee, the Audit Committee is in agreement with the recommendation, and is therefore recommending to the members of the Board for approval to award to Mercadien the 2021 auditing services contract.

- d. **Resolution of the New Jersey Building Authority Approving the 2020 Annual Report** (attached as **Exhibit D**): Acting Vice Chairman Mullen asked for a motion to approve the 2020 Annual Report. Mr. Moore moved the motion, and Mr. Rutala seconded the motion. Vice Chairman Mullen asked for a vote. Eight (8) Board Members voted in favor of the motion, and the motion was approved

- e. **Resolution of the New Jersey Building Authority Concerning the Hiring on a Full-Time Basis and Fixing the Compensation of the Executive Director** (attached as **Exhibit E**): Vice Chairman Mullen asked for a motion to approve the Executive Director Selection. Mr. Sproule moved the motion, and Mr. Moore seconded the motion. Vice Chairman Mullen asked for a vote. Eight (8) Board members voted in favor of the motion, and the motion was approved.

IV. PROJECT STATUS REPORTING

Vice Chairman Mullen asked Mr. Faraca to provide a project update on the Executive State House renovation and rehabilitation project.

Mr. Faraca's update that was provided to the Board:

The Executive State House ("ESH") renovation and rehabilitation project is on time and within budget. The air handlers are up and functioning. The air conditioners on the building. Interior trim work is ongoing. There are approximately fifty (50) carpenters on the project with a manpower total of 250. The southeast side, which is the Legislature side, has seen much progress. There is a need for more plasterers, but those on the project are doing great and staying ahead of schedule.

Three generators will be installed for the business continuity to the ESH, one of which is a replacement for the emergency generator on site.

We will be replacing the roof at the Legislative State Building.

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The Screening Pavilion, between the Annex and the State House, is currently in design and should be going into construction toward the end of the year.

Vice Chairman Mullen asked when it is expected to be finished and when will the Governor be in the Executive State House. Mr. Faraca replied that we expect the Governor to be in the Executive State House some time in November 2022. Substantial completion is expected in late January 2023 with the rest of the Executive State House staff moving in by late spring of 2023.

VI. PUBLIC COMMENTS

No members of the public appeared in person, nor identified on the video/teleconference meeting.

VII. EXECUTIVE SESSION

None

VIII. GENERAL COMMENTS/OTHER BUSINESS

Vice Chairman Mullen again congratulated Mr. Faraca on being named the new Executive Director of the New Jersey Building Authority and stated that should he need anything, the members will be happy to help. Mr. Faraca thanked everyone.

NOTE: As stated at the May 16, 2022 Board Meeting, Vice Chairman Mullen informed the members that Chairman Fisher has resigned. He stated that Mr. Fischer did a good job and was Chairman for years. As the Vice Chairman, Mr. Mullen will serve as the acting chair until the Governor chooses a new Chair.


IX. REMINDER OF THE NEXT SCHEDULED BOARD MEETING DATE

The next scheduled board meeting is Tuesday, August 9, 2022.

X. ADJOURNMENT

Vice Chairman Mullen asked if there being no other business, the meeting could be adjourned. Mr. Moore moved to adjourn the meeting, eight (8) members voted in favor, and the motion passed. The meeting adjourned at approximately 1:11 P.M.

Respectfully submitted,



William T. Mullen
Vice Chairman

WTM/wlg

Date: June 1, 2022