

**State of New Jersey**  
NEW JERSEY BUILDING AUTHORITY  
28 WEST STATE STREET, 6<sup>TH</sup> FLOOR  
TRENTON, NJ 08625

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
Lt. Governor

JOHN H. FISHER  
*Chairman*

Teleconference Board Meeting  
Tuesday, December 6, 2016 @ 9:30AM  
NJBA's Office  
28 W. State St, 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. William C. Sproule
6. Sean W. Earlen
7. Ryan Feeney, NJ Office of Public Finance, Designee for State Treasurer
8. Brian Francz, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting

**BOARD MEMBER(S) ABSENT**

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

**OTHERS PRESENT VIA TELECONFERENCE**

Labinot Berljajolli, Governor's Authorities Unit

Richard Flodmand, Assistant Deputy Director, Div. of Property Mgt. and Construction (DPMC)

**OTHERS PRESENT AT THE NJBA OFFICE**

Kavin Mistry, NJ Assistant Attorney General

Raymond A. Arcario, NJBA Executive Director/Secretary

Phil Johnson, NJBA Project Manager

Vincent Campanella, NJBA Sr. Project Manager

Kyle Paul, NJ Treasury Administration

Guy Tassi, NJBA Asst. Treasurer

**I. CALL MEETING TO ORDER**

Chairman Fisher called the meeting to order at approximately 9:34 A.M.

**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**

Raymond A. Arcario, Executive Director/Secretary, proceeded with roll call and informed Chairman Fisher 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**

Chairman Fisher asked for a motion to approve the October 11, 2016 NJBA Board Meeting board meeting minutes. Mr. Sproule moved the motion, Mr. Mullen seconded the motion; and Mr. Arcario with the roll call, eight (8) board members voted in favor of the motion, and the motion was approved.

Chairman Fisher asked for a motion to approve the Resolution approving the NJBA's 2017 Annual Administrative Budget. Mr. Mullen moved the motion, Mr. McNerney seconded the motion; and Mr. Arcario with the roll call, eight (8) board members voted in favor of the motion, and the motion was approved.

Chairman Fisher asked for a motion to approve the NJBA's 2017 Board Meeting Calendar. Mr. Sproule moved the motion, Mr. Mullen seconded the motion; and Mr. Arcario with the roll call, eight (8) board members voted in favor of the motion, and the motion was approved.

**IV. PROJECT STATUS REPORTING**

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

**Executive State House Exterior Envelope Renovation and Repair Project**

Mr. Arcario's comments:

Approximately four (4) years ago the NJBA along with DPMC partnered and finalized a Consultant contract to provide design services to renovate the exterior of the State Capitol building. Early in the design phase, the Consultant identified site conditions much worse than anticipated and with observations of major interior systems deficiencies' including life-safety concerns, the project was revisited to possibly include a comprehensive interior renovation of the State Capitol. Currently, an emergent project such as a temporary exterior emergency access stair is in progress at the east elevation of the State Capitol.

The adding of a comprehensive interior renovation scope at the State Capitol building to NJBA's current project has been in discussion and as of the week ending December 2, 2016, the Governor announced the State's support to go forward with a comprehensive interior renovation at the State Capitol building. The Governor also announced the New Jersey Economic Development Authority (EDA) will participate in obtaining additional financing for comprehensive interior renovation of the State Capitol building; additional financing is anticipated to be completed in late 2017. It is also anticipated the NJBA will assume the lead role on this project in partnership with DMPC.

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The NJBA, DPMC and the Consultant have advanced discussions on a relocation strategy of both executive and non-executive offices for completion of relocation from the State Capitol building no later than July 2017. The NJBA, DPMC and the Consultant have commenced a plan to prioritize the start of comprehensive interior renovation work immediately following relocation.

Chairman Fisher and Mr. Arcario ask the Board Members for any comments.

Mr. Sproule's Questions:

1. How many occupants are currently in the State Capitol that will have to relocate?

*Mr. Arcario's Reply: Approximately 250 people. The relocation will take place in phases beginning with Governor and Cabinet Members and their respective support staff; this group will be located in the State Capitol area. Other groups will be relocated either in the Legislative State House or the State House Annex. DPMC is evaluating available nearby office space to accommodate other State Capitol building occupants.*

2. What is the approximate timeline for relocation completion?

*Mr. Arcario's Reply: The goal is to complete all State Capitol building staff relocation no later than July 2017.*

**V. PUBLIC COMMENTS**

Chairman Fisher asked if any public members are on the call, please provide any comments. No public members identified on the teleconference call meeting.

**VI. EXECUTIVE SESSION**

None

**VII. GENERAL COMMENTS/OTHER BUSINESS**

None

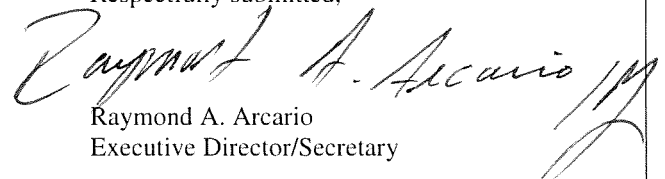
**VIII. 2017 FUTURE SCHEDULED BOARD MEETING DATES**

Tuesday, February 14, 2017, 9:30A.M.

**IX. ADJOURNMENT**

Chairman Fisher asked if there being no other business that the meeting can be adjourned; on motion by Mr. Sproule and seconded by Mr. McNerney and with eight (8) 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: December 8, 2016