



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

PHILIP MURPHY  
*Governor*

SHEILA OLIVER  
Lt. Governor

JOHN H. FISHER, III  
*Chairman*

Teleconference Board Meeting  
Wednesday, June 27, 2018 @ 9:30A.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. Sean Earlen
3. Kurt Krueger, Jr.
4. Prentis C. Nolan, III
5. Dennis McNerney
6. William T. Mullen
7. Michael Griffin, NJ Office of Management and Budget, Designee for Director,  
Division of Budget & Accounting

**BOARD MEMBER(S) PRESENT AT THE NJBA OFFICE**

8. Michael Kanef, NJ Office of Public Finance, Designee for State Treasurer

**BOARD MEMBER(S) ABSENT**

1. B. Carol Molnar, Esq. - Chair, NJ Commission on Capital Budgeting & Planning
2. William C. Sproule

**OTHERS PRESENT AT THE NJBA OFFICE**

Aimee Manocchio Nason, Deputy Attorney General  
Melissa Bayly, Deputy Attorney General  
Raymond A. Arcario, NJBA Executive Director/Secretary  
Adam Sternbach, Governor's Authorities Unit  
Richard Flodmand, Deputy Director, Division of Property Mgt. and Construction (DPMC)  
Wanda L. Gibson, NJBA Administration Operations Manager

**I. CALL MEETING TO ORDER**

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

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**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**

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 November 16, 2017 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Chairman Fisher asked for a motion to approve the November 16, 2017 NJBA Board Meeting Minutes. William Mullen moved the motion, and Dennis McNerney seconded the motion. Mr. Arcario called the roll. Seven (7) board members voted in favor of the motion with one (1) abstention, and the motion was approved.
- b. **Resolution of the New Jersey Building Authority Accepting the 2017 Audit** (attached as **Exhibit B**): Chairman Fisher asked for a motion to accept the NJBA 2017 Audit Report/Financial Statement. Dennis McNerney moved the motion, William Mullen seconded the motion, and Mr. Arcario called the roll. Eight (8) board members voted in favor of the motion, and the motion was approved.
- c. **New Jersey Building Authority Resolution Appointing an Assistant Treasurer** (attached as **Exhibit C**): Chairman Fisher asked for a motion to approve the Appointment of an Assistant Treasurer. Michael Kanef moved the motion, Sean Earlen seconded the motion, and Mr. Arcario called the roll. Eight (8) board members voted in favor of the motion, and the motion was approved.

**IV. PROJECT STATUS REPORTING**

**Executive State House (ESH)**

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

**Background & Status:** The NJBA initiated restoration of the building envelope of the ESH six years ago. After some investigative work, the building conditions lead to NJBA to recommend the full renovation and restoration of the ESH. In 2017, the ESH project received bond financing through the New Jersey Economic Development Authority (NJEDA), including defeasance of previously issued NJBA bonds.

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The ESH was built in 1792 and is the second oldest operating state house. There have been 18 additional building campaigns. The last renovation of the ESH was nearly a century ago. The ESH has been deteriorating at a rapid rate. Current investigative work will provide plans reflective of the actual building. Through the Division of Property Management & Construction (DPMC), contracts have been issued for barricade fencing, security for pedestrians, environmental clean-up (removal of hazardous building materials and asbestos abatement), and selective removal and demolition. The environmental clean-up will continue to early 2019. The investigative work will continue through the fall of 2019. The design work is currently underway.

The NJBA oversees the project in partnership with DPMC. The agreement with the Design Consultant (DC) was revised to include full renovation and restoration of the ESH and modernization of the infrastructure of the Legislative State House (LSH). The building was vacated in May/June of 2017.

**General Contractor (GC) Advertisement for the Comprehensive Renovation and Restoration of the NJ Executive State House Update:** DPMC, with the cooperative partnership of the DC, Construction Management Firm (CMF) and the NJBA, advertised for a GC approximately two weeks ago. The first step of the advertisement is to solicit interested GCs. The review of the submitted proposals will be conducted with the Attorney General's office to create a pool of bidders who are qualified to perform the work. The bidders will then be provided with updated documents and a walk(s)-through of the Executive State House. The DC and the CMF are making outreach to firms. It is anticipated that an award will be made in early 2019.

The Project Labor Agreement (developed by the Mercer County Building Trades Council) which will provide skilled labor will be utilized to complete the project.

Chairman Fisher and Mr. Arcario asked the Board Members for any comments regarding the updates. No comments or questions were raised.

**VI. EXECUTIVE SESSION**

None

**VII. PUBLIC COMMENTS**

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

**VIII. GENERALCOMMENTS/OTHER BUSINESS**

- Chairman Fisher introduced and welcomed the new member and designees of the Board after calling the meeting to order.
- Mr. Arcario and Chairman Fisher congratulated and thanked Mr. Mullen on his reappointment to the Board and his continued support and commitment to the NJBA respectively.
- Mr. Arcario tied the NJBA's staff update to his introduction and overview of Ms. Gibson before she was appointed Assistant Treasurer to the Authority.
- The revised Employee Manual was included in the agenda to make the Members aware of the revisions.

**IX. NEXT SCHEDULED BOARD MEETING DATES**

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The next board meeting will be Tuesday, August 14, 2018.

**X. ADJOURNMENT**

Chairman Fisher asked if there being no other business, the meeting could be adjourned. Mr. Mullen moved to adjourn the meeting, Mr. McNerney seconded the motion, eight (8) members voted in favor, and the motion passed. The meeting adjourned at approximately 10:10 A.M.

Respectfully submitted,

Raymond A. Arcario  
Executive Director/Secretary

RAA/wlg

Date: June 27, 2018