
Committee Meeting

of

STATE LEASING AND SPACE UTILIZATION COMMITTEE

LOCATION: Committee Room 7
State House Annex
Trenton, New Jersey

DATE: December 12, 2013
12:30 p.m.

MEMBERS OF COMMITTEE PRESENT:

Senator Nicholas P. Scutari, Chair
Assemblyman Thomas P. Giblin
Robert Romano



ALSO PRESENT:

Carl T. Costantino
Committee Aide

Mark S. Kaminski
Secretary

Gary Kotler
Counsel

Ed Oatman
*Senate Majority
Committee Aide*

Meeting Recorded and Transcribed by
The Office of Legislative Services, Public Information Office,
Hearing Unit, State House Annex, PO 068, Trenton, New Jersey

SENATE
SENATOR NICHOLAS P. SCUTARI, *Chairman*

GENERAL ASSEMBLY
ASSEMBLYMAN ALBERT COUTINHO

TREASURY
DEPUTY STATE TREASURER ROBERT ROMANO



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**STATE LEASING & SPACE UTILIZATION COMMITTEE
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TRENTON, NEW JERSEY 08625-0068**

COMMITTEE NOTICE

TO: MEMBERS OF THE STATE LEASING AND SPACE UTILIZATION COMMITTEE
FROM: SENATOR NICHOLAS P. SCUTARI, CHAIRMAN
DATE: December 9, 2013
SUBJECT: COMMITTEE MEETING – December 12, 2013

The State Leasing and Space Utilization Committee will meet Thursday, December 12, 2013, at 12:30PM in the State House Annex, Committee Room 7, Trenton NJ 08625.

The public may address comments and questions to Carl T. Costantino, Committee Aide, or make Status and scheduling inquiries to Mark S. Kaminski, Committee Secretary, at (609) 847-3355.

STATE LEASING AND SPACE UTILIZATION COMMITTEE

**AGENDA
December 12, 2013**

TAB#	NPL#	LEASING ACTION
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Approval of Transcription of June 6, 2013 meeting

DEPARTMENT OF CHILDREN & FAMILIES

- 1 **4520** **Division of Child Protection & Permanency, 125 State Street, Hackensack NJ**
Five (5) year extension at existing location at a reduced rental with additional space.
- 2 **4659** **Division of Child Protection & Permanency, 3150 Route 9, Rio Grande, NJ**
New term lease/build-to-suit – Ten (10) years with cancellation rights.
- 3 **4526** **Division of Child Protection & Permanency, 84 Park Avenue, Flemington, NJ**
Five (5) year extension a reduced rental at the existing location.

- 4 **4051 Division of Child Protection & Permanency, 650 Bloomfield Avenue, Bloomfield, NJ**
Two (2) year extension at the existing location pending bid projects.

DEPARTMENT OF COMMUNITY AFFAIRS

- 5 **4360 Division of Codes and Standards, 171 Route 173, Franklin Twp., NJ**
Five (5) year extension with cost savings.

DEPARTMENT OF LABOR

- 6 **4661 Unemployment Income Security, Workforce Development, Division of Vocational Rehabilitation, Labor Standards/PEOSHA, 13 Emery Avenue, Randolph, NJ**
Two (2) year temporary lease.

DEPARTMENT OF LAW & PUBLIC SAFETY

- 7 **4655 State Police – Urban Search & Rescue Unit, Naval Air Engineering Station Joint Base McGuire-Dix, Route 547, Lakehurst, NJ**
Five (5) year lease with a single five (5) year renewal option.

DEPARTMENT OF TREASURY

- 8 **4205 Administration, Central Motor Pool, 235D Whitehorse Pike, Hammonton, NJ**
Five (5) year extension at a reduced rental rate.
- 9 **4548 Office of Public Defender, Law Guardian and Trial Unit, 100 High Street, Mount Holly, NJ**
Amendment for additional square footage and modifying an existing five (5) year option into a two (2) year option and a three (3) year option. This will effectively create a five (5) year term for the new and existing space.
- 10 **4656 Office of Public Defender, Law Guardian, 2 Speedwell Avenue, Morristown, NJ**
New term lease – Ten (10) years with rights to cancel in the fifth and seventh years.

VARIOUS DEPARTMENTS AND OFFICES

- 11 **2903 Office of the Governor, 444 No. Capital Street, Suite 201, Washington, DC**
Six (6) year extension.
- 12 **4420 Treasury, Labor, Community Affairs, Law & Public Safety and Human Services, 3944 Route 9 North, Freehold, NJ**
Consolidation of two (2) leases with cost savings and extension.
- 13 **4308 Transportation & MVC, State Highway 70 and Airport Road, Lakewood, NJ**
Two (2) year extension at existing site with cost savings.

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SENATOR NICHOLAS P. SCUTARI (Chair): Let's call the meeting to order.

MR. COSTANTINO (Committee Aide): Yes.

Senator Scutari.

SENATOR SCUTARI: Here.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Here.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Here.

MR. COSTANTINO: Chairman, you have three members present. You have a quorum.

SENATOR SCUTARI: Okay. The first order of business is the Open Public Meetings Act.

MR. COSTANTINO: Notice of this meeting was provided to the Secretary of State, the Trenton *Times*, and the State House Press on December 9, 2013, in accordance with the Open Public Information (*sic*) Act.

SENATOR SCUTARI: Approval of the minutes for the June 6 meeting?

MR. COSTANTINO: Do we have a motion?

SENATOR SCUTARI: Any questions on the minutes-- Well, the Assemblyman wasn't here.

May I have a motion on the minutes?

DEPUTY TREASURER ROMANO: I'll move them.

SENATOR SCUTARI: Okay, roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Abstain.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: You have two votes in the affirmative, one abstention. The motion to approve the June 6 meeting minutes carries.

SENATOR SCUTARI: Okay.

Let's start with the NPLs.

MR. COSTANTINO: We're actually grouping these, sir. We have 4520 through 4051 to start with.

SENATOR SCUTARI: Okay. That's Tabs 1, 2, and 3 in the binder.

MR. COSTANTINO: And 4.

SENATOR SCUTARI: Oh, and 4.

MR. COSTANTINO: They're all with the same agency, so we grouped them together.

SENATOR SCUTARI: All right, great.

Greetings.

S T E V E N M. S U T K I N: Good afternoon.

SENATOR SCUTARI: You want to tell us about Child Protection?

MR. SUTKIN: Sure. These are four notices of lease proposals that we presented with the details in the binders. They're client services facilities where the employees of DCF will be interviewing and carrying on their programs with the clients.

The first one is in Hackensack, 4520; the second space is in Rio Grande, 4659; the third is in Flemington; and the fourth, 4051, is in Bloomfield. I know they've been grouped together. If you have specific questions--

SENATOR SCUTARI: How long-- I think No. 2 is a new lease, a new building that's on there.

MR. SUTKIN: Built-to-suit, yes.

SENATOR SCUTARI: How long have we been in the other buildings?

MR. SUTKIN: A very long time. It's three leases, and we're month-to-month on all of them.

CHARLES J. CONNERY: Some of them were probably added as a part of the DYFS growth, when they came under a court order to grow. But I think the original ones are probably 10 to 15 years.

SENATOR SCUTARI: And how long do we anticipate being in these same locations? I mean, we have a 10-year-- No. 2 is a 10-year; it's a build-to-suit, but it's a 10-year lease. Obviously you're not going to-- If someone's going to build it for, you're going to have to give them a long-term obligation. And the others are five years, five years, and a year-and-a-half, it looks like.

I mean, I just had this conversation with the Senate President, and when he was on this Committee a long time ago, before I was -- and his question for me was: "How are you doing with--" He explained to me a 48-year warehouse that we had -- that we leased for 48 years rather than purchase. And we started this whole discussion when I first joined the Committee several years ago. How are we doing with a consideration of

moving out of a leasing type of agreement for buildings -- Motor Vehicles, State Police -- things that we're going to stay in -- and in this, I imagine, the Division of Child Protection? Leasing versus buying and owning and building ourselves?

MR. SUTKIN: We are having some successes with some agencies; for example, Motor Vehicles. We're building some facilities. We've just inherited a building in Freehold that we're making the most use out of. You're familiar the State Police buildings that we purchased and fixed up a couple of years ago.

In the case of the South Jersey lease that you're looking at now, we did, five or six years ago, look into advancing a project in Cape May County to get financing. I think we were looking at South Jersey Transportation Authority funding. And that was not supported. And the people look at the debt service, or whatever the issues are, and it takes a long time to get a project ready for presentation; it takes a long time for it to be considered; and then it takes a long time for the answer to come back: no. And in the meantime you have years of just one-and-done and one-and-done, and the Department is in bad space. And so we advanced this procurement to put them in improved space, because there's not a lot of lease portfolio out there -- you can see in the package, we advertised and we directly solicited five potential vendors, and we only got one response.

So that's how we are where we are today.

SENATOR SCUTARI: You're talking about the Rio Grande location in Cape May County?

MR. SUTKIN: Yes, that's the one you're talking about?

SENATOR SCUTARI: Yes, yes. Well, I mean, I'm talking about it more in general, but also specifically these four NPLs.

MR. SUTKIN: Right. We see that it's a good fit for the State to be in owned space. We don't always remain where we think we're going to always be, so-- For example, Motor Vehicles. They moved out of a couple of buildings, and they shift where they think the folks will be. So we try to be selective when we decide to own. And in this case we did launch an effort a few years ago. It wasn't successful.

SENATOR SCUTARI: Tell me about that again. You launched an effort because, obviously, you knew you were going to get a 10-year obligation -- or need a 10-year obligation for a built-to-suit building for the Cape May County Child Protection Division.

MR. SUTKIN: Right.

SENATOR SCUTARI: And so what transpired, and how did that go down?

MR. SUTKIN: It might be seven or eight years ago. I think we had some discussions with folks in the South Jersey Transportation Authority. To the best of my recollection, they were courting us to advance a project because either they had money or they had an interest in advancing a project -- this is general recollection. And then we took that proposal to our supervisors. We said, "We want to advance this. We need support of the Administration for this initiative." And there wasn't that support.

SENATOR SCUTARI: And when you were looking to do that physical location and purchase-- I mean, when you did an analysis -- and maybe you don't recall specifically as to the cost differential between a 10-

year lease and own, built-to-suit, or however many years. But that was 9 or 10 years ago, and now you've been leasing for 8 or 9 years in substandard space, I'm assuming, which you had said -- or something not as appropriate as you would deem. And now another 10 years, so now we're looking at 20 years worth of leasing for the Division of Child Protection in Cape May County, and probably after that and after that. Was there an analysis made to make a cost differential between what it would cost to build it and own it for good?

MR. SUTKIN: There might have been. But I think there's more things that come into it that-- In the case of DCF, I think a lot of the money is federally funded and it's a direct pay. And we do much better getting reimbursement from the Feds from a lease than we do from owned. So that's another consideration where it doesn't make sense sometimes to own as opposed to lease.

In the case of owning, we don't do a good job -- unless we build it into the debt service -- to take care of the buildings. We go in for a Request for Appropriated Capital to take care of our buildings, and 95 percent of those requests are often denied. So we have a hard time taking care of our buildings.

SENATOR SCUTARI: Where are those denied at? At what level of government are these denials made?

MR. SUTKIN: We bring them to the Capital Budgeting Commission.

SENATOR SCUTARI: Okay.

Just a final thing on that: You said that you use -- or at least there was a consideration to use the South Jersey--

MR. SUTKIN: That's my recollection, yes.

SENATOR SCUTARI: What about the EDA?

MR. SUTKIN: They are a possibility as well.

SENATOR SCUTARI: But not in that circumstance -- it wasn't made as a consideration?

MR. SUTKIN: No. And I don't think the denial of our request was a function of who the agency was. I think it was just the project itself.

SENATOR SCUTARI: Okay.

Assemblyman, any questions on those four?

ASSEMBLYMAN GIBLIN: Not at this time.

SENATOR SCUTARI: Okay.

DEPUTY TREASURER ROMANO: None, thank you.

SENATOR SCUTARI: I'll entertain a motion on the Department of Children and Families, Nos. 1 through 4.

ASSEMBLYMAN GIBLIN: Move it.

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, zero in the negative. The motion to approve 4520, 4659, 4526, and 4051 carries.

SENATOR SCUTARI: Okay, No. 5 is the Department of Community Affairs.

MR. SUTKIN: Yes, this is a small lease that we have for the Division of Codes and Standards -- NPL 4360, No. 5 in the binder, for the Department of Community Affairs. It's a five-year extension with cost savings.

SENATOR SCUTARI: Okay, in that kind of dialogue with you earlier with respect to lease -- that stands for all of these lease extensions. Obviously, we've all had this kind of ongoing dialogue with respect to our consideration of cost savings through ownership. And I understand what you're saying -- that we're not doing a great job, when we do own things, to upkeep them. Because if it's not built into the cost of purchase and construction then we kind of let the things fall apart. And I think that's something that has to be considered as well.

Assemblyman, any questions on No. 5?

ASSEMBLYMAN GIBLIN: I have no questions.

SENATOR SCUTARI: Okay, I'll entertain a motion on No. 5.

ASSEMBLYMAN GIBLIN: I'll move it.

DEPUTY TREASURER ROMANO: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: Senator, you have three votes in the positive, zero in the negative. The motion to approve 4360 carries.

SENATOR SCUTARI: Okay, No. 6 is the Department of Labor.

MR. SUTKIN: This is a two-year lease; it's a temporary lease at a facility where we brought a long-term lease proposal to you, I think it was, a year-and-a-half ago. And it was supported; it was the result of-- There was a challenge by the incumbent bidder, and we rejected that challenge to the bid. And that bidder -- the incumbent -- ultimately challenged in the Appellate Division and reversed our decision. And then we went to the Supreme Court and sought certification to overturn the Appellate Division's decision. And certification was granted, and that case is now pending. And we want to move out of the existing facility; the Department of Labor wants to move out of the existing facility. You can see in the explanation it is substandard space. We were also sitting on vacant space in a third location because that was supposed to be consolidated into the new space. And we would like to get approval for that move into the two-year space.

SENATOR SCUTARI: Okay. Any questions on the Department of Labor space?

ASSEMBLYMAN GIBLIN: I'll move the lease.

MR. COSTANTINO: Second?

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, zero in the negative. The motion to approve NPL 4661 carries.

SENATOR SCUTARI: Okay, No. 7, the State Police at the McGuire-Dix Base. What do they-- Urban Search and Rescue Unit is located there. It's not even near, really, an urban area -- Lakehurst.

MR. SUTKIN: Pardon me?

SENATOR SCUTARI: No. 7 -- the State Police lease.

MR. SUTKIN: If you have questions about the program, we have a representative from Law and Public Safety to speak more about it.

SENATOR SCUTARI: Who is that?

MR. SUTKIN: Mike Simone.

SENATOR SCUTARI: Come on up, Mr. Simone.

Greetings.

MICHAEL A. SIMONE: How are you, sir?

SENATOR SCUTARI: How long has that Urban Search and Rescue Unit been located at the Naval Air Engineering Station?

MR. SIMONE: Well, that's been located there probably about -- close to, I'd say -- about 20 years. What happened with this and why this is on here is because, initially, when we started with that it was under the Navy. And then we basically had a free ride there.

SENATOR SCUTARI: For how long did we have a free ride?

MR. SIMONE: Oh, it was probably-- Almost, probably, the 20 years. After that the Air Force took it over, and they looked at it and decided, "We'd like to make some money off of this."

SENATOR SCUTARI: We have to pay some rent.

MR. SIMONE: That's basically why this is here today.

But we have a lot there. We have a hangar facility which supports all of our USAR vehicles and equipment, which are used for all types of emergencies. I mean, they were used at 9/11, they used them with Irene, with Sandy. They will probably be used to help with support when the Super Bowl is here; and there's acreage there to help support training functions. And we also have an acre that supports a bunch of trailers for Evidence Management Operations, too. So we've been there a long, long time.

SENATOR SCUTARI: And who are we going to be paying this money to, the Department of the Air Force -- this \$86,000 a year?

MR. SIMONE: I believe so, yes. I believe that's who that was negotiated with, yes. It's that in combination with, I'd say, close to 13 acres.

SENATOR SCUTARI: Actually, it's more; I misspoke. I think it's \$131,000 a year because there's an additional maintenance fee.

MR. CONNERY: We have the total at \$85,966 per year. Plus we're getting a credit for the first year because we made some improvements to the building.

SENATOR SCUTARI: I guess there's a utilities and maintenance charge of \$45,000 a year in addition.

MR. CONNERY: Yes, that's true.

SENATOR SCUTARI: I mean, I understand the benefits to having it there, I guess, for a secure facility.

MR. SIMONE: It's secure and they have the space to house all the various vehicles.

SENATOR SCUTARI: Where do we keep all our other State Police vehicles, and helicopters, and things like that?

MR. SIMONE: Well, helicopters are at the Mercer Airport. We recently did an agreement with DMVA where we're sharing their hangar now. We had the UNISYS hangar which was a lease that we had over 20 years; we just got out of that. And we merged with DMVA. And we'll be taking more space from DMVA in the coming year, once they move some of their operations out to Lakehurst, as well. So we're basically sharing space now with DMVA at the Mercer hangar.

Urban Search and Rescue, with the hangar that they have there -- that houses a lot of the construction vehicles that they have; also the Urban Search and Rescue buses that they utilize, which are-- That hanger space there is needed because those vehicles are so large that they need a hanger like that. Also the location is good because they can get anywhere within the state within a good period of time -- north or south.

SENATOR SCUTARI: I'm assuming we're not going to get out of that business.

MR. SIMONE: Not any longer.

SENATOR SCUTARI: We're probably going to be there for the rest of all of our lives. And so is there any opportunity there to have our own location?

MR. SIMONE: Well, with the business -- we're not going to get out of it any time too soon. With the location, you know, I mean, down the road to try to build something of that magnitude -- I'm not even sure what the cost would be, but I'm sure it's going to be in the several million dollar range to build that kind of facility.

SENATOR SCUTARI: Okay, thank you.

ASSEMBLYMAN GIBLIN: I'll move it, Mr. Chairman.

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, zero in the negative. The motion to approve NPL 4655 carries.

SENATOR SCUTARI: Okay; and thank you for that information.

I think we're on to--

MR. COSTANTINO: I'm grouping 8, 9, and 10, sir.

SENATOR SCUTARI: Nos. 8, 9, and 10. Department of the Treasury.

MR. COSTANTINO: Nos. 4205, 4548, and 4656.

SENATOR SCUTARI: You guys should know all the information on that.

Okay, why don't you talk to us about those three NPLs.

MR. SUTKIN: Yes, the first is for the Department of Treasury Central Motor Pool down in Hammonton. And it is a five-year extension at reduced rate that's a combination of some office space and some motor vehicle bays.

The second is for the Office of Public Defender, who is in, but not of, the Department of Treasury. And the Law Guardian Unit and Trial Unit at 100 High Street in Mount Holly. And that one we're also adding -- not to exceed 2,500 square feet -- additional personnel that they have. And we're changing the renewal options, which this Committee has already granted, to give us more flexibility -- a two-year and a three-year.

And the third one is for the Office of the Public Defender, also Law Guardian's Office, up in Morristown. And that is a new lease, a new advertised procurement, for client support.

SENATOR SCUTARI: So what happened with No. 10? We moved, right? The Morristown location was somewhere else prior to this lease, correct? In fact, they're not in this space yet, are they?

MR. CONNERY: They are currently in 7 Sussex Avenue.

SENATOR SCUTARI: Right. So they're going to be moving into this after approval, correct?

MR. CONNERY: Yes.

SENATOR SCUTARI: What's the situation there?

MR. CONNERY: Well, actually that space -- the 7 Sussex Avenue space is actually tied into the Labor NPL that you just approved. That's the building we're trying to vacate so that we can get off the hook for a quantity of empty space in that building. That was a consolidation lease; it had, at one time, four different departments in it.

SENATOR SCUTARI: How much space is that for the 10-year lease for the Public Defender? How much do they need up there?

MR. CONNERY: They need 3,200 square feet.

SENATOR SCUTARI: I mean, the same goes for that. I mean, it's a 3,200-square-foot space, so it wouldn't be a huge building. But we're not going to get out of that business, either.

Okay, any questions? (no response)

I'll entertain a motion.

ASSEMBLYMAN GIBLIN: I'll make the motion, Mr. Chairman.

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative. The motion to approve NPL 4205, 4548, and 4656 carries.

SENATOR SCUTARI: Okay. The final agenda items are Nos. 11, 12, and 13.

MR. COSTANTINO: No, we actually have-- Now 11, 12, and 13 are individual approvals, sir.

SENATOR SCUTARI: Okay. Well, let's talk about the Office of Governor in Washington, since we've had this up a couple of times already, haven't we?

Now, if you will recall, I sent a letter to the Treasurer in July 2012 requesting some information with respect to this. And since that time I've actually found out a little bit more about this space. But not all the information -- and I'm not faulting you, because this came directly from the Treasurer -- has been answered with respect to the utilization of the space in Washington. It's my understanding that most governors have a Washington office space, and a lot of them lease it in the same building.

MR. SUTKIN: Correct.

SENATOR SCUTARI: But we asked some general, very specific, easily answered questions that just haven't been answered. I don't know if you can answer them. One of them was: What were the titles and the job descriptions of the staff members who were there, and what were their salaries, and for how long have they been employed there, and what exactly are their job duties? And I'm assuming you can't answer that question.

MR. SUTKIN: I cannot.

SENATOR SCUTARI: In fact, after I had written that-- I'm sorry, let me go back; I misspoke. The letter I had sent was September 10,

2012. It was not responded to until March 2013. Still, some of the information that we had asked for still hasn't been given.

We had some questions with respect to the parking situation over there, the utilization of the office, what exactly is being done out of the office. I mean, we're talking over \$100,000 a year for space, plus at least four employees. I think we need to know.

MR. SUTKIN: I think the information about the parking was provided in the Treasurer's responsive letter to you. And there was some description in the letter about what the general usage of the office was -- although it didn't go into specifics. And I know it seems like a long period of time -- and there must have been something with the mail, I imagine -- but we didn't see your letter until the December Space Utilization Committee; it wasn't received. Just to add those issues, for the record.

But we are down now to two parking spots--

MR. CONNERY: Correct.

MR. SUTKIN: --with specific regard to the parking. And there is some other information included in the Notice of Proposed Lease. It's an office that's been down there since 1977; we've been in that specific building since 1991.

MR. CONNERY: In that building? Well, we downsized, I believe, in the early 2000s during the McGreevy Administration. But I believe we've been in that building -- that lease -- since 1977.

SENATOR SCUTARI: What's going on down there? What's going on in that building? I mean. We have two U.S. Senators; we have a bunch of Congressmen. What is the Governor's Office doing down there?

MR. CONNERY: I can't answer that question.

SENATOR SCUTARI: I mean, it's not a little bit amount of money that we're spending. I mean, considering parking, the lease space, and the employee salaries and benefits that are being paid, the taxpayers are paying probably-- I don't know; I actually don't know how much we're paying, because I didn't get the information as to the salaries of the employees, their responsibilities, their job titles, and what they're doing down there. I mean, it goes beyond just the benefit of having office space and whether or not the lease is appropriate. It goes to-- Just because everybody is doing it, doesn't mean it's the right thing to do. It just means I'd like to know why we're doing it, and explain it to me and I can buy into it.

ASSEMBLYMAN GIBLIN: Do we have to approve this lease today?

SENATOR SCUTARI: It's been hanging around for quite a while. And I had some communications directly with the Governor's Office with respect to my questions, and I'd like to get that information prior to knowing whether we have to continue in the business of having space down there and having full-time employees down there.

If it's clear that we need them, and they have clear, delineated job duties, and they're important to the effective administration of the government, then clearly I won't question the lease -- especially since there are a number of other states that are leasing space in that exact building; I understand that. But I don't know what the comparison is between what other states are doing, how much other space that they have. I know that they have some representatives down there. But from the last time we talked to -- and this thing has been hanging for over a year.

MR. SUTKIN: Well, considering your concerns, but also in consideration of the fact that this lease expires next month--

SENATOR SCUTARI: I know it does.

MR. SUTKIN: --and that there's-- Unlike many leases, this lease subjects us directly to--

SENATOR SCUTARI: To penalties.

MR. SUTKIN: Right -- penalties.

SENATOR SCUTARI: I read it.

MR. SUTKIN: Is there any possibility that you would entertain a motion to approve it, conditioned upon your receipt of what you deem to be satisfactory information which could follow this meeting? Because we're not going to have another meeting until after this lease expires.

SENATOR SCUTARI: We could have another meeting next week.

MR. SUTKIN: We could?

SENATOR SCUTARI: We could.

MR. SUTKIN: Okay.

SENATOR SCUTARI: I mean, we'd have a three-day requirement of notice, but I'm going to be here.

I'm sorry, Assemblyman, we cut you off. You were talking.

ASSEMBLYMAN GIBLIN: No, I just was wondering about the urgency of renewing this lease. I heard it, so it seems to me that you don't want to get into a penalty situation.

SENATOR SCUTARI: There is some urgency to it.

ASSEMBLYMAN GIBLIN: I would go back, and if you wanted to schedule a special meeting I'll work with your schedule and accommodate it.

SENATOR SCUTARI: My question really is, do we need to be in this business? I mean, it's a fair amount of money that the taxpayers are being burdened with to have space and employees down there. Now, obviously, if it's important to have that, I understand that.

But you know what? Rather than do that, Assemblyman, I think I'll go along with Mr. Sutkin's thought, which is to conditionally approve it and let me get that information.

MR. COSTANTINO: Do you want to set a date, Senator, in terms of receiving that information?

SENATOR SCUTARI: I'd like the information by the end of next week.

MR. COSTANTINO: Is that possible, Steve?

MR. SUTKIN: Am I a conduit or-- You said you already--

MR. COSTANTINO: I'm just suggesting that we set a date.

MR. SUTKIN: I know, but the Senator already said that--

SENATOR SCUTARI: I can't say that they're going to get it for me. They said they want to get it to me. I hope-- They expressed some concern that they were either going to-- There was going to be a penalty or they'd lose the space. I said I don't want to see that happen if it's an important piece of-- But this has been going on for a while.

The questions that I have are not that-- This is stuff you could probably get in a day or two: titles of the people, the responsibilities, the necessity.

So I think we could pass it conditionally upon me receiving it next week -- that I have it by next week. And then, if not, then-- Let's give them a week and a day to get that information.

ASSEMBLYMAN GIBLIN: Could you restate the motion, then -- what you want to do?

SENATOR SCUTARI: That it will be conditionally approved upon receiving satisfactory response and information.

ASSEMBLYMAN GIBLIN: With a December 20 deadline.

SENATOR SCUTARI: Exactly.

ASSEMBLYMAN GIBLIN: Okay, I'll move it.

MR. COSTANTINO: Second?

SENATOR SCUTARI: I'll second it.

MR. COSTANTINO: Roll call.

We have Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: Okay. We have three votes in the affirmative to conditionally approve NPL 2903, with the understanding that we'll have the answers to the Senator's questions by the December 20.

SENATOR SCUTARI: All right, the next one is No. 12.

MR. SUTKIN: Yes, this is a consolidation of two leases with cost savings, coupled with an extension. And in addition we have the right

to give back over a third of the space to the extent that there are programmatic changes with some of the client agencies.

SENATOR SCUTARI: Any questions? (no response)

I'll entertain a motion.

ASSEMBLYMAN GIBLIN: I'll move it, Mr. Chairman.

DEPUTY TREASURER ROMANO: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, zero in the negative. The motion to approve NPL 4420 carries.

And we have, finally, No. 13.

SENATOR SCUTARI: No. 13 is the last NPL, correct?
Transportation and Motor Vehicle Commission.

MR. SUTKIN: Yes, sir, this is NPL 4308 for the Department of Transportation and Motor Vehicle Commission. And it is a two-year extension of the existing lease with cost savings, and in light of -- the Motor Vehicle Commission intends to build a facility in that area.

SENATOR SCUTARI: Okay. Any questions? (no response)

ASSEMBLYMAN GIBLIN: I'll move it, Mr. Chairman.

DEPUTY TREASURER ROMANO: Second.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, zero in the negative. The motion to approve NPL 4308 carries.

SENATOR SCUTARI: Any other business? (no response)

Do I have a motion to adjourn?

ASSEMBLYMAN GIBLIN: I'll move it.

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Thank you, everybody; thank you.

(MEETING CONCLUDED)