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# *Committee Meeting*

of

## NEW JERSEY STATE LEASING AND SPACE UTILIZATION COMMITTEE

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

**DATE:** December 14, 2009  
1:30 p.m.

**MEMBERS OF COMMITTEE PRESENT:**

Senator Nicholas P. Scutari, Chair  
Assemblyman Reed Gusciora  
Deputy Treasurer Debra Bell



**ALSO PRESENT:**

John A. MacCalus  
*Office of Legislative Services*  
*Committee Aide*

Gary A. Kotler  
*Counsel*

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

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SENATOR NICHOLAS P. SCUTARI (Chair): You all have been waiting long enough, and I apologize for our delay.

MR. MacCALUS: Okay, we're going to call the meeting to order; it's 2:30 p.m. on December 14.

Roll call: Senator Scutari.

SENATOR SCUTARI: Here.

MR. MacCALUS: Assemblyman Reed Gusciora.

ASSEMBLYMAN GUSCIORA: Here.

MR. MacCALUS: And Deputy Treasurer Bell, we expect presently.

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* and the *Trenton Times*, and the State House Press on December 4, in accordance with the Open Public Meeting Act.

At this time, I would like to introduce our new counsel to the Committee, Gary A. Kotler, Deputy Attorney General. And I'd like to thank our previous counsel, Robert Shaughnessy, for his many years of dedicated service to the Committee. I understand that he is at the Division of Property Management and Construction.

We can start also, I guess-- We have two meeting minutes that we will be approving today; we can start that, and then we'll just go back to her when she reappears. We're looking for the approval of minutes -- transcripts -- of the meeting of June 16, 2008, and now June 15, 2009. Do we have a motion to approve?

ASSEMBLYMAN GUSCIORA: So moved.

MR. MacCALUS: Okay; seconded?

SENATOR SCUTARI: Second.

MR. MacCALUS: Okay. Let's see-- Senator Scutari, approve?

SENATOR SCUTARI: Yes.

MR. MacCALUS: And Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Okay, and we'll visit that as we go back.

One thing I would like to note also is that because we had so many leasing actions this time -- there's 19 of them, actually -- we have broken them up into consent agendas, where we will take them by department and go through the list that way. For example: The first department -- the first consent agenda -- will be for the Department of Children and Families, Division of Youth and Family Services. We have NPL 3800, NPL 4519, NPL 4526, NPL 4527, NPL 4546, NPL 4556, and NPL 4575. Steve, would you like to give us a little bit about those leases?

MR. KOTLER: I think we should wait--

MR. MacCALUS: Oh, there she is. (referring to Deputy Treasurer Bell)

MR. KOTLER: Okay, let's go back, do the minutes.

MR. MacCALUS: Go back to -- yes, just to make sure-- Yes, now we can have a quorum.

Okay, we have voted that we're in attendance. Are we-- Is the Deputy Treasurer in attendance?

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: Okay, we now have a quorum, so we can proceed. Also, we went through the approval of the minutes for June 16, 2008, and now June 15, 2009. How would you vote? Yes?

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: Okay. And I just finished explaining that we will be going through the leases by department, with the consent agenda. The first seven tabs that you have in your binder are all for the Department of Children and Families, Division of Youth and Family Services, and I was just going to turn it over to Steve Sutkin to go over them.

Steve?

STEVEN M. SUTKIN: Thank you, Mr. MacCalus.

I just wanted to comment, initially, that of the 19 leasing actions we have for you today, 13 are a result of renegotiated cost savings. And the total of the savings over the next couple of fiscal years -- each are broken down -- is approximately \$1.5 million. And that's in addition to some of the efforts we have ongoing with existing lease removals that are also resulting in savings of up to a half-million dollars in this same time frame.

With respect to the Notices of Proposed Leases that Mr. MacCalus just read, I wanted to bring to your attention the fact that on No. 2 in your tab, which is NPL 4519, we are still waiting for the pay-to-play documentation and the disclosure statement, and we've submitted-- We submit that lease, conditioned upon receipt of that information. And that's-- We've also received a conditional approval for those leases from Mr. Kotler in the Attorney General's Office. So once we have that

information, we'll convey it to you and you can be sure that no leases will be executed without them having been received as well.

As Mr. MacCalus had mentioned, these are all Department of Children and Family leases around the state. I can go through some of them -- some of the information -- or I could open it up to the extent there's any questions.

SENATOR SCUTARI: Any questions? Assemblyman?

Why don't you just give us a brief synopsis on each real quick. Maybe that may stimulate some questions.

ASSEMBLYMAN GUSCIORA: Actually, how about-- Why don't we concentrate on the ones where we negotiated a higher price, rather than a cost savings?

SENATOR SCUTARI: Okay.

MR. SUTKIN: All of the-- But for No. 2, they're all reduced rate and cost savings. And No. 2 is actually the same rate, and we've scheduled the extension to coincide with a couple of other leases in the local area, and we're going to consolidate them into one lease. So that's staying at the same rate.

ASSEMBLYMAN GUSCIORA: What about 8 and 15?

MR. SUTKIN: We're not up to them yet.

SENATOR SCUTARI: Yes, we're just taking the first seven, which is Children and Families.

ASSEMBLYMAN GUSCIORA: Oh, okay.

SENATOR SCUTARI: And then we'll move on to those.

ASSEMBLYMAN GUSCIORA: All right; got you.

MR. MacCALUS: Okay, can we do-- Can we have a motion to approve Tabs 1 through 7, the NPLs, and on the one particular one, NPL 4519, conditionally approve upon receipt of Chapter 51 and the disclosure statement?

Do I hear a motion?

ASSEMBLYMAN GUSCIORA: So moved.

MR. MacCALUS: Okay; do I hear a second?

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Okay; I'll do a roll call.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: And Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: Okay; the first seven are approved.

The next two are for the Department of Corrections. They are Tab No. 8 and 9, NPL 3512 and 4270.

Mr. Sutkin.

MR. SUTKIN: Thank you.

Revisiting the one you mentioned, Assemblyman--

ASSEMBLYMAN GUSCIORA: No. 8, yes.

MR. SUTKIN: --that's lease 3512. That was in response to a demand letter that we received from the lessor. We had had a long-term plan and, in fact, we had brought, as a result of competitive advertisement, a lease for the construction of the new facility -- or the fit-out of a new

facility. And ultimately, post-approval by this Committee, we were not able to reach a satisfactory result with the lessor to ultimately fit-out the facility.

**ASST. DPTY. DIRECTOR CRAIG S. BRUCH:**

The lessor backed out. We originally had this proposal--

**MR. MacCALUS:** Excuse me; could you please say your name?

**ASST. DPTY. DIRECTOR BRUCH:** My name is Craig Bruch.

**SENATOR SCUTARI:** Thank you.

**MR. SUTKIN:** Just to update everyone-- Mr. Bruch is in charge of our Lease Negotiations Unit in the Division of Property Management and Construction. It used to be Mr. Connery, who's moved on to a different location within the Division -- Planning and Programming -- and Craig's going to be providing some information in response to questions.

**SENATOR SCUTARI:** Welcome.

**ASST. DPTY. DIRECTOR BRUCH:** Thank you.

**MR. MacCALUS:** I'm sorry; I hate to interrupt.

**ASST. DPTY. DIRECTOR BRUCH:** That's okay.

This lease was originally approved by the subcommittee back in '03, okay? The landlord failed to obtain his financing, prices went up, he withdrew his bid, and we've been trying to continue this lease at the current location to minimize any expenses going forward.

**ASSEMBLYMAN GUSCIORA:** And this one is a month-to-month lease? No. 8?



ASST. DPTY. DIRECTOR BRUCH: This is-- It's going to be a month-to-month, but he's holding his rate for the next two years.

MR. SUTKIN: And you'll know, from past packages that we've brought to you, that parole offices are one of the more difficult State operations to locate.

SENATOR SCUTARI: What is?

MR. SUTKIN: Parole offices.

SENATOR SCUTARI: Okay.

But they're not the sole occupant of that building, correct?

ASST. DPTY. DIRECTOR BRUCH: The other one is JJC, I believe, sir. Two leases with that current landlord.

MR. SUTKIN: With which we have similar issues.

DEPUTY TREASURER BELL: So the plan is to go out with an RFP for a replacement location; in the meantime, you've secured the rent rate and have flexibility in the term? Is that the plan?

ASST. DPTY. DIRECTOR BRUCH: That's correct. And then to advertise-- We plan to advertise and try to secure a long-term lease for both of these agencies.

MR. MacCALUS: There's also an issue about real estate taxes, I understand?

MR. SUTKIN: Yes, thank you. Presently, the lessor is not up-to-date on his real estate tax obligations, and one of the things that the Attorney General's Office does before they'll sign off -- they consider those issues. So Mr. Kotler has signed off on this lease proposal, pending the lessor being brought up-to-date on his real estate taxes and conditional on that happening. We've been after the lessor to resolve that issue, and the

latest information that we have, as of today, is that he has a scheduled closing with his lending institution on December 18, at which time he's going to have the proceeds to pay the municipality. So this extension will not be executed until that occurs.

MR. MacCALUS: So you would want that conditionally approved?

MR. SUTKIN: This approval conditioned upon that occurring.

ASSEMBLYMAN GUSCIORA: Just another question on this lease. If you find an alternative site, can you break the lease at any point, or are we committed to two years?

ASST. DPTY. DIRECTOR BRUCH: It's a two-year term, but we can go back to the landlord and request that we be released within 30 days notice. But it will take us a good 18 to 24 months to secure a premise, a new location. You have two groups that are difficult to relocate. So I think the two-year time frame is sufficient.

MR. SUTKIN: The answer is that it's not technically a two-year term, actually. What we did is negotiated with the lessor to hold the rate firm for two years, but that we can get out with 30 days notice.

SENATOR SCUTARI: All right; good. Sorry about that--  
Assemblyman, any other questions?

MR. MacCALUS: Do you want to move on to the prison one next, or since we're doing this--

DEPUTY TREASURER BELL: Why don't we just vote on this one?

MR. KOTLER: Yes, this one we should break up.

MR. MacCALUS: Okay, yes.

SENATOR SCUTARI: We're going to break this up, essentially because there's a potential of a conflict with myself on this particular lease. I'm going to find myself unauthorized to vote on it; therefore, a legal vote will be 2-0, if that is the Committee's-- So I'm going to just take myself out of it, and we can entertain a motion.

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Okay; roll call.

Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: We have approved, with one authorized abstention, that one.

SENATOR SCUTARI: Thank you.

Okay, so we have No. 9 left, right?

ASSEMBLYMAN GUSCIORA: Right.

MR. SUTKIN: Senator, I just want to bring to your attention that the reason for the extension is associated with the lessor. I just wanted to bring to your attention that No. 16 is the same lessor.

SENATOR SCUTARI: Thank you. I'll be taking the same position, just to be sure.

Okay, we're on No. 9.

MR. SUTKIN: No. 9 is a lease, but essentially it's for the use of a refrigerator-type facility for the maximum security prison right here in

Trenton. It's not a big lease, but it's the best alternative for the site. We have looked at alternatives, but for this facility, which is one of the highest maximum security prisons, and the security required in the proximity of the prison, we renegotiated at a cost savings working with the Department of Corrections. It's submitted for approval.

SENATOR SCUTARI: Any questions? (no response)

Okay.

MR. MacCALUS: Can I get a motion?

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Okay; Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: And Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: It has been approved.

Okay, the next one is an individual one also. This is for the Department of Environmental Protection.

Steve.

MR. SUTKIN: Yes, this is for the Highlands Water Protection and Planning Council; and it's their main office in Chester. And this is an extension to the lease with the municipality. I believe the rate, as it's shown, is a slight increase in the rate.

SENATOR SCUTARI: The Highlands Water Protection and Planning Council has 9,200 square feet of office space? How many

employees do they have? I guess because they have a lot of big meetings, they need a lot of conference space?

MR. SUTKIN: Forty-nine employees.

SENATOR SCUTARI: They have 49 employees?

MR. SUTKIN: Forty-nine is on our Space Planning Report. Are there any representatives?

DEPUTY TREASURER BELL: This is in a municipal facility?

MR. SUTKIN: It's-- The lease is with the municipality.

SENATOR SCUTARI: The lease is in the Township of Chester, in their City Hall? And then we locate this State Commission in their City Hall, and we pay for the use, is that what it is? No, not in City Hall -- here it is--

MR. MacCALUS: It's a month-to-month lease, right?

SENATOR SCUTARI: I know this isn't your forte, but where did all these people work before we created the Highlands Council? I mean, that was only like four years ago.

MR. SUTKIN: I think you already answered the question. It's not my forte. (laughter)

MR. MacCALUS: Is anyone here from Highlands? (no response)

SENATOR SCUTARI: Forty-eight did you say, or 49?

MR. SUTKIN: Pardon me, sir?

SENATOR SCUTARI: How many people did you say work there-- 48 or 49?

MR. SUTKIN: Forty-nine.

SENATOR SCUTARI: Does the Pinelands have a physical space too?

MR. SUTKIN: Yes; (indiscernible) yesterday.

SENATOR SCUTARI: I don't mean the Pinelands--

MR. SUTKIN: Pemberton, I believe.

SENATOR SCUTARI: How much space do they have?

ASSEMBLYMAN GUSCIORA: That's a castle, isn't it?

MR. SUTKIN: That I don't know.

SENATOR SCUTARI: And they have a whole bunch of full-time employees as well?

MR. SUTKIN: I believe they do.

SENATOR SCUTARI: Okay.

MR. MacCALUS: Okay; do I hear a motion to approve the NPL No. 4534 for the Department of Environmental Protection, Highlands Water Protection and Planning Council?

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Okay; Chairman Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: This has been approved.

The next two items are from the Department of Labor. Steven.

MR. SUTKIN: Yes, the first one is for the Public Employee Relations Commission -- their Hearing and Appeal Board, and they're here in Trenton. And we renegotiated a five-year extension at a reduced rate. And the second one, similarly, is a three-and-a-half year extension at a reduced rate for the Workforce New Jersey One-Stop Career Center in Mt. Ephraim and Camden -- Mt. Ephraim Avenue.

SENATOR SCUTARI: The first one, we rent the whole building, right?

MR. SUTKIN: Yes.

SENATOR SCUTARI: Any questions? (no response)

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Okay; for-- Oh, go ahead. All right let's do-- Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: It's been approved. That was the one for the Department of -- Public Employees Relation Commission.

The next one is for the Workforce New Jersey.

SENATOR SCUTARI: I thought we were taking them as a group.

MR. MacCALUS: Oh, group. Okay, so there are no more-- Okay, that one's good, then. Then you just approved both of them; okay.

The next one is consent agenda for the Department of Law and Public Safety. There are four NPLs involved with this one.

Steven.

MR. SUTKIN: Yes; and for the record again, just to point out that No. 16 is the same circumstance with the lessor that we talked about before.

SENATOR SCUTARI: We'll do 13, 14, and 15, and then we'll do 16.

MR. MacCALUS: Okay, we'll do 16 separately.

ASSEMBLYMAN GUSCIORA: Can you explain why 15 is an increase?

MR. SUTKIN: Yes; 15 is a residential program where the lease had already expired. We're on a month-to-month. It's a residential program. Again, JJC -- very difficult to locate; a lot of NIMBY issues, frankly. And what this extension allows us to do, is allows us to close another JJC facility -- Manor Woods Residential facility -- on December-- We're shooting for this month to close it, at a savings of \$163,000 annually.

ASST. DPTY. DIRECTOR BRUCH: It closed on December (indiscernible)

MR. SUTKIN: It has closed.

SENATOR SCUTARI: And we're locked in for 10 years?

MR. SUTKIN: No, it's a 10-year extension, but we negotiated the right to cancel after five years, and again after seven years.

SENATOR SCUTARI: Any questions on 13, 14, or 15?

I would entertain a motion on those three.



ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

SENATOR SCUTARI: Roll call.

MR. MacCALUS: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: And Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: These three have been approved.

On NPL 4250, we are going to be having the authorized abstention of the Chairman on this particular one again, like we did on his last one. Would you tell us a little bit about 4250?

ASST. DPTY. DIRECTOR BRUCH: It's the same situation that occurred on the prior lease that we spoke about earlier. The landlord-- It was a package that we (indiscernible) out--

SENATOR SCUTARI: Is your microphone on?

ASST. DPTY. DIRECTOR BRUCH: It was a package that the subcommittee approved in '03. The landlord, again, could not obtain his financing, prices went up, he withdrew his offer, and we're currently in a leased location pending the outcome of advertising for a new 10-year lease. So this will carry us for the next two years, hopefully.

SENATOR SCUTARI: Okay. Any questions?

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Okay; Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: This has been approved, with an authorized abstention of the Chair.

The next one is a single for the Department of Transportation. Steven.

MR. SUTKIN: The next item for your consideration is NPL 4308, and it's a five-year lease extension for the Motor Vehicles Commission in Lakewood, New Jersey, at Route 70 and Airport Road. And similar to most of the others that we've been speaking about today, it's a cost savings for a five-year term. And pursuant to Motor Vehicles' long-term plan, they have intention of building a new facility.

SENATOR SCUTARI: That's what came to mind when you brought that up. And I think one of the last meetings we had we talked about-- We're not going to go out of the Motor Vehicle business, probably, so wouldn't we consider building our own building facilities eventually? If we're going to have long-term needs at a particular site -- and obviously I don't think we're going to go out of the Motor Vehicle business. Can you elaborate on what you were just saying?

MR. SUTKIN: Yes, there-- I would if the mike worked. There we go.

They have a long-term plan for building Motor Vehicle facilities, and we've had some good discussion about where they need to be located, where they can be consolidated with other facilities, what the scope of those projects should be knowing that more and more is being done on a

electronic basis, rather than a walk-in service. And we actually are the contracting agency for the Motor Vehicles Commission, so we've recently bid a couple of projects. So there are, going on-- There are projects being bid out. But we're doing a careful review of when we need to build and when we really don't need to build.

SENATOR SCUTARI: Okay. If you could keep us posted on that, because I know we talk about that, and I just-- Seems nonsensical to continue to lease these-- I mean, obviously you might not have the increased need, but you're going to be in need for a Motor Vehicle Commission, going forward, I imagine.

MR. MacCALUS: That's the only -- as I recall -- that's the only driver testing site for a large area, as I recall. That's why we-- I guess we need it so badly over there?

MR. SUTKIN: That's one of the criteria -- when there's a driver testing site needed.

SENATOR SCUTARI: Okay. Any questions? And what number are we on?

MR. MacCALUS: This is Tab No. 17, NPL 4308.

SENATOR SCUTARI: Can I have a motion?

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

SENATOR SCUTARI: Roll call.

MR. MacCALUS: Okay; Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: It's been approved.

SENATOR SCUTARI: Moving on to 18 and 19.

MR. MacCALUS: We have our consent agenda for Department of the Treasury. You have two NPLs in there?

MR. SUTKIN: Yes, the first one is NPL 4457 -- that's renegotiating a five-year lease extension at a reduced rental rate for the consolidated warehouse program. Over the last several years, we've undergone a very extensive warehouse consolidation program, and this is one of the magnet facilities. We've created a centralized warehousing program for State furniture. We've done a detailed analysis on how we keep our forms, our spare IT equipment, and we centralized a lot of that stock, a lot of the surplus, into one facility. We've created new programs through Bernie McLaughlin, with utilizing JJC kids to come and learn how to refinish furniture that exists. And so the main point is, this is one of the facilities that we're using to consolidate into and get out of other warehouses, which are closing.

SENATOR SCUTARI: But we still don't own it.

MR. SUTKIN: Pardon me?

SENATOR SCUTARI: But we still don't own it, right? We're going to consolidate everything into a leased space, right?

MR. SUTKIN: Presently.

SENATOR SCUTARI: And you're probably going to be there for a long, long time, if that's your consolidated location. I hear you telling

me that we're going to close up shop in a lot of other places, and put all the warehousing material in this relocation.

MR. SUTKIN: Right.

DEPUTY TREASURER BELL: There are other owned warehouses?

MR. SUTKIN: It's a mix of owned and leased, and we've done the analysis -- I believe this is very, very, very low square-foot costs to keep it at.

SENATOR SCUTARI: Okay. And that was 18?

MR. SUTKIN: That was 18. The second one is the Division of Revenue: some of their operations which are going on out at the site in Hamilton. We also have done an extensive analysis on how to centralize the Division of Revenue's operation. We actually undertook an analysis, through an architectural engineer, to look at one of our own facilities to see if it could be retrofitted to house this facility, and it was just not economically feasible. So while we examine the alternatives, we're extending this lease for two more years.

SENATOR SCUTARI: Okay. I will note that some of the NPLs have photographs; some of them don't. I didn't get the photograph. It does just give you a better sense of what we're leasing, and what kind of facility-- Thank you for that, and if you can continue to put that on there, I think that is helpful on what we're leasing.

All right.

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

SENATOR SCUTARI: Roll call for 18, 19.

MR. MacCALUS: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

MR. MacCALUS: Okay, the two NPLs have been approved.

SENATOR SCUTARI: Just one question-- I think we're all done with the agenda. Other business, right?

MR. MacCALUS: I have no other business.

SENATOR SCUTARI: I have one question that perhaps someone can answer. Who has-- The New Jersey Turnpike Authority, that doesn't come through this Committee, correct?

DEPUTY TREASURER BELL: No, it doesn't.

SENATOR SCUTARI: Well, perhaps somebody can answer a question: What is the status with their headquarters that's abandoned in New Brunswick, and they're leasing the spot in Woodbridge, a big Mack-Cali building that I go past everyday when I come to Trenton?

DEPUTY TREASURER BELL: Well, I can give you a little background, and I think some of the gentlemen here can give you a little background. Actually, Treasury has tried to secure access to that facility so that we could close some of our leases, as it is owned and it's abandoned. Bernie McLaughlin, particularly, has worked with folks over there to try and get access to tour the site, to study the site--

SENATOR SCUTARI: And as it's abandoned, it usually gets in worse condition, not better condition.

DEPUTY TREASURER BELL: Yes, right. Now, my understanding from the most recent discussions -- and Bernie, maybe you can kind of give some update to this -- is they have some plans to put people back into that facility.

B E R N A R D A. M c L A U G H L I N: Yes, we originally approached that site the minute they vacated it.

SENATOR SCUTARI: Just one second. Can you come on up so we can get your name on the record, Bernie? Just so we know who it is.

MR. SUTKIN: Before Bernie starts talking, I just wanted to point out that in some of your Department of Children and Family initiatives that we brought to you, as part of the consent agenda, there is mention in a couple of them that some time was taken for us to evaluate the Turnpike building, to consolidate some of the DC offices. And when that didn't work out, then we moved on to renegotiating with the existing landlords.

SENATOR SCUTARI: Well, maybe we can find out why it didn't work out.

MR. SUTKIN: We did.

SENATOR SCUTARI: It didn't work out because it wasn't suitable, or because they wouldn't give you the information.

MR. McLAUGHLIN: No. Well, when we first went up there when they vacated -- I guess it was about three or four years ago -- the plan that we had proposed was to take that site, consolidate all of the Middlesex County and, I think, part of one of the Monmouth County DYFS leases; as well as providing some office space for Homeland Security and a couple of other places. We toured the building. The facility, with minimal work, is

in excellent condition. Before they vacated it they did quite an extensive renovation. At the time, we were asked to hold off, that there may be some indications and it was not made available to us; something about possibly the local municipality might be interested. At Steve's suggestion, we revitalized that procedure. We went up, we walked through the building. It's still in excellent shape, and the last thing we were told was that the Turnpike had just engaged a design company; that they were going to renovate that building, expand it, do some work, and vacate their current lease in Woodbridge back into that site. That's the last information we were given on it; and told that for that reason, we would not be able to utilize the building.

SENATOR SCUTARI: And we had already been out of there for like four years.

MR. McLAUGHLIN: Yes.

SENATOR SCUTARI: So they've been leasing this space in Woodbridge for four years.

MR. McLAUGHLIN: Yes.

SENATOR SCUTARI: Government at its best.

MR. McLAUGHLIN: The building, for their-- Well, whatever. The building is in pretty good shape; it needs some work in the HVAC systems, some boiler work. But it is in good shape, it's got plenty of parking. It's a good site.

SENATOR SCUTARI: Centrally located.

MR. McLAUGHLIN: It's centrally located. For DYFS, it would be an outstanding site, and for a couple of other projects we have going. It would also make a good site, with some modifications, for the



Turnpike and Garden State Parkway, which -- why they moved out to begin with, I don't know.

SENATOR SCUTARI: Can we get a definitive answer from them? Perhaps a letter can be sent by us to them?

DEPUTY TREASURER BELL: Sure.

SENATOR SCUTARI: Requesting that we know what their plans are; otherwise, we want it. Something of that-- I little bit more tactfully written.

DEPUTY TREASURER BELL: Sure.

MR. MacCALUS: If you'd like it to come through Committee, just let us know.

SENATOR SCUTARI: If that's okay with the members of the Committee.

DEPUTY TREASURER BELL: Yes; I think that's a good idea.

MR. MacCALUS: And then we'll put it on our stationery and you just have to sign it.

ASSEMBLYMAN GUSCIORA: Great.

SENATOR SCUTARI: Thank you very much for that insight.

MR. McLAUGHLIN: You're very welcome.

SENATOR SCUTARI: All right; anything else?

ASSEMBLYMAN GUSCIORA: Motion to adjourn?

SENATOR SCUTARI: Motion to adjourn?

ASSEMBLYMAN GUSCIORA: So moved.

DEPUTY TREASURER BELL: Second.

MR. MacCALUS: Voice vote: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. MacCALUS: Assemblyman Gusciora.

ASSEMBLYMAN GUSCIORA: Yes.

MR. MacCALUS: And Deputy Treasurer Bell.

DEPUTY TREASURER BELL: Yes.

SENATOR SCUTARI: Okay, we're adjourned. Thank you.

**(MEETING ADJOURNED)**