
Committee Meeting

of

STATE LEASING AND SPACE UTILIZATION COMMITTEE

LOCATION: Treasurer's Conference Room
State House
Trenton, New Jersey

DATE: December 8, 2005
11:30 a.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

Aron Szapiro
Assembly Majority
Committee Aide

Robert J. Shaughnessy, Esq.
Counsel

Meeting Recorded and Transcribed by
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ASSEMBLYWOMAN NELLIE POU (Chair): Good morning, everyone. And thank you for being here.

We're going to begin our meeting with a roll call.

MR. MacCALUS (Committee Aide): The roll call for the State Leasing and Space Utilization Committee meeting of December 8 -- roll call. Chairwoman Pou.

ASSEMBLYWOMAN POU: Here.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Here.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Here.

MR. MacCALUS: Okay. We have a quorum.

The 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 December 2, 2005, in accordance with the Open Public Meeting Act.

We may proceed.

ASSEMBLYWOMAN POU: Could we have the approval of the minutes?

MR. MacCALUS: Approval of the minutes of the October 3 meeting--

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

MR. MacCALUS: Chairwoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: The minutes are approved.

ASSEMBLYWOMAN POU: We're going to begin with our first item. Our first item--

Steven, if you would, please just take them continuously.

And I'm going to ask the members, if they have any questions or comments, that we indicate so in each of them as they're going. If not, we'll just go ahead and call for a roll call on that -- or motion, pardon me.

Okay. Steven, if you would, please begin with your first -- NPL 2160.

STEVEN M. SUTKIN: Thank you, Assemblywoman.

The first item is -- on the agenda is NPL 2160. That's a lease in Monmouth County, in the Hall of Records. It's with Monmouth County. It's a new, five-year lease for the Division of Workers' Compensation, which will have two, five-year renewal options, ultimately. It's to provide space at the existing location, under this new lease, for four judges' chambers and for the ancillary facilities for the judges. And we recommend this leasing action for approval.

ASSEMBLYWOMAN POU: Motion?

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: The second leasing action submitted for approval is Notice of Proposed Lease No. 3802, for the Department of Corrections, State Parole Board, District Office No. 3, to be located in Red Bank. It's an advertised procurement. The existing landlord provided the best lease proposal to us. And we therefore propose it to the Committee for a 10-year lease, which will ultimately also have two, five-year renewal options to be exercised at the State's unilateral option.

ASSEMBLYWOMAN POU: Motion for approval?

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: The third item on the agenda is NPL 4161. It's to provide additional space for the Division of Consumer Affairs, which is in the Department of Law and Public Safety. It's designed to create a walk-in center for consumers to file, for example, complaints or to request access to certain public records. The additional square feet -- the term for that lease will expire with the existing leasehold that it's being appended to. And we, therefore, submit it for approval.

ASSEMBLYWOMAN POU: Again, I'm just going to say, for the purpose of the record-- I'm going to just go ahead and ask for a motion for approval, unless there is any questions from any of the members. And, at which point, if you would then so indicate that. Otherwise, I'm just going to go ahead and request a motion for approval, just for the sake of moving our agenda along.

Motion for approval?

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

MR. MacCALUS: 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.

MR. SUTKIN: The next item on the agenda, No. 4, is Notice of Proposed Lease No. 4454. It's an amendment to an existing lease for the

Department of Human Services' DYFS office, for an additional square footage in the amount of approximately 4,500. This additional space need for DYFS-- And the lease term for that space will expire at the same time as the existing leasehold. And it is submitted for approval.

ASSEMBLYWOMAN POU: Motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: The next item on the agenda is NPL 4537, No. 5 in the agenda. It is a lease that has been brought to the Committee before for a Salem County consolidation project, which is a partnership between the State, and the county of Salem, and the municipalities involved. And it will house several departments.

When we came to the agency earlier, we got approval for a 10-year lease with two, five-year renewals. Due to certain financing needs of the county and the municipalities to secure a longer-term lease, we negotiated a 20-year lease, rather than a 10-year with two, five-year renewal

options. In essence, we've, up front, exercised the two, five-year renewal options, which we already received approval from the Committee to do.

ASSEMBLYWOMAN POU: Just a question.

MR. SUTKIN: Absolutely.

ASSEMBLYWOMAN POU: Is that the norm? Have we ever done that before?

MR. SUTKIN: Typically, we do exercise renewal options in advance. We typically don't come back to the Committee for that approval, because that's really within the authority you've already given us. But in this case, because there is also a change in the rental rate -- which is required because of the increase in the construction costs -- we negotiated them with the county. And there's more flexibility when we're negotiating with a county, because we're advancing public interest, such as creating economic development, etc.

ASSEMBLYWOMAN POU: Motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: Number 6 on the agenda is Notice of Proposed Lease 4571, Item No. 6. It is a lease-- It's a new, 10-year lease at a new location as a result of an advertised -- the advertised competitive process. It's for the DYFS office to be located in Warren County, and particularly in Washington Township. And it's submitted for approval.

ASSEMBLYWOMAN POU: Motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: Number 7 in the agenda is NPL 4579. It is a new, 10-year lease at a new location for Labor's Unemployment Insurance Adjudication Unit, a result of the competitive process. And it is to be located in Toms River, New Jersey. And it's submitted for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: Item No. 8 is Notice of Proposed Lease 4581.

It is a lease for the Department of Transportation's Motor Vehicle Commission. It is a for a new, 10-year lease at a new location to be located in Hazlet, New Jersey. And it is submitted for approval.

ASSEMBLYWOMAN POU: Motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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.

MR. SUTKIN: By way of supplemental presentation, we added a lease in Salem County. What this lease is, is additional space in a pre-existing lease, for a computer accessing conference area to service the existing One-Stop Center, with the Salem County Community College.

The existing lease and the additional space will terminate on the same date. And I submit it for approval.

ASSEMBLYWOMAN POU: This is on the supplemental list that -- you've just described NPL 4588 -- 4488, I'm sorry.

MR. SUTKIN: Yes.

ASSEMBLYWOMAN POU: Okay.

Motion for approval.

SENATOR SWEENEY: Motion.

DEPUTY TREASURER SMARTT: Second.

MR. MacCALUS: 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.

MR. SUTKIN: The final item on the agenda for the Committee's consideration is the Department of Treasury, in conjunction with the Department of Transportation's Division of -- Motor Vehicle Commission, rather, plan and intent to locate a Motor Vehicle Commission office in Paterson. And we submit that plan to the Committee, although it's in its early stages, for your consideration and approval.

ASSEMBLYWOMAN POU: Thank you.

Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Madam Chair, I have a memorandum to the Committee from the State Treasurer and Chief

Administrator of the Motor Vehicle Commission, which I would like to read and enter into the record. And then I'll have a motion.

"The Motor Vehicle Commission and the Department of the Treasury, after discussions with the city of Paterson, plan to locate a Motor Vehicle Commission facility in the Public Safety Complex and Garage on Broadway, in Paterson, to be built and operated by the city of Paterson Parking Authority.

"We are requesting the support and endorsement of the State Leasing and Space Utilization Committee as we move ahead to develop a detailed plan and timetable for this facility in cooperation with the Parking Authority.

"We appreciate your consideration of our request, and look forward to working with the city of Paterson, the Division of Property Management and Construction, and the State Leasing and Space Utilization Committee to bring this project to a successful conclusion."

Madam Chair, I'd like to move that this Committee give its support and endorsement to this plan to locate a facility in Paterson.

ASSEMBLYWOMAN POU: Thank you.

DEPUTY TREASURER SMARTT: I'll give John the original.

MR. MacCALUS: Okay.

On the motion for the Committee to give the support and endorsement in Paterson to this project--

SENATOR SWEENEY: Motion.

MR. MacCALUS: Is there a second?

DEPUTY TREASURER SMARTT: I moved it.

ASSEMBLYWOMAN POU: It's been moved by Deputy Treasurer Smartt--

SENATOR SWEENEY: Second.

ASSEMBLYWOMAN POU: --seconded by Senator Sweeney.

Roll call, please.

MR. MacCALUS: Assemblywoman Pou.

ASSEMBLYWOMAN POU: Yes.

MR. MacCALUS: Senator Sweeney.

SENATOR SWEENEY: Yes.

MR. MacCALUS: Deputy Treasurer Smartt.

DEPUTY TREASURER SMARTT: Yes.

MR. MacCALUS: It is carried.

ASSEMBLYWOMAN POU: Thank you very much, ladies and gentlemen. I believe that that concludes all of our lease agreements placed on today's agenda.

I want to thank you. I know that we started our meeting quickly. I didn't get a chance to wish everybody a happy return back to the State House after a very long session. And I hope that your holiday was a good one and, certainly, looking forward to the new -- the season's greeting and holiday -- Christmas holidays that are coming before us.

Thank you very much. And I will see you, hopefully, next year.

MR. MacCALUS: Motion to adjourn?

SENATOR SWEENEY: Motion.

ASSEMBLYWOMAN POU: Motion to adjourn.

DEPUTY TREASURER SMARTT: Second.

ASSEMBLYWOMAN POU: It's been moved and seconded.

Roll call.

MR. MacCALUS: 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's approved.

(MEETING CONCLUDED)