
Committee Meeting

of

STATE LEASING AND SPACE UTILIZATION COMMITTEE

LOCATION: Committee Room 12
State House Annex
Trenton, New Jersey

DATE: March 21, 2005
12:30 p.m.

MEMBERS OF COMMITTEE PRESENT:

Assemblywoman Nellie Pou, Chair
Senator Stephen M. Sweeney
Robert L. Smartt



ALSO PRESENT:

John A. MacCalus
Office of Legislative Services
Committee Aide

Robert J. Shaughnessy, Esq.
Counsel

Meeting Recorded and Transcribed by
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ASSEMBLYWOMAN POU: Good afternoon, ladies and gentlemen. We're going to begin our meeting at this time. Thank you so very much for joining us.

At this time, I'd like to ask that the meeting be opened with--
Mr. MacCalus, if you would please take the roll call.

MR. MacCALUS (Committee Aide): Okay, roll call for the State Leasing and Space Utilization Committee meeting of March 21.

Assemblywoman Pou.

ASSEMBLYWOMAN POU: Here.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Here.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Here.

MR. MacCALUS: We have a quorum.

Notice of this meeting of the State Leasing and Space Utilization Committee was provided to the Secretary of State, the *Courier Post*, the *Star-Ledger*, the *Trenton Times*, and the State House Press on March 14, 2005, in accordance with N.J.S.A. 10:4-6 to 10:4-21, known as the Open Public Meetings Act.

We may proceed.

ASSEMBLYWOMAN POU: Thank you, Mr. MacCalus.

The next order of business at this time-- We're going to be taking on the election of the Chair for the upcoming session.

SENATOR SWEENEY: I'd like to nominate Assemblywoman Pou.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Mr. MacCalus.

MR. MacCALUS: Okay. To select Assemblywoman Pou as the Chair for the second session of the 211th Legislature.

Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: Assemblywoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Assemblywoman Pou is now the Chair for an additional year.

ASSEMBLYWOMAN NELLIE POU (Chair): Thank you.

Thank you so very much, Senator Sweeney and Assistant Treasurer -- Deputy Treasurer Smartt.

I'm sorry. I had a moment of lapse there.

If we could please go on to-- If I could get a motion for the approval of the minutes of the November 22, 2004, meeting.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. Roll call for the approval of the minutes of the meeting of November 22, 2004.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: Okay. They have been approved.

ASSEMBLYWOMAN POU: Thank you.

Our first order-- Our first lease would be--

Okay. We're going to begin with NPL -- Tab 1.

But what's the number?

MR. MacCALUS: There is no-- It is a Building Authority lease.

It's Lease Amendment 13, Department of Transportation.

ASSEMBLYWOMAN POU: Steven, we're going to do NPL 0532, and we'll take it from there. We'll start with that one.

STEVEN M. SUTKIN: Which tab number is that?

ASSEMBLYWOMAN POU: Just a moment, Steve.

Are they different then? I thought we were going by the tab-- Let's begin with Tab No. 1, but I don't know what that--

MR. SUTKIN: Tab No. 1--

ASSEMBLYWOMAN POU: Oh, that's the Amendment No. 13 for the New Jersey Building Authority.

MR. SUTKIN: Correct.

ASSEMBLYWOMAN POU: I'm sorry. That's what it is.

MR. SUTKIN: Would you like to address that one first?

ASSEMBLYWOMAN POU: Yes, let's do that one first then.

MR. SUTKIN: We have here, from the New Jersey Building Authority, the Executive Director and Treasury's Chief Financial Officer, Charles Chianese, who I believe is here to speak to the issue.

ASSEMBLYWOMAN POU: Good morning.

CHARLES CHIANESE: I also have with me Jackie Shanes, who is Bond Counsel for the Building Authority, with McCarter & English.

ASSEMBLYWOMAN POU: Please come forward.

Thank you very much.

MR. CHIANESE: Thank you, Assemblywoman.

The lease amendment before the Committee this morning is required by way of our statute and lease agreement with the State of New Jersey. You may recall that the Legislature recently approved the health laboratory in West Trenton. It authorized the Building Authority to proceed with building that structure. It's a \$139 million laboratory facility being built on behalf of the Department of Health and the Agriculture Department.

In order for us to proceed, we have to subject that property to the State's master lease agreement.

I don't know, Jackie, if you want to--

JACQUELINE SHANES, ESQ.: That's, in essence, what we're doing. We're adding an additional lot and block to the existing lease between the State and the New Jersey Building Authority. And we're seeking your approval to just make that amendment to the lease agreement.

MR. CHIANESE: This is a routine amendment that we make for every project that is approved by way of concurrent resolution through the Legislature.

We're currently building the State of New Jersey's Emergency Management Operations Center on the West Trenton Campus of the State Police Headquarters. That building, itself, was also subject to the same lease amendment. This is yet another parcel on the same overall piece of property in West Trenton.

This is the final step in the process. Once we-- This project has -- went through the New Jersey Building Authority Board of Directors for approval. It then was submitted to the Capital Budget and Planning Commission for approval, which it did receive. We then had to hold a public hearing, which we did. And then it has to be submitted to the full Legislature, both houses, by way of a concurrent resolution, which was approved. And this is the final step to do -- just to formalize the lease amendment before we put the financing in place.

ASSEMBLYWOMAN POU: Okay.

Are there any questions from the members of the Committee? (no response)

Thank you so very much to both of you.

At this time, I'd like to ask for a motion for approval. Motion to approve?

DEPUTY TREASURER SMARTT: So moved.

SENATOR SWEENEY: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call, please.

MR. MacCALUS: Okay. To approve the amendment to the New Jersey Building Authority Lease Amendment 13, Department of Transportation, Block 423, Lot 17, in Ewing Township.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: This has been approved.

ASSEMBLYWOMAN POU: Thank you.

MR. CHIANESE: Thank you, Assemblywoman.

Thank you, Senator.

ASSEMBLYWOMAN POU: Okay, Steven, now we can start in the order of which our agenda actually indicates.

So that there's no confusion, we're going to go in the order of the tab as we have on the agenda.

MR. SUTKIN: Okay.

ASSEMBLYWOMAN POU: So we'll continue on with Tab 2, which is NPL 2367.

MR. SUTKIN: Thank you, Madam Chairwoman.

This proposed lease, NPL 2367, is a two-year extension of what is currently a month-to-month lease. It's a lease for continued operation by the Department of Law and Public Safety's Division of State Police in Bellmawr.

And it was in response to a demand letter that we received last fall. The lessor's agreed to hold the rates for two years, pending the completion of the agency's long-term space plans.

We submit it for approval.

ASSEMBLYWOMAN POU: Are there any questions on -- from the Committee? (no response)

Hearing none, I'd like to ask for a motion.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Motion to approve.

MR. MacCALUS: Okay. To approve, as recommended, NPL 2367, Department of Law and Public Safety, Division of State Police, in Bellmawr, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: Okay. It has been approved.

ASSEMBLYWOMAN POU: Steve, just continue on from each of the tabs at this time. We'll just move on from one agreement and follow-- We're going to follow the agenda.

MR. SUTKIN: Okay. The next item on the agenda is NPL 3643. However, I understand that there is a request that it be held pending consideration of information that's been provided.

ASSEMBLYWOMAN POU: That's correct. Actually, the information was just given to us today. So the Committee members have not had the opportunity to review the material. At which point, we will consider taking that up at our next meeting. So that one is going to be held.

Please proceed.

MR. SUTKIN: The next item on the agenda is NPL No. 3966. It's for various departments that are located at 28 West State Street. We have multiple agencies, including some of DPMC's offices. It's an extension of the lease for seven years, pursuant to appropriation language that allows us to extend the leases when those negotiations result in cost savings. We submit this renegotiation for an extension of seven years, NPL 3966, for approval.

ASSEMBLYWOMAN POU: Any questions from the Committee members? (no response)

Hearing none, motion to approve, please.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve, as recommended.

Assemblywoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Thank you.

MR. SUTKIN: The next item is Number 5 in your agenda, NPL 4167. This is a Department of Labor lease for various units in the Department of Labor in New Brunswick. This has previously been presented to the Committee. However, in our earlier submission, I don't believe that we indicated a rate increase to \$20.20 for the renewal period that begins on December 1, 2006. So out of an abundance of caution, and so the record is clear, we're bring it back for your consideration in case there's any questions or any consideration.

ASSEMBLYWOMAN POU: Would you repeat that? You're bringing what back?

MR. SUTKIN: When we presented this earlier, there was a step-up in the rent, starting on December 1, 2006. I'm not sure that was exactly clear in what we presented to you earlier. So since it wasn't, and you may not have gotten that information from what we presented, we're bringing it back to you again. And we're telling you that in December 1, 2006, the rate goes from \$17.66 to \$20.20.

ASSEMBLYWOMAN POU: Any questions from the Committee members? (no response)

Hearing none, motion to approve.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve NPL 4167, amendment number 2, for various units within the Department of Labor, at 506 Jersey Avenue, in New Brunswick.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Pass.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: Okay.

ASSEMBLYWOMAN POU: I'm going to vote on it. I just had a question, and I just needed to--

MR. MacCALUS: Sure.

ASSEMBLYWOMAN POU: Steven, I just thought of something.

The Department-- Does this only affect the offices in New Brunswick? Is that from the Department of Labor? Is that what we're dealing with right here?

MR. SUTKIN: Yes, this specifically is just the Department of Labor's various units.

ASSEMBLYWOMAN POU: Okay. So these are not all of the other lease agreements that we're waiting for from the Department of Labor just yet.

MR. SUTKIN: No, this is just the one that's on Tab 6.

ASSEMBLYWOMAN POU: Okay. I was not sure about that.
Okay. My vote is yes.

MR. MacCALUS: Okay. It's been approved.

ASSEMBLYWOMAN POU: Steve.

MR. SUTKIN: This Tab No. 6 is NPL 4283. It's a lease action for the Department of Transportation's Motor Vehicle Commission, for an agency located in Rio Grand, Cape May County. And we're also converting a month-to-month lease, which exists now, in response to a demand letter, to a one-year lease, with three, one-year renewal options pending evaluation of the long-term space plans, which Motor Vehicles is still evaluating.

ASSEMBLYWOMAN POU: Any questions from the Committee members? (no response)

Hearing none, can I have a motion for approval?

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve NPL 4283, amendment for the Department of Transportation, Motor Vehicle Commission, Rio Grand.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It's been approved.

ASSEMBLYWOMAN POU: Steven, next agreement, please.

MR. SUTKIN: It's NPL 4448, which is another leasing action for the Motor Vehicle Commission. This one proposes to add an additional 1,600 square feet for the increased activity of the agency and the programmatic needs. It's the same terms and conditions. And it's a coterminous amendment, meaning that the length of the lease extends out to the original 7,000 -- the original existing space.

ASSEMBLYWOMAN POU: Any questions from the Committee members? (no response)

Hearing none, motion for approval, please.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve NPL 4448, amendment for the Department of Transportation, Motor Vehicle Commission, in Washington, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: Okay. It has been approved.

ASSEMBLYWOMAN POU: Steven.

MR. SUTKIN: The next lease is behind Tab No. 8. It's a lease for the Judiciary. It's an amendment that adds an additional 2,617 square feet of space for Judiciary's Institutional Technology program. It will relocate 22 employees in the Justice Complex to the facility on Spruce Street. They will be able to centralize their functions and programs. We submit that for approval.

ASSEMBLYWOMAN POU: Any questions from the Committee members? (no response)

Hearing none, motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve amendment to NPL 4516, of the Judiciary Information Technology Office, Ewing Township.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Thank you.

Steven, next agreement.

MR. SUTKIN: The next item is No. 9 in your agenda. It's a new lease for the Motor Vehicles Commission in Turnersville, New Jersey. It was an advertised process that resulted in a new, 10-year lease. And we submit it for approval.

ASSEMBLYWOMAN POU: Any questions from the members?
Senator Sweeney.

SENATOR SWEENEY: I just want to thank Steve and the department of Motor Vehicle for-- I had a lot of questions on this, and they were very helpful. I appreciate it. Thank you.

ASSEMBLYWOMAN POU: Thank you.

Motion to approve?

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. For NPL 4531, Department of Transportation, Motor Vehicle Commission office in Turnersville, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Next item, please.

MR. SUTKIN: The next item in the agenda, No. 10, is NPL 4532. It's just a modest clarification that we're bringing back to the board for their approval. In our earlier presentation for this lease -- this Motor Vehicle Commission lease -- we indicated that there was some flexibility to the annual cost that the lease would be. We're back to report now the exact, precise cost, which we're seeking approval for, which are \$55,620 for year one through five and \$60,420 for lease years six through 10. And we just wanted the record to be clear about that.

ASSEMBLYWOMAN POU: This was before us before.

MR. SUTKIN: Yes.

ASSEMBLYWOMAN POU: Very good.

Questions from Committee members? (no response)

Motion for approval, please.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve NPL 4532, Department of Transportation, Motor Vehicle Commission, in Egg Harbor Township, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Next item.

MR. SUTKIN: The next item is No. 11, NPL 4539, for the Department of Human Services, Division of Youth and Family Services office located in Maplewood, New Jersey. It will be a new, two-year lease at this new location, for new employees for the DYFS initiative. This action will accommodate additional employees for the new Irvington/Maplewood District Office, and also provide additional space for the Fiscal Year '05 employees for the Bloomfield District Office in Essex County. I submit it for approval.

ASSEMBLYWOMAN POU: Questions from any members of the Committee? (no response)

Steve, is this a new lease?

MR. SUTKIN: Yes.

ASSEMBLYWOMAN POU: And it's for a two-year term?

MR. SUTKIN: It's a two-year term, because we couldn't -- because so many new employees are coming in, pursuant to the court-ordered deadlines on the DYFS plan -- that there's not enough time to go out for the full advertised process. So we go out, we get a space for a moderate amount of time. And during that interim time, we go out and we do the full advertisement. So that's why you'll see two-year interim leases with modest lease extensions.

SENATOR SWEENEY: Chair.

ASSEMBLYWOMAN POU: Yes.

SENATOR SWEENEY: We have done this in the past, too, right?

MR. SUTKIN: Yes.

SENATOR SWEENEY: This is something we've been doing, right?

MR. SUTKIN: Yes.

SENATOR SWEENEY: Until we've got this Human Services under control.

ASSEMBLYWOMAN POU: I'm aware of that. Thank you, Senator.

I was just looking at the total -- all of the information, and looking at the square footage, and what you were look -- the amount of money, as well as the lease term. And that's why I raised the question.

Senator.

SENATOR SWEENEY: I thought we had a conversation that we were going to get some -- was it possibly a consultant -- someone on board to handle all these, because we're going to have a lot of these. Didn't we have that conversation?

ASSEMBLYWOMAN POU: That's correct, which is why I'm kind of just trying to go back to recollection. It's been a while since our last meeting, of course.

MR. SUTKIN: Yes.

ASSEMBLYWOMAN POU: We do realize that there's going to be a number of lease agreements in front of us with regards to the Division of Youth and Family Services. So I think, as they come up, if you would just please, kind of, just bring us back to what was decided upon, or agreed upon

earlier, so that we're at least in the position of understanding what was the current situation and where we're going from there, especially in light of when these types of two-year terms are in front of us.

MR. SUTKIN: Yes.

ASSEMBLYWOMAN POU: I'm sorry.

Deputy Treasurer.

DEPUTY TREASURER SMARTT: Since that last meeting, we have, indeed, retained, through a competitive process, a commercial real estate firm to help us, which is Cushman & Wakefield, one of the biggest ones in the state.

ASSEMBLYWOMAN POU: Okay.

DEPUTY TREASURER SMARTT: If I'm not mistaken, this is one of the leases that we're working on, preceding the engagement of the -- of Cushman & Wakefield.

ASSEMBLYWOMAN POU: Okay.

DEPUTY TREASURER SMARTT: So in succeeding meetings, you'll start to see leases that they've worked on.

ASSEMBLYWOMAN POU: Very well.

DEPUTY TREASURER SMARTT: Is that a fair statement, Steve?

MR. SUTKIN: Exactly.

ASSEMBLYWOMAN POU: Thank you very much. Thank you for that clarification.

Any further questions or comments? (no response)

At this point, motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call, please.

MR. MacCALUS: Okay. To approve NPL 4539, for DYFS, in Maplewood, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Thank you.

Next item, please.

MR. SUTKIN: The next item on the agenda is No. 12, NPL 4540, Department of Labor lease, also the Division of Youth and Family Services. It's what we refer to as the Plainfield consolidation. It's a partnership that we've entered into -- we're entering into with the Union County Improvement Authority -- that's resulted in this presentation, which is for a 10-year lease with two, five-year renewals. And I submit it for approval.

ASSEMBLYWOMAN POU: Any questions from the members of the Committee? (no response)

Hearing none, motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve, as recommended, NPL 4540, Department of Labor and Workforce Development, and for the Division of Youth and Family Service, in Plainfield, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Thank you.

Next item, please.

MR. SUTKIN: Next item, No. 13, is NPL 4542, which is for the Office of the Public Defender, the Law Guardian Unit, which, as you know, is tied to the DYFS initiative. It is a new, two-year interim lease, with three, one-year options to be housed in a lease in Elizabeth, New Jersey. I submit it for approval.

ASSEMBLYWOMAN POU: Any questions from the members?

(no response)

Hearing none, motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.
Roll call, please.

MR. MacCALUS: Okay. To approve, as recommended, NPL 4542, Department of Treasury, Office of the Public Defender, Law Guardian Unit, in Elizabeth, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Next item, please.

MR. SUTKIN: Next item on the agenda, No. 14, is Notice of Proposed Lease 4544, for two offices within the Department of Community Affairs. They're Division of Fire Safety, and Division of Codes and Standards. It's a new, two-year lease for both Divisions. And we submit it for approval.

ASSEMBLYWOMAN POU: Steven, I have a question for you on-- Help me to understand if this information has been updated. Has there been-- My form indicates that the disclosure statement, and attachment, and the parking lot plans are pending. Is that still the case?

MR. SUTKIN: We're looking into that right now.

ROBERT LaBATE: Yes, we do have their disclosure statement.

ASSEMBLYWOMAN POU: Okay. Is that part of our package? Is it-- Is that information available to us?

MR. LaBATE: It's not in this package itself, but we can get that information to you. We have it back at our office. We can fax it over.

Just as a point of clarification on that, too. We would not, until we had-- I mean, even if we did not have it today -- I guess which we do have it back at the office anyway -- we would not execute a lease or enter into any kind of firm agreement until that was all in place. So there is that backup reassurance on that.

ASSEMBLYWOMAN POU: Thank you. I appreciate your response. And while I absolutely have faith that that, indeed, would be the case, I think it's important information for us to have available and review the information, just for our own purpose, as well, so as-- On behalf of the Committee, I just think it's important for the Committee members to have complete and all information in front of them before we actually have final approval of any of the lease agreements.

We are going-- I'm going to ask for a motion for approval conditionally.

MR. SHAUGHNESSY (Counsel): Conditioned upon the receipt, review, and approval of the ownership disclosure.

ASSEMBLYWOMAN POU: Thank you.

Deputy--

DEPUTY TREASURER SMARTT: Can I also say that that approval would be done by each of the three members signing off, the same way we do on leases that are presented before this Committee, and no action could be taken until then?

ASSEMBLYWOMAN POU: Perfect. Thank you.

At that point, if I could have a motion to approve as--

SENATOR SWEENEY: Motion as stated.

ASSEMBLYWOMAN POU: --as indicated.

Thank you.

It's been moved and--

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: --seconded.

Roll call, please.

MR. MacCALUS: Okay. This is to approve, subject to receipt of documents and approval, individually by all members of the Committee, for NPL 4544, Department of Community Affairs, Division of Fire Safety, and Division of Codes and Standards, in Bordentown, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved conditionally.

ASSEMBLYWOMAN POU: Thank you.

Next item, please.

MR. SUTKIN: The next item is behind Tab No. 15 in your binder. It's Notice of Proposed Lease 4545, for the Department of Transportation's Motor Vehicle Commission. The proposed lease is for a 10-

year lease in Paterson New Jersey, with two, five-year renewal options. And we submit that for approval.

ASSEMBLYWOMAN POU: Thank you very much.

I'd like to just make a statement on this particular lease agreement.

I know that-- And I, too, want to personally thank all of the members of the division of Motor Vehicle, particularly the Executive Director, Sharon Harrington. I know the hard work that everyone from your office has put -- with regards to this agreement. Finding a location was not an easy task. And I know that the office has worked -- the Department has worked very hard to try to put things together. And I just want to personally thank you for taking the time, and looking, and making sure that this was done not in haste, but done correctly and with a great deal of time spent on that.

So, again, thank you very much to both the Department, as well as the division of Motor Vehicles.

Any questions from members of the Committee? (no response)

Hearing none, motion for approval, please.

SENATOR SWEENEY: Motion.

ASSEMBLYWOMAN POU: It's been moved.

DEPUTY TREASURER SMARTT: Yes.

SENATOR SWEENEY: Second.

DEPUTY TREASURER SMARTT: Second. (laughter)

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call, please.

MR. MacCALUS: Okay. To approve, as recommended, NPL 4545, for the Department of Transportation, Motor Vehicle Commission offices, in Paterson, New Jersey.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Thank you.

Our next item--

MR. SUTKIN: The next item is Item No. 16 in your binder. It's NPL 4546. It's for a DYFS two-year lease, with three, one-year renewal options for the new staff -- for the local North Bergen and local Hudson County offices -- to be located in Secaucus. We submit it for approval.

ASSEMBLYWOMAN POU: Any questions from the members?

(no response)

Hearing none, motion for approval, please.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve, as recommended, NPL 4546, supplement -- under Tab 1, for the Department of Human Services, Division of Youth and Family Services, in Secaucus.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

ASSEMBLYWOMAN POU: Our next item, please.

MR. SUTKIN: The next item is under Supplemental Tab No. 2. It's NPL 4547 for the Division of Youth and Family Services, in Lakewood, New Jersey. It's for a new 10-year lease, with two, five-year renewal options. This was an advertised Notice of Proposed Lease. We received no responses. But due to canvassing of the area, we were able to locate a suitable location. And we present it for approval.

ASSEMBLYWOMAN POU: Thank you.

Any questions from the members of the Committee? (no response)

Hearing none, motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve, as recommended -- let's see, this is a supplement to NPL 4547, Department of Human Services, Division of Youth and Family Services, in Lakewood.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: Okay. It has been approved.

ASSEMBLYWOMAN POU: Next item, Steven, please.

MR. SUTKIN: Yes, the next item involves an agreement between the State and the State's Economic Development Authority governing a lease, which refers to Capital Place One. That's the Human Services building on Warren Street.

I understand that here, to speak to that issue, is former State treasurer and financial adviser to the city of Trenton, Mr. Clifford Goldman.

ASSEMBLYWOMAN POU: Mr. Goldman, welcome.

CLIFFORD A. GOLDMAN, Ph.D.: Thank you.

ASSEMBLYWOMAN POU: Good afternoon, and thank you for being here.

DR. GOLDMAN: The Human Services building is leased by the State, from EDA. I believe the lease began in 1999. But unlike other buildings in the State Capital, this one does not pay a pilot payment. And this lease amendment would provide a pilot payment.

ASSEMBLYWOMAN POU: Are there any questions from the members of the Committee?

Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: There were copies of the amended lease and pilot agreement that were just distributed. Are those the same ones that the Committee received?

DR. GOLDMAN: I don't know.

DEPUTY TREASURER SMARTT: Could you have somebody -- have Mr. Goldman take a look at them?

DR. GOLDMAN: I think so.

DEPUTY TREASURER SMARTT: If you need some more time, that's fine.

DR. GOLDMAN: There is an Attachment A -- Exhibit A

DEPUTY TREASURER SMARTT: Exhibit A is the pilot agreement?

DR. GOLDMAN: I believe it's the same. I believe the Deputy Attorney Generals wrote this up yesterday.

DEPUTY TREASURER SMARTT: Okay.

ASSEMBLYWOMAN POU: Are there any other questions or statements from the Committee members?

DEPUTY TREASURER SMARTT: Before the meeting, the Chair had requested information about payment in lieu of taxes elsewhere throughout the State. We don't have that at this moment, but we'll get that and circulate it to the Chair and to the balance of the Committee as early as possible.

ASSEMBLYWOMAN POU: Thank you.

Motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. To approve supplement to the EDA agreement and a sale to the Department of Human Services, Capital Place One building project, in Trenton.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It has been approved.

DR. GOLDMAN: Thank you.

Mayor Palmer is out of state and wanted me to express his appreciation to this Committee.

ASSEMBLYWOMAN POU: Thank you, Mr. Goldman.

Thank you.

Ladies and gentlemen, I believe that concludes our meeting at this time.

To the members of the Committee, if I could get a motion for adjournment.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: Okay. A motion to adjourn the meeting.

Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: The motion to adjourn has been approved.

ASSEMBLYWOMAN POU: Thank you very much.

(MEETING CONCLUDED)