

**.NEW JERSEY STATE BUILDING AUTHORITY
MINUTES OF BOARD MEETING
Conference Call
June 11, 2013**

MEMBERS PRESENT

John Fisher, Chairman
Sean Earlen
Prentis Nolan
Morris Rubino
William Sproule
William Mullen
Dennis McNerney
Anthony Longo, State Treasurer's Designee
Nancy Style, Designee for Comptroller of the Treasury
Raymond A. Arcario, Executive Director, NJBA

OTHERS PRESENT

Lynn Beasancon DAG	Karen DeMarco
Vince Campanella	Warren Brody (Mercadian)
Rick Flodmand	Degash Patel (Mercadian)
Phil Johnson	Nicole Crifo (GAU)
Joseph Alessi	Peter Simon (GAU)

Chairman Fisher convened the meeting at 9:40 a.m. and asked Mr. Arcario to read the following announcement.

"Pursuant to the New Jersey Open Public Meetings Act, 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 Newark Star Ledger, the Trenton Times, and the Bergen Record."

I. ROLL CALL FOR ATTENDANCE

Mr. Arcario proceeded with roll call. Members and others present are noted above.

II. MATTERS REQUIRING BOARD ACTION

On motion by Mr. Rubino, seconded by Mr. McNerney with eight members voting in favor, the minutes of the November 7, 2012 were approved.

On motion by Mr. Sproule, seconded by Mr. McNerney, the Chairman asked for a vote on the approval of the motion to "Approve the resolution of the New Jersey Building Authority Accepting the 2012 Audit" with nine members voting in favor, the resolution was approved.

Chairman Fisher thanked the members of the audit committee and then asked Mr. Arcario to give a brief overview of the two parts of the audit. Guy Tassi, the Assistant Treasurer for the NJBA talked about the mechanics of the audit. Warren Brody and Dagesh Patel of Mercadian were also available to take questions. Mr. Arcario read excerpts of the Audit Report to highlight the fact that the auditors issued a clean opinion. This is the highest opinion you can get from an audit.

There were no deficiencies in internal control or weaknesses. With regard to compliance there were no instances of non-compliance. Hearing no questions, the chairman asked for a motion on the resolution, the resolution was moved by Mr. Sproule and seconded by Mr. McNerney, with nine members voting in favor, the resolution passed.

III. PROJECT UPDATE

The chairman asked Mr. Arcario to give a brief overview of the State House Envelope Project. After a very intense selection process by DPMC, the State engaged H2L2/PDP as architect/engineers for the project. H2L2/PDP spent much of the last four months performing an exhaustive examination of the Executive State House Envelope, from the top of the dome to the footings and foundation below. Everyone is well aware that the State House is in a state of significant disrepair and failing. However, we did not know exactly the conditions nor anticipate the level of deterioration and failure discovered by the consultants. The report by the consultants established the "conditions found" and will be the basis for developing the plans and specifications to restore the entire envelope. The consultant has been directed to prepare several estimates with options for addressing the HVAC within the Executive State House.

Ms. Style asked Mr. Arcario when the estimates are expected to be completed. Mr. Arcario responded that the consultant will complete the estimates within the next four weeks.

Chairman Fisher recommended that the Board either meet at the State House or via conference call when the project reaches milestones so as to keep the Members informed and updated. Mr. Sproule commented that the estimate was \$38 million when the Board authorized the project. His recommendation is that we work to incorporate all the work necessary to properly restore the envelope and address the HVAC systems within now. If necessary, the Board should consider authorization for additional bond funding to properly complete the entire project. The Chairman agreed and stated that he is anxious to continue the discussion following receipt of the updated estimates from the consultant. Mr. Mullen asked whether or not the consultant considered installation of thermal pane glass into the windows during the restoration. Mr. Arcario replied that the consultant had examined that possibility and determined it to be impractical given the sashes and the expense. Therefore, in order to preserve the historical nature of the windows the sashes will be removed and restored, the frames will be restored or replaced in kind if too deteriorated to restore. Once the window has been reassembled, a interior storm panel will be installed.

IV. EXECUTIVE SESSION

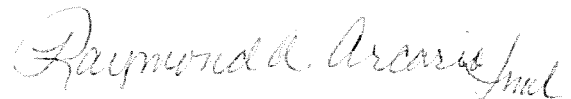
There were no items that necessitated an Executive Session.

V. ADJOURNMENT

There being no other business, a motion to adjourn was made by Mr. Rubino and seconded by Mr. Sproule, meeting was adjourned at 10:00 a.m.

The next Building Authority meeting will be Tuesday, August 20, 2013 or at the call of the Chair.

Respectfully submitted,

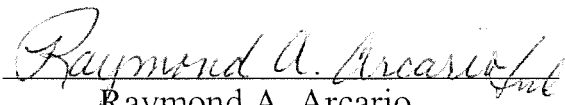


Raymond A. Arcario,
Executive Director

**Motion to Approve the Resolution of the New Jersey Building Authority
accepting the 2012 Audit**

<u>VOTED</u>	<u>AYE</u>	<u>NAY</u>
Chairman Fisher	X	
Prentis Nolan	X	
Dennis McNerney	X	
Morris Rubino	X	
Sean Earlen	X	
William Sproule	X	
William Mullen	X	
Anthony Longo, State Treasurer Designee	X	
Nancy Style, OMB Director Designee	X	

This resolution represents the true and lawful actions of the New Jersey Building Authority taken at its June 11, 2013 meeting, signed and sealed on its behalf by its Secretary, this 11th day of June 2013.


Raymond A. Arcario
Secretary

RAA/kmd

Tuesday, June 11, 2013

9:30 AM

<u>BOARD MEMBER</u>	<u>PRESENT</u>	<u>MOTION TO APPROVE BOARD MEETING MINUTE FROM NOVEMBER 7, 2012</u>	<u>MOTION TO APPROVE THE RESOLUTION OF THE NEW JERSEY BUILDING AUTHORITY ACCEPTING THE 2012 AUDIT</u>		
John Fisher, Chairman (856) 816-0238	✓	✓			
Prentis Nolan (908) 713-9970	✓	✓			
Dennis McNerney (201) 669-9028 (send e-mail) bergenmcnerney@gmail.com	✓	✓			
Morris Rubino (609) 586-6801 (Anita)	✓	✓			
Sean Earlen (267) 907-9154	✓	✓			
William Sproule (732) 417-9229 (Beverly)	✓	✓			
William Mullen (732) 499-0100 (Bethanne)	✓	✓			
Anthony Longo (609)984-0910 (Dee)	✓	<u>ABSTAIN</u>			
Nancy Style (609) 777-2599 (Gleneta 3-6471)	✓	✓			

 06/11/13

NEW JERSEY BUILDING AUTHORITY BOARD MEETING
June 11, 2013
SIGN IN SHEET

NAME (Please Print)	REPRESENTING	PHONE #
Vincent Campanella	NJBA	609-943-4831
Joseph A. Alessi	NJBA	609-203-4908
RAYMOND ARCARIO	NJBA	609-292-1687
Phil Johnson	NJBA	609 954 0681
Warren Brady	Mercadian	
Nicole Crito	Gov's Auth.	
Deepak Patel	Mercadian	
Lynn Besancon	DAQ	
Guy TASSI	NJBA	609-633-9082
Rick Floodman	DPME	
KAREN DeMarco	NJBA	
Peter Simon	GAU	