
Committee Meeting

JOINT STATE LEASING AND SPACE UTILIZATION COMMITTEE

LOCATION: Committee Room 3
State House Annex
Trenton, New Jersey

DATE: December 10, 2015
12:00 p.m.

MEMBERS OF COMMITTEE PRESENT:

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



ALSO PRESENT:

Carl T. Costantino
Office of Legislative Services
Committee Aide

Mark S. Kaminski
Committee Secretary

Gary A. Kotler
Counsel

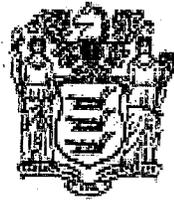
Ed Oatman
Senate Majority
Committee Aide

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 THOMAS P. GIBLIN

TREASURY
ASSOCIATE DEPUTY TREASURER STEVEN PETRECCA



Carl T. Costantino,
*Office of Legislative Services
Committee Aide
(609) 847-3355
Fax (609) 984-4638
E-mail CCostantino@njleg.org*

Mark S. Kaminski
*Office of Legislative Services
Committee Secretary
(609) 847-3355
E-mail MKaminski@njleg.org*

GARY KOTLER, D.A.G.
*Office of the Attorney General,
Division of Law
Counsel to the Committee
PO Box 106
Trenton, NJ 08625
(609) 777-3427*

**STATE LEASING & SPACE UTILIZATION COMMITTEE
STATE HOUSE ANNEX
P.O. BOX 068
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 4, 2015

SUBJECT: COMMITTEE MEETING – December 10, 2015

The State Leasing and Space Utilization Committee will meet Thursday, December 10, 2015 at 12:00PM in the State House Annex, Committee Room 3 on the first floor, 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 10, 2015**

TAB#	NPL#	LEASING ACTION
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Approval of Transcription of June 25, 2015 meeting

DEPARTMENT OF CHILDREN & FAMILIES

- 1 4051 Division of Child Protection & Permanency, 650 Bloomfield Ave,
Bloomfield, NJ
One year extension with cancellation rights pending bid process.

JUDICIARY

- 2 4676 Appellate Division, 216 Westmont Ave., Westmont, NJ
New lease at new location – Ten (10) year term with termination rights.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

- 3 **3520 Environmental Protection, 50 North Clinton Ave., Trenton, NJ**
Five year extension of existing parking with right to cancel after three years.

MOTOR VEHICLE COMMISSION

- 4 **4448 Motor Vehicle Commission, 380- 418 East Washington Ave., Washington, NJ**
Expansion at existing location and two additional five year options with cost savings.
- 5 **3832 Motor Vehicle Commission, 350 Ramapo Valley R., Oakland, NJ**
Expansion at existing location and additional five year option with cost savings.

DEPARTMENT OF TREASURY

- 6 **4239 Office of Information Technology, 111 Town Square Place, Jersey City, NJ**
Five (5) year extension at existing location with cost savings and right to cancel after 3 years.
- 7 **4675 Public Defender, 20 Kirkpatrick Street, New Brunswick, NJ**
Ten year parking lease for 27 cars with right to cancel on 60 days' notice.
- 8 **4502 Office of Administrative Law, 33 Washington Ave., Newark, NJ**
Renegotiation of renewal option and two year extension of term with cost savings.

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

MR. COSTANTINO (Committee Aide): Senator Scutari.

SENATOR SCUTARI: Here.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Here.

MR. COSTANTINO: And Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Here.

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

SENATOR SCUTARI: Thank you.

Please read the Open Public Meetings Act.

MR. COSTANTINO: Sure.

Notice of this meeting was provided to the Secretary of State, the Trenton *Times*, and the State House Press on December 7, 2015, as part of the Open Public Meetings Act.

SENATOR SCUTARI: The first order of business is the approval of the June 25 meeting minutes of 2015.

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

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Thank you.

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. The motion to approve the minutes is approved.

SENATOR SCUTARI: Thank you.

Today, we have eight NPLs for our approval. We'll start with Tab 1.

Mr. Sutkin.

S T E V E N M. S U T K I N: It's supposed to go to red, right? (referring to PA microphone)

SENATOR SCUTARI: Red is go; yes, red is go.

MR. SUTKIN: There we go; thank you.

The first item is NPL 4051. It's a one-year extension, with cancelation rights, for the Department of Children and Families. And it's a one-year extension, pending a consolidation effort of two leases. That process is in the RFP stage right now; we already have proposals that are under consideration. And this is just an additional year, pending completion of that activity.

SENATOR SCUTARI: Thank you.

ASSEMBLYMAN GIBLIN: Mr. Chairman, I'll move that we approve the lease.

SENATOR SCUTARI: Thank you, Assemblyman.

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, none in the negative. The motion to approve NPL 4051 carries.

SENATOR SCUTARI: Okay.

The next order of business is NPL 4676.

Mr. Sutkin.

MR. SUTKIN: Yes, this item is for the Judiciary; it's a long-term -- 10-year -- lease, with cancelation options after five years and after seven years. It is an advertised procurement; it's a lease in Westmont in Camden County for the Appellate Division. And we submit it for your approval -- for your consideration.

SENATOR SCUTARI: Thank you, Mr. Sutkin.

Any questions?

ASSEMBLYMAN GIBLIN: No.

SENATOR SCUTARI: May I have a motion?

ASSEMBLYMAN GIBLIN: Based on the recommendation, I make a motion that we approve this.

SENATOR SCUTARI: Thank you, Assemblyman.

DEPUTY TREASURER ROMANO: I second it.

SENATOR SCUTARI: Roll call.

ASSEMBLYMAN GIBLIN: Mr. Chairman, I'll move that we approve the lease.

SENATOR SCUTARI: Thank you, Assemblyman.

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, none in the negative. The motion to approve NPL 4676 carries.

SENATOR SCUTARI: Thank you.

The next order of business is NPL 3520 from the Department of Environmental Protection.

MR. SUTKIN: Yes, this is a five-year extension of an existing lease that's for parking spots; 190 parking spaces around the Department of Environmental Protection building in Trenton. And these are -- space is tight around that area -- in addition to Station Plaza. And with this slight increase, we're extending it for an additional five years.

ASSEMBLYMAN GIBLIN: I'll also make a motion to approve the parking spaces.

DEPUTY TREASURER ROMANO: I 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 NPL 3520 carries.

SENATOR SCUTARI: Okay. The next order of business is two NPLs, 4448 and 3832.

MR. SUTKIN: Yes, 4448 is for the Motor Vehicle Commission in Washington, New Jersey; and 3832 is for the Motor Vehicle Commission in Oakland, New Jersey. They both have a minimal increase in space -- the first one, in Washington, for 1,600 square feet; and the second one, in Oakland, for 2,000 square feet. In both cases, there are some improvements that are going to be made, which MVC is going to be paying for directly.

I just want to note, for the record, that we had given an estimate previously, from the Motor Vehicle Commission, for NPL 3832 in the amount of \$74,150 in improvements by the landlord; but it's actually slightly under \$3,000 higher. He got hard costs in, in the amount of \$77,011. And I wanted the record to reflect that.

SENATOR SCUTARI: Okay, thank you.

ASSEMBLYMAN GIBLIN: I'll also move that, Mr. Chairman.

SENATOR SCUTARI: Thank you.

Do I have a 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: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPLs 4448 and 3832 carries.

SENATOR SCUTARI: Thank you.

The next NPLs I'm going to take -- I want to separate those, because I have some questions on one of them.

We'll start with 4239.

MR. SUTKIN: Yes, this is a lease for the Office of Information Technology, which is in the Department of Treasury. It's a telecommunications-communications node, via the core Garden State Network. It is an extension that will take the lease out to December 31, 2020. It also comes with a cost-savings reduction of \$1.50 per square foot.

SENATOR SCUTARI: Okay. I have no questions on that matter.

Do you have any questions?

ASSEMBLYMAN GIBLIN: Move it, Mr. Chairman.

DEPUTY TREASURER ROMANO: Second.

SENATOR SCUTARI: Roll call, please. This is on 4239.

MR. COSTANTINO: Correct. 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, none in the negative. The motion to approve NPL 4239 carries.

SENATOR SCUTARI: Thank you.

I'm just going to go a little out of order so we can ask questions on the last one.

The next NPL that we're going to consider is 4502, which is the Administrative Office of the Law.

MR. SUTKIN: Yes, this is a lease for extending the term two years beyond a renewal option that we already have. It also includes consolidating the Office of Administrative Law spaces within the building to create operational efficiencies. With the two-year extension and taking the five-year renewal option now, we're able to get cost-savings from the existing landlord, and it will put out the lease another two years for the dates described in the handouts.

SENATOR SCUTARI: Thank you.

I have no questions on that.

Assemblyman?

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: We have three votes in the affirmative, none in the negative. The motion to approve NPL 4502 carries.

SENATOR SCUTARI: Thank you.

The final NPL for consideration is NPL 4675.

MR. SUTKIN: Yes, this is a lease for the Office of the Public Defender in Middlesex County. With this Committee's earlier suggestions, we've prevailed upon the Office of the Public Defender to consider leases that are more remote and more economical, away from the Courthouse. And, with that, creates the need for the Public Defenders, attorneys, and investigators, and other staff to be able to have access to the Courthouse.

And the lease that we have -- that we're moving into right now, is a much better lease. There were habitability issues associated with the other lease, so that's an improvement; plus there is cost-savings associated with it. Parking was included for that remote area; however, we needed to obtain for them parking that was closer to the Courthouse.

We have a representative from the Office of the Public Defender to address any more specific questions you might have.

SENATOR SCUTARI: That's fine; I have a lot. And they can come up, and I can ask you both the questions.

MR. SUTKIN: Okay.

C H A R L E S J. C O N N E R Y: I'll step away.

SENATOR SCUTARI: Just so-- Who's here from the Office of the Public Defender?

MR. COSTANTINO: Could you please identify yourself, for the record, for us?

C O N S T A N C E M. W I L L E T T: Sure.

MR. COSTANTINO: Thank you.

MS. WILLETT: Constance Marie Willett; I'm the Manager of Budget Operations for the Office of the Public Defender.

SENATOR SCUTARI: Thank you.

Now, my understanding is -- and Steve, you can stay up here, because there are questions that are going to go back and forth -- but we changed the location of the Office of the Public Defender from the downtown to the outskirts on Jersey Avenue because it was a better lease, and there's parking included out there. But it's not walking distance to the Court.

MS. WILLETT: Correct.

SENATOR SCUTARI: All that, I am aware of. So as a result of that, there is a need for staff and for lawyers to go to the Middlesex County Courthouse to present cases -- for whatever reason they have to go down there; and I am assuming they go down there on a fairly regular basis.

MS. WILLETT: Five days a week, sir.

SENATOR SCUTARI: How many Public Defenders do we have?

MS. WILLETT: At that particular --

SENATOR SCUTARI: At the Middlesex County--

MS. WILLETT: In Middlesex County?

SENATOR SCUTARI: The reason I ask it, is because I can't imagine that there are 27 people from the Office at the same time going down to the Middlesex County Courthouse.

MS. WILLETT: I have 24 attorneys, currently, who are -- 18 are in trial and 6 are in OLG. Of the 6 who are in OLG, they used to go to court two to three days a week, max -- usually on a Tuesday and a Thursday. They're now in court between four and five days a week. The trial attorneys-- And the trial attorneys are there every day of the week.

The difficulty that you have is, as you know, when you have Public Defenders, you normally have them go twice -- or two on the trials; while one is presenting the case, the other one is preparing the next case so that it can maximize the court's time in getting the cases through that are heard. So that was why we've always had our-- And because, also, the judges request immediate case hearings at their court hearings, at the time when they can fit it into their schedules. So we are at the mercy of when the judges are requesting our presence.

SENATOR SCUTARI: Well, all lawyers are. So, I mean, I understand that.

MS. WILLETT: I understand that, sir.

SENATOR SCUTARI: But I just can't imagine -- I mean, there are not even 27 criminal judges in Middlesex County.

MS. WILLETT: If you have a judge for every two Public Defenders, you're correct. So we would have, at that point, 12 judges having cases for just the trial cases; and then another 6 judges for the OLGs -- or 3, depending upon how fast we have to have our court cases heard.

SENATOR SCUTARI: What's an OLG? What does that stand for?

MS. WILLETT: Office of Law Guardian, sir.

SENATOR SCUTARI: Okay. And who else needs to go down to the Courthouse, besides the lawyers?

MS. WILLETT: The lawyers-- You have the investigators who go down; sometimes they have to bring materials to the Court, and sometimes they have to present their testimony in court.

SENATOR SCUTARI: It just strikes me that that seems like a lot of parking spaces. And I know-- The Governor's brought this up to me in the past about how we're always concerned about parking and how much it costs. And if we're going to spend \$500,000 for parking when I just -- I'd like to know how often and how many people are down there at any one period of time.

MS. WILLETT: And I gave that to you, Senator. When we have the cases like they do, the trial attorneys are there five days a week, and the OLG attorneys are there between four and five days a week. And so they go in in the morning,; they start at 9 o'clock, then they finish up at 4, 4:30 in the afternoon.

SENATOR SCUTARI: Then what do they need an office for? (laughter) If they're in the Court from 9 to 4, then when are they at the office? Because we have parking at the office, which is off-site.

MS. WILLETT: Right. And currently, where they currently are, at--

SENATOR SCUTARI: You're telling me every lawyer is in the Court from 9 o'clock until 4 o'clock in the afternoon.

MS. WILLETT: Not always.

SENATOR SCUTARI: I'm a lawyer; I know that you're not there all day. I see the Public Defenders down there, and there is no possible way that they're spending the whole day down there, every day. There can't possibly be that many people down there, because then there would be no one in the office. So why do we need the office out of the downtown?

Now, I understand -- there's a problem because there's a cost-savings. We took your office, we took it out of the downtown and we moved it away. So there needs to be a convenient way for them to get down to the Courthouse.

MS. WILLETT: And there's one road in, and it's a very difficult road to get from where they're going to be resituated, at 550 Jersey Avenue, to downtown New Brunswick. So if you have to be in court at a certain time, because the judge is calling that you have to come in, you have to be there. You have to be on-call.

SENATOR SCUTARI: I understand that.

I'm going to do a little bit more looking into how many people are down there at any one-- Because I just-- It just seems to me that's a lot of space to have all the time. And I understand you need some spaces; but to have 27 spaces dedicated to one agency to be down there-- Maybe I'm wrong. If you're right, then obviously I'll consider it, and I'll approve it. But right now, I just -- I want to find out a little bit more about the -- how often, how many people are there at one time. That's my concern, before we enter into a 10-year lease for a parking lot.

ASSEMBLYMAN GIBLIN: Mr. Chairman, this new lease was basically for cost-savings?

SENATOR SCUTARI: Well, actually, no. This is an additional--

ASSEMBLYMAN GIBLIN: Well-- Okay. Well, what's wrong with the place where we were previously?

SENATOR SCUTARI: When they moved from the downtown to outside, it was a good cost-savings.

ASSEMBLYMAN GIBLIN: Okay.

SENATOR SCUTARI: So they took their building downtown and they moved it away from where the Courthouse is, so they can't walk to the Courthouse anymore. But we saved money as a result of that.

MR. COSTANTINO: On the lease.

SENATOR SCUTARI: On the lease -- right.

MS. WILLETT: As well as that the current situation where they are is not in a safe neighborhood. So we ended up having to hire a security guard to-- We didn't have adequate parking at the current location that they're at in 172A New Street. So we ended up having to pay for direct rent to provide adequate parking for the people who work in the office. And then because their tires were getting slashed, their cars were getting keyed, we ended up hiring a security guard. Work paid for that as well, to maintain the safety of the vehicles -- personal vehicles.

SENATOR SCUTARI: Are these safety concerns that you're describing at the new spot, or the old spot?

MS. WILLETT: It's the old spot, where they currently are.

SENATOR SCUTARI: So the old spot was a concern, in terms of its safety.

MS. WILLETT: Yes.

SENATOR SCUTARI: Okay. Hopefully, better at the new location.

MS. WILLETT: It's my anticipation.

SENATOR SCUTARI: How many parking spaces do you have at the new location for people to be at the office all the time?

MS. WILLETT: It's adequate. We're sharing that space with, I believe, the Labor Department.

MR. CONNERY: (off mike) Yes, it's the Department of Labor.

SENATOR SCUTARI: Is that where the Workers'-- Is that the building where the Workers' Compensation Court is?

MR. CONNERY: Yes, Worker's Comp is there; and also, in an adjacent building, there's a parole office. They all-- It's a large lot. And GSA and Social Security are there as well.

MR. SUTKIN: And there's a 60-day out clause. I know you mentioned, for the record, that there's 10 years; but there's a 60-- We could get out, with notice, after 60 days.

SENATOR SCUTARI: When does the lease -- when is the relocation of the staff? Has it already been undertaken?

MS. WILLETT: We were hoping that it was going to occur in June; but from speaking with the real estate folks, I believe the lease has not yet been signed.

MR. CONNERY: Well, there's construction going on. We anticipate June occupancy, and we were going to time this lease with that occupancy date.

SENATOR SCUTARI: Okay.

MS. WILLETT: This is a paradigm shift. I mean, to get our attorneys to not be within walking distance of the Courthouse is -- it's a major accomplishment for our office. Because they've always been within walking distance of the Courthouse.

SENATOR SCUTARI: Understood. But if your office moves-- I mean, I worked at a law firm. If they move the office, either I kept the job and moved with them or I didn't have the job anymore.

MS. WILLETT: And I understand that. But we did a cost-savings benefit, and if we reimbursed the employees it was going to end up being--

SENATOR SCUTARI: I don't think that's been supplied to us.

MS. WILLETT: Maybe not.

ASSEMBLYMAN GIBLIN: Mr. Chairman, how much are we saving when we put the two leases together -- one for the building and one for the parking space?

SENATOR SCUTARI: I don't know the answer to that.

MR. SUTKIN: Existing waiver parking at 172 New Street was \$42,000. We were already paying waiver parking, which was coming out of their budget.

MS. WILLETT: Right.

MR. SUTKIN: And in addition, that's roughly the same as we're going to be paying in this new lease which we presented to you for

approval. So that's roughly a wash. But there are cost-savings associated with moving from the old lease at New Street to the new one, right? Is this new lease cheaper, Paul?

MS. WILLETT: Right.

P A U L C A M P A N E L L A: (off mike) Not only that, there's a whole history--

MR. SUTKIN: We could provide you with a little bit more background. The lease negotiator is Paul Campanella from DPMC.

Paul, speak into the mike.

SENATOR SCUTARI: When you moved from the downtown -- or, at least, when you're proposed to move from the downtown to the Jersey Avenue location, how much are you going to save?

MR. CAMPANELLA: It's approximately -- hold on; let me see--

SENATOR SCUTARI: About \$60,000?

MR. CAMPANELLA: It's \$60,000, just in the cost differential in parking from what it would have been.

See, here's the thing: Back in 2014, we went out twice for RFP proposals. The second time, there were three proposals. Those three proposals were within the range of \$34 and \$36 per foot, which included the cost of parking in New Brunswick proper, okay? So the \$60,000 differential is the savings from the parking alone, without the office space component.

The overall savings -- if we were to go ahead with the old philosophy of having it within walking distance to the Courthouse, it's well over a couple hundred thousand a year. And this particular lease you're

getting 14,500 feet, versus the three proposals were between 15,000 and 16,000 at the time.

SENATOR SCUTARI: I completely understand. Moving away from the downtown for a variety of reasons is a good idea. Rent is less; obviously there was a concern about safety, so it's a safer environment where it's located.

MR. CAMPANELLA: And there are efficiencies for the office operation as well.

SENATOR SCUTARI: Right. But on the other hand, now you have to get two parking spaces for an employee. You have to have an office spot, and a spot when they go to court.

MR. CAMPANELLA: At the end of the day, it's still \$200,000 a year, no matter how you slice it, dice it, and mix it up.

SENATOR SCUTARI: Even with this parking, you're saying.

MR. CAMPANELLA: That's right.

SENATOR SCUTARI: Even with the additional \$41,000 that works out?

MR. CAMPANELLA: That's correct; that's absolutely correct.

ASSEMBLYMAN GIBLIN: So there's no increase then; so it would just be--

MR. CAMPANELLA: There's not. I mean, you have to look at the big picture. I mean, we pay for parking all over the state.

SENATOR SCUTARI: Right.

MR. CAMPANELLA: And unless that policy changes universally, statewide, you're going to be paying for it until forever.

SENATOR SCUTARI: I'm not arguing the fact that people need a parking spot when they go--

MR. CAMPANELLA: Right.

SENATOR SCUTARI: I'm arguing whether you need 30 of them.

MR. CAMPANELLA: Right. But I'm looking at what we're spending today, what we had on the table as a prior proposal, and what I'm saving today versus what I had. So I'm increasing safety, I'm increasing efficiency, and I'm saving dollars. Which our job is to be prudent about the government and the budget, so that's what we're doing.

SENATOR SCUTARI: Agreed. But there was also apparently a cost analysis made as to whether or not somebody would pay a per diem rate when they went down there, versus leasing a lot.

MR. CAMPANELLA: And it's higher, for sure.

SENATOR SCUTARI: I don't have it -- the benefit of that.

MR. CAMPANELLA: Well, internally, they can supply that.

MS. WILLETT: And I'll have to get it for you. I did not bring it with me.

MR. CAMPANELLA: Gerry Henry, the CFO--

MS. WILLETT: No, he's the Director of Administration.

MR. CAMPANELLA: The Director of Administration has that; broke that down. We discussed all that at the time. It was part of our internal analysis -- and it still came out ahead. I mean, we look at a lot of stuff.

SENATOR SCUTARI: Understood; that's why I'm asking.
(laughter) Because, if you didn't, then I wouldn't have any of these questions.

MR. CAMPANELLA: We wouldn't bring it here if-- Yes, I hear you.

SENATOR SCUTARI: Because then I would say go make an analysis.

MR. CAMPANELLA: Yes, well--

SENATOR SCUTARI: So if you have made the analysis, I'd like the benefit of it so I can see how good a job you did, right? If you're telling me that you looked at -- these people are going to go to court and they're going to pay, and we have to reimburse them, why don't we rent them a lot and it will be cheaper. Well, how much cheaper is it going to be?

MR. CAMPANELLA: We can get that. That's not a problem.

We also looked at-- I mean, we were throwing out ideas of buying state cars and having a couple shifted around. But to do that within the State's guidelines of the purchase bureau makes it difficult. So, I mean, a lot of times, our hands are tied because of a process--

SENATOR SCUTARI: Understood.

MR. CAMPANELLA: --and this is the case.

SENATOR SCUTARI: Do we have the benefit of that analysis right now, or not?

MS. WILLETT: Yes, okay. So we calculated that it would be in excess of \$121,000 annually to reimburse employees; 27 employees parking at \$17 a day; times 22 working days a month; times 12 months a year. So if you're calculating that all out, comparing that to the dedicated

parking cost of \$40,500 annually for years 1 through 5; and \$48,600 annually for years 6 through 10, you're saving -- the State's going to save more than \$764,000.

SENATOR SCUTARI: Can I see that?

MS. WILLETT: Sure.

MR. CAMPANELLA: And besides that, you have a 60-day out. So if the policy changes, you can get out.

SENATOR SCUTARI: So then my final question is--

MS. WILLETT: Plus, then there's also the finding a parking place when you get to the Courthouse.

SENATOR SCUTARI: My final question is, I mean, you have 27 people there every day. Is that the -- all day?

MS. WILLETT: It depends.

SENATOR SCUTARI: I mean, if they're all down at the Courthouse, who's down at the office?

Now, how many employees do you have?

MS. WILLETT: You have the investigators--

MR. CAMPANELLA: They have 65 employees?

MS. WILLETT: Right, yes. And so you have the clericals, and you have the investigators, and you have the managing attorneys.

MR. CAMPANELLA: For arguments sake, say it's half that. That's still \$60,000 to reimburse them. Just say it was half; you're still \$20,000 a year less than what we're saying.

SENATOR SCUTARI: And I'm assuming that this lot is all or nothing, or can you lease a specific amount of spaces there?

MR. CAMPANELLA: Well, we scaled it down. It was 29; we broke it down to 27; 27 is the number right now.

SENATOR SCUTARI: Why?

MR. CAMPANELLA: It's based on the agency's need. The numbers were dictated to us by the Public Defender.

SENATOR SCUTARI: Understood. But why was it able to be scaled from 29 to 27 spaces?

MR. CAMPANELLA: The owner wanted to retain two. So it's-- The entire lot is 29, which is fenced, and encapsulated as an independent, single lot. The owner wanted to retain two for his own use, so we were able to get 27.

SENATOR SCUTARI: You know, it's really kind of impossible to make a determination of whether or not the need is for 27 spaces, because you were always within walking distance. You had to provide a space for every person to come to work; and if they needed to go the Courthouse, they walked down there.

MR. CAMPANELLA: And at the same time, they're paying \$42,000 a year now under waiver -- which is an annual contract that comes out of the agency's budget. So if I stay where I am, I'm paying \$42,000; I have vehicles being burglarized and damaged, and I have inefficiencies. So, I mean, it's--

SENATOR SCUTARI: To me, it all makes sense -- other than whether or not we need 27 spaces. And you can't answer that question. You're told that we need 27 spaces. I just find it hard to believe we need 27 spaces. That's all. I mean, it's my personal kind of view that I can't believe

that there are 27 people down at that Courthouse all day, every day. Maybe I'm wrong.

MR. CAMPANELLA: And it took us five years internally, butting heads with the agency, to try to get them outside of the city and not go within walking distance -- even before you made the comment when we brought it back here in 2014. So, I mean, it's something that we battle with, and we're trying to do the right thing.

SENATOR SCUTARI: Understood.

This is what I would like: I would just like something from the agency to justify the use of 27 spaces. I have no issue with the way it's been negotiated and worked out; obviously, it's a tremendous cost-savings, safety concerns -- there are a lot of different things that are beneficial on this. So my real issue is, I want to see the reason -- I want to see the justification for 27 spaces. That's all I want -- if you can justify it, to make sense.

And I'm going to contact the court, because I want to know what they tell me about how many people are from the Public Defender's Office in that building every day. If it's 27, really, or it's close, or something like that -- I get it. And maybe I'm wrong; but I just want to clarify that. That's our job, to make sure that we're spending-- And then if it is, and we get that justification, then we'll approve it at the next meeting.

MR. CAMPANELLA: All right, so here's where I'm at, okay? I have a lease that we're going back and forth with; CDs that were approved; I got a demo permit already issued; obviously, it's at the landlord's risk because there is not a signed lease. So what you're saying is, it's going to be held until June or July, and the deal may be off the table. I don't know; I don't know what's going to happen.

SENATOR SCUTARI: Maybe we can approve it conditionally, then.

MR. CAMPANELLA: Maybe you can approve it conditionally. That's what I would recommend.

SENATOR SCUTARI: We can approve it today conditionally--

MR. COSTANTINO: If Steve or Chuck can forward the information through us, we'll provide it to the Senator.

MR. CAMPANELLA: Right. That's a better method.

MR. COSTANTINO: We'll mark it *approved conditionally* if it meets with his satisfaction.

MR. CAMPANELLA: Right.

MR. COSTANTINO: And then we don't have to worry about it until June -- to come back and approve the lease.

MR. CAMPANELLA: Correct. Because you're talking about a lot of work that went into this; and to jeopardize it at this stage and to start all over again is not prudent.

SENATOR SCUTARI: Understood; okay.

How long will it take us to get that -- the memo on the use of the spaces?

MR. SUTKIN: Within a week we'll have it to you.

SENATOR SCUTARI: You can have more than that.

You said within the week, but I'm suggesting you have plenty-- You know, I'll give you 20 days, 30 days--

MR. SUTKIN: No, I'm told that I could have it tomorrow.

MR. CAMPANELLA: Yes. Here's the thing. I'm getting ready to sign the lease, probably in the next couple of weeks. And I don't want to

do it if there's a chance that the parking is not going to be tied, because it's going to be--

SENATOR SCUTARI: Understood. Well, we'll approve it conditionally, upon us receiving that. And then as long as we receive that, and there's no issue, then we won't have to revisit the issue.

MR. COSTANTINO: What does the calendar look like? Let's just pick a date.

SENATOR SCUTARI: Today is December 10.

MR. COSTANTINO: All right, so--

SENATOR SCUTARI: I'll be back here on January 7; how about by then?

MR. COSTANTINO: By January 7?

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Okay.

SENATOR SCUTARI: And they can get it to me earlier; we'll give them until January 7; I'll be back here on January 7, otherwise it will be conditionally approved upon receipt of the justification for the spaces.

MR. COSTANTINO: Okay, sounds good.

Information received by January 7, 2016, correct?

SENATOR SCUTARI: So this is a motion to approve 4675, conditionally, pending information received by January 7, 2016, to justify the number of spots, per our discussion.

MR. SUTKIN: Okay. And we'll forward it to you, Mr. Costantino?

MR. COSTANTINO: Yes, please. And then we'll forward it to you. Fair enough?

SENATOR SCUTARI: Fair enough.

Great. May I have a motion?

ASSEMBLYMAN GIBLIN: I'll move it, then.

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: Sir, you have three votes in the affirmative, none in the negative. The motion carries to conditionally approve NPL 4675.

SENATOR SCUTARI: Great. There's no Executive Session needed.

MR. COSTANTINO: No, but we need a motion to adjourn.

SENATOR SCUTARI: Can I have a motion to adjourn?

DEPUTY TREASURER ROMANO: If I may, Senator. Just for a moment.

SENATOR SCUTARI: Oh, I'm sorry.

Before we adjourn--

MR. COSTANTINO: Oh, I'm sorry.

DEPUTY TREASURER ROMANO: I'm sorry. I just wanted--

SENATOR SCUTARI: Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: I just wanted to note that in light of my upcoming retirement at the end of the month, I just wanted to thank you, and Assemblyman Giblin, and all the other members of the Committee who, through the years, have extended to me, certainly, and to the Department, many courtesies. And I want to thank you, and I also want to commend and thank the staff for the diligent work that they've done. They work very hard, and I think they serve the Committee very well.

ASSEMBLYMAN GIBLIN: Good luck in your retirement.

DEPUTY TREASURER ROMANO: Thank you very much.

SENATOR SCUTARI: Deputy, I want to say thank you for all your service to the State and to this Committee. You've been here for a number of years now, already.

DEPUTY TREASURER ROMANO: Yes.

SENATOR SCUTARI: We've been sitting at the same table. I appreciate all your input and your efforts; and that goes for all the staff as well. Everybody does a really professional and good job here, as well as you do. And I wish you the best of luck in your retirement.

DEPUTY TREASURER ROMANO: Thank you, Senator.

SENATOR SCUTARI: Thank you. You'll be missed.

DEPUTY TREASURER ROMANO: Thank you.

SENATOR SCUTARI: Thank you.

May I have a motion to adjourn? Did we do that already?
Motion to adjourn?

MR. COSTANTINO: Yes.

SENATOR SCUTARI: Want to make your last motion?

DEPUTY TREASURER ROMANO: So moved. (laughter)

MR. COSTANTINO: Okay; there you go.

SENATOR SCUTARI: I second it.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Giblin.

ASSEMBLYMAN GIBLIN: Yes.

MR. COSTANTINO: Deputy Treasurer Romano.

DEPUTY TREASURER ROMANO: Yes.

SENATOR SCUTARI: The meeting is adjourned.

Thank you. Happy holidays, everyone.

(MEETING CONCLUDED)