



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

State of New Jersey

NEW JERSEY BUILDING AUTHORITY
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WILLIAM T. MULLEN
Vice Chairman

ANTHONY FARACA
Executive Director

Video/Teleconference Board Meeting
Tuesday, October 30, 2025 @ 10:00 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. Prentis C. Nolan, III
3. David Moore, NJ Office of Public Finance, Designee for State Treasurer
4. Ronald Simonini
5. Kurt Krueger, Jr.
6. Sean Earlen
7. Michael Griffin, NJ Office of Management and Budget, Designee for Director, Division of Budget & Accounting
8. Roshan White
9. James M. Rutala, PP, AICP, MBA - Chair, NJ Commission on Capital Budgeting & Planning

BOARD MEMBERS ABSENT VIA TELECONFERENCE

10. William C. Sproule

OTHERS PRESENT VIA TELECONFERENCE

Anthony Faraca, Executive Director, NJBA
Wanda L. Gibson, Administration Operations Manager, NJBA
Joseph Fuca, Chief of Construction, NJBA
Allyson Cofran, Deputy General, Division of Law
Michael Eleneski, Associate Counsel, Governor's Authorities Unit
Shakia McClinton, Treasury Administration – Fiscal & Resources
Jeanette Barnard, Deputy Director, Department of Property Management & Construction (DPMC)

I. CALL MEETING TO ORDER

Vice Chairman Mullen called the meeting to order at approximately 10:01 A.M.

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

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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 (Trenton, NJ), The Times (Trenton, NJ), The Star Ledger (Newark, NJ) and The Record (Hackensack, NJ).

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 August 12, 2025 Board Meeting Public Session Minutes** (attached as **Exhibit A**): Vice Chairman Mullen asked for a motion to approve the August 12, 2025 NJBA Board Meeting Minutes. Mr. Nolan moved the motion, and Mr. Simoncini 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 2026 Administrative Budget** (attached as **Exhibit B**): Vice Chairman Mullen asked for a motion to approve the 2026 Administrative Budget. Mr. Simoncini moved the motion, and Mr. Kreuger 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 2026 Board Meeting Schedule** (attached as **Exhibit C**): Vice Chairman Mullen asked for a motion to approve the Board Meeting Schedule. Mr. Simoncini moved the motion, and Mr. Kreuger 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.
- d. **Resolution of the New Jersey Building Authority Accepting the Amendment to the New Jersey Building Authority By-Laws** (attached as **Exhibit D**): Vice Chairman Mullen asked for a motion to approve the Board Meeting Schedule. Mr. Kreuger moved the motion, and Mr. White seconded the motion. Vice Chairman Mullen asked for a vote. Nine (9) Board members voted in favor of the motion, and the motion was approved.

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Vice Chairman Mullen asked Mr. Faraca if he could explain the changes who then asked Ms. Cofran to proceed. Ms. Cofran stated that there was not much of a change other than the allowance for the Executive Director and the Assistant Treasurer will now be authorized to sign payments up to \$100,000.

IV. PROJECT UPDATES

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

Mr. Faraca's update was as follows:

- NJ Executive Statehouse: The project is 99.9% complete. A few remaining issues are being addressed; Certificate of Occupancy will be tomorrow, October 31, 2025. Project was completed on time and within budget.
- NJ Statehouse Generators: This project involves critical infrastructure upgrades at the Capital complex. The scope includes:
 - a. Installation of two new business continuity generators and infrastructure; and
 - b. Replacement of an existing life safety generator.An NTP is expected tomorrow, October 31, 2025. Project duration is expected to be 13 months.
- NJ Statehouse Park: Currently on hold pending Joint Management Commission approval (JMC)
- NJ Statehouse Ballistic guard booth: Project will be complete next week with just finish paving remaining.
- Governor's mansion: Multipurpose addition is 99.9% complete. A special-order countertop is all that remains to be completed.
- Governor's mansion exterior lighting: A large exterior lighting project has begun and is moving along nicely with a completion date of December 2025
- Juvenile Justice Winslow: Epic Inc. has begun fencing in the site, trailers are on site. Topsoils have been removed and stockpiled. Proof rolling is completed, and foundation excavation has begun.
- Juvenile Justice Ewing: Epic Inc was also low bidder on the Ewing site. Currently, submittals are being reviewed. Mobilization on site is expected in November. Both of these projects are identical and are under a Project Labor Agreement
- 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.
- NJ State Police Training academy: Project on hold pending possible bonding.

V. PUBLIC COMMENTS

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

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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, December 9, 2025.

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. Simoncini seconded the motion. Nine (9) members voted in favor, and the motion passed. The meeting adjourned at approximately 10:11 A.M.

Respectfully submitted,



Anthony Faraca
Executive Director
Board Secretary

wlg

Date: October 30, 2025