



State of New Jersey

NEW JERSEY BUILDING AUTHORITY
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MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

WILLIAM T. MULLEN
Vice Chairman

ANTHONY FARACA
Executive Director

Video/Teleconference Board Meeting
Tuesday, February 10, 2026 @ 9:30 A.M.
New Jersey Building Authority (NJBA/BA)
50 West State Street, 2nd floor
Trenton, NJ 08625

MINUTES OF BOARD MEETING

ATTENDEES

1. William T. Mullen, Vice Chairman
2. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting
3. Roshan White
4. Prentis C. Nolan, III
5. David Moore, NJ Office of Public Finance, Designee for State Treasurer
6. Sean Earlen
7. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning
8. Ronald Simonini

BOARD MEMBERS ABSENT VIA TELECONFERENCE

9. William C. Sproule

OTHERS PRESENT VIA TELECONFERENCE

Allyson Cofran, Deputy General, Division of Law
Anthony Faraca, Executive Director, NJBA
Wanda L. Gibson, Administration Operations Manager, NJBA
Gary Pinar, Assistant Director, Department of the Treasury
Shakia McClinton, Treasury Administration – Fiscal & Resources
Thomas Edenbaum, Director, Department of Property Management & Construction (DPMC)
Christopher Geary, Department of Property Management & Construction (DPMC)
Matthew Daly, Director, Mercadien

I. CALL MEETING TO ORDER

Vice Chairman Mullen called the meeting to order at approximately 9:32 A.M.

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

Anthony Faraca, 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 webpage, The NJBA - Meeting, Minutes, Public Notices and Reports webpage, and The Department of the Treasury - Legal Notices webpage.

IIA. ROLL CALL FOR ATTENDANCE

At the request of Vice Chairman Mullen, Mr. Faraca proceeded with roll call and informed Vice Chairman Mullen that the Board Member quorum requirement was met. Board Member attendees are noted above.

IIB. 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 October 30, 2025 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Vice Chairman Mullen asked for a motion to approve the October 30, 2025 NJBA Board Meeting Minutes. Mr. White 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.
- b. **Resolution of the New Jersey Building Authority Approving the 2024 Fiscal Year Audit Report** (attached as **Exhibit B**): Vice Chairman Mullen asked for a motion to approve the 2024 Fiscal Year Audit Report. Mr. Griffin moved the motion, and Mr. White 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 2024 Annual Report** (attached as **Exhibit C**): Vice Chairman Mullen asked for a motion to approve the 2024 Annual Report. Mr. Nolan moved the motion, and Mr. White 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. PUBLIC COMMENTS

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

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V. PROJECT UPDATES

Vice Chairman Mullen asked Mr. Faraca to provide a project update on the current projects.

Mr. Faraca's update was as follows:

- Executive Statehouse Comprehensive Renovation: The project is complete with some minor details still open. The NJBA has settled Errors and Omissions with the Architect in the amount of \$ 1,427,217.00. The NJBA was able to negotiate with a high ranking official to settle without paying attorney fees. The settlement letter is currently under review with DPMC and Department of Law.
- Executive Statehouse Complex Generators: This project adds two business continuity generators to the legislative staff building garage and the third replaces the life safety generator for the complex at the loading dock. The GC has mobilized and has begun demolition. The two new generators in the legislative staff building are being done on second shift under the PLA due to noise restraints for the building occupants.
- Legislative building roof/skylight replacement: This has been an ongoing project as NJBA and DPMC terminated the contractor for cause due to poor workmanship after many employee changes onsite. After meeting with DOL and Surety, Surety has agreed to pay \$1.4 million dollars reserving rights until court date. NJBA is working with DPMC and OMB to supply funding to replace the installed failed roof during the summer of 2026.
- NJ Statehouse Park: Currently on hold pending Joint Management Commission approval (JMC)
- Project 1: Governor's mansion: Multipurpose addition has been completed and in use. Currently in closeout phase
- Project 2: Governor's mansion exterior lighting: Project has been completed except for minor requested changes which are now on order.
- Juvenile Justice Winslow: Epic inc. is currently installing foundations on the housing units and the gymnasium. Site utilities are currently being installed with steel erecting to start early March pending weather.
- Juvenile Justice Ewing: Epic Inc is currently clearing the site and installing underground stormwater utilities.
- Juvenile Justice North: Site is waiting on Statehouse Utilization committee approval. Once approved, NJBA will amend consultant's contract as the sites are all proto-types.

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- NJ Public Health and Environmental Lab addition: Currently in design with completion expected in February. This project will be on hold as Federal funding has been pulled.
- NJSP Training academy: Project on hold pending possible bonding
- NJBA is also assisting DPMC on a few other projects throughout the state.

Vice Chairman Mullen asked if there were any questions.

There were none.

VI. GENERAL COMMENTS

None

VII. EXECUTIVE SESSION

None

VIII. NEXT SCHEDULED BOARD MEETING DATES

The next scheduled board meeting is Tuesday, April 14, 2026 at 9:30 A.M.

IX. ADJOURNMENT

Vice Chairman Mullen asked if there being no other business, the meeting could be adjourned. Mr. White moved to adjourn the meeting, Mr. seconded the motion. Eight (8) members voted in favor, and the motion passed. The meeting adjourned at approximately 9:41 A.M.

Respectfully submitted,



Anthony Faraca
Executive Director
Board Secretary

wlg

Date: February 10, 2026