
Committee Meeting

of

STATE LEASING AND SPACE UTILIZATION COMMITTEE

LOCATION: Committee Room 1
State House Annex
Trenton, New Jersey

DATE: November 18, 2024
1:00 p.m.

MEMBERS OF COMMITTEE PRESENT:

Senator Nicholas P. Scutari, Chair
Assemblyman Craig J. Coughlin
Jeffrey DeCicco

ALSO PRESENT:

Mark McCaslin
Committee Aide
Office of Legislative Services

Tamara Loatman-Clark, Esq.
Office of the Attorney General,
Division of Law
Counsel to the Committee



Meeting Recorded and Transcribed by
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TABLE OF CONTENTS

	<u>Page</u>
Christopher Chianese Director Division of Property Management and Construction New Jersey Department of Treasury	5
Thomas Edenbaum, J.D. Deputy Director Property Management Division of Property Management and Construction New Jersey Department of Treasury	13
Samuel Viavattine Deputy Commissioner New Jersey Department of Community Affairs	16
Elena Gaines Deputy Director Division of Housing, Community Resources New Jersey Department of Community Affairs	19
Stephen Moorhatch Deputy Director New Jersey Motor Vehicle Commission	26
Paul Campanella Division of Property Management and Construction New Jersey Department of Treasury	39
mj 1-42	

SENATE PRESIDENT NICHOLAS SCUTARI

(Chairman): OK.

Hi everybody.

Sorry about that. It is now one o'clock. And since we're doing a portion of this remotely, we want to start on time. I call this meeting into space -- State Leasing and Space Utilization Committee to order. And, I think the first order of business is roll call.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Here.

MR. McCASLIN: Assembly Speaker Coughlin.

Has he called in?

He has not called in. He has not called in.

SENATOR SCUTARI: I heard something. Mr. Speaker?

MATTHEW REAGAN, J.D.: Nope. This is Matthew Reagan from the Attorney General's Office, just calling in.

(technical issues)

SENATOR SCUTARI: OK. Speaker's here.

OK. Mr. Speaker, I've called the Space, Leasing, and Space Utilization Committee to order. First order of business is roll call.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Here.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLY SPEAKER CRAIG J. COUGHLIN: Here.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Here.

MR. McCASLIN: Senator, you have three members in attendance.

You have a quorum.

SENATOR SCUTARI: OK, great.

MR. McCASLIN: And, I'd like to read notice of this meeting of the State Leasing and Space Utilization Committee was provided to the Secretary of State, the *Trentonian*, and the State House Press on November 14, 2024 as part of the Open Public Meetings Act.

SENATOR SCUTARI: Great.

OK. We have a quorum. (Indiscernible) I don't have an agenda, but I think the first order of business -- because it's the first meeting of the year -- is reorganization, correct?

MR. McCASLIN: Reorganization and -- and nominate the Chairman.

SENATOR SCUTARI: OK.

First order of business is the reorganization and the selection of a Chairman for this brief year. So, I'll entertain a motion for that.

MR. DeCICCO: I'd like to make a motion to nominate Senator Scutari as Committee Chair.

SENATOR SCUTARI: OK.

We have a motion.

ASSEMBLYMAN COUGHLIN: Second.

SENATOR SCUTARI: Second by the Speaker.

Roll call, please.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Senator, you have three votes in the affirmative.

Congratulations, Mr. Chairman.

SENATOR SCUTARI: OK.

OK, what is the next order of business?

MR. McCASLIN: Now we need to approve the minutes--

SENATOR SCUTARI: OK.

MR. McCASLIN: -- of last meeting.

SENATOR SCUTARI: Approval of the minutes of our last meeting of June 28, 2023, correct?

MR. McCASLIN: June 30, 2023.

SENATOR SCUTARI: What does that say?

MR. McCASLIN: Approval of the minutes June 30, 2023.

SENATOR SCUTARI: OK, there's a typo on the sheet.

So, it's approval of the minutes of the meeting of June 30, 2023.

Anybody have any comments on the minutes, or any exceptions?

Seeing none.

ASSEMBLYMAN COUGHLIN: I'm going to abstain, Mr. Chairman, because I wasn't a member at the time.

SENATOR SCUTARI: Yes.

And, that abstention will be OK. You're saying no, but, we've done this before where we've had new meetings.

So, I'll call for a roll call. First, I need a motion to approve the minutes.

UNIDENTIFIED SPEAKER: So moved.

SENATOR SCUTARI: I'll second that.

Roll call.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Abstain.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have two votes in the affirmative, one abstention.

Motion carries.

SENATOR SCUTARI: OK.

Now, I think we're moving on to the leases now, correct?

MR. McCASLIN: Yes, sir.

That is correct.

SENATOR SCUTARI: Let's move on to our leases.

Mr. Speaker, you have no problem hearing everything, right?

ASSEMBLYMAN COUGHLIN: I can hear fine, Senate President.

SENATOR SCUTARI: OK, great.

First order of business is the Department of Treasury. We have three leases for consideration. Notices of Proposed Leases Numbers 4765,

4205, and 3993 for three different office buildings. And, I will defer to Mr. Chianese to give the presentations.

CHRISTOPHER CHIANESE: Thank you, Senator.

I'm Chris Chianese, I'm the Director of Property Management and Construction. I'd like to thank everyone DPN (indiscernible) for their efforts over the last couple of days to pull together the information for the proposed leases today. I'd like to thank the Committee for hearing the NPLs today and we look forward to presenting the other NPLs that are ready in the near future.

UNIDENTIFIED SPEAKER: (Indiscernible).

SENATOR SCUTARI: Hold on, I'll put you over near the speaker.

MR. CHIANESE: I just want to thank the Committee for hearing our leases today, and we look forward to presenting the other NPLs that are ready in the near future.

I'd also like to wish Senate President a happy birthday today; it's my understanding it's your birthday.

SENATOR SCUTARI: Right, thanks.

MR. CHIANESE: Would you prefer that I present--

ASSEMBLYMAN COUGHLIN: If I would've remembered that, I would've come down with a cake.

SENATOR SCUTARI: I got enough cake in my office.

Thanks.

MR. CHIANESE: Senator, would you like me to present one, two, and three together?

SENATOR SCUTARI: Yes.

Go ahead, sure.

MR. CHIANESE: So, NPL 4765, Department of Treasury Office of the Corrections Ombudsperson.

Advertisement was waived as the request is a result of cost savings; the proposed lease is for 10 years. The Ombudsperson is currently sharing space (indiscernible) prisons located in South Jersey. The lease is located at 4 Executive Campus, Suite 201, 771 Cuthbert Boulevard in Cherry Hill, and is for 2,110 square feet. Judiciary will surrender a portion of their space to make room for this office. The landlord has agreed to reduce the current rental rate for this lease. The lessor will, at their expense, complete the renovations, in the proposed Ombudsperson's space. NPL 4205 -- This is proposed as a proposed lease extension for the central motor pool located at 253 D North White Horse Pike in Hammonton. The proposed lease term extension is for 10 years, retroactive to January 1, 2024. The lease is for 1,000 square feet of office space, and 6,000 square feet for the motor pool repair facility. Advertisement was waived as negotiations resulted into cost savings. We feel that a replacement facility would be cost-prohibitive, considering the cost to move existing equipment or to purchase new equipment.

NPL 3993 -- this is for the Department of Treasury, Office of Revenue and Enterprise Services, located at 200 Woolverton Street, in Trenton. This is a proposed lease extension for an additional 18 months while DPMC competitively advertises for a new location for this agency. Advertising was waived as this extension yields a cost savings. This lease has been month to month since December 1, 2023. So, this extension allows for

this agency to operate without disruption as we procure a new space. The lease extension is for 51,802 square feet, for 220 occupants.

Thank you, Senator.

SENATOR SCUTARI: OK.

Thank you for the presentation.

Any questions on the three notices of proposed leases from anybody on here? So, I'm going to give a brief, if the Speaker would-- I'm sorry, I cut you off.

ASSEMBLYMAN COUGHLIN: No, no that's fine.

SENATOR SCUTARI: So, I'm going to make a brief statement.

Obviously, and the Speaker -- I think this is his first meeting -- and obviously, I've been on here for decades. And, I think you've probably noticed, we've had less meetings than we have. And, part of that is in my response.

My apologies, I dropped the call on the Speaker.

(Indiscernible)

Probably doesn't know your number and he's not going to pick it up.

UNIDENTIFIED SPEAKER: Hey, Speaker, it's (indiscernible).

I'm going to put you on speaker, all right?

SENATOR SCUTARI: Sorry about that, Mr. Speaker.

My phone dropped it down.

ASSEMBLYMAN COUGHLIN: I thought it was something I said.

(laughter)

SENATOR SCUTARI: I was about to say something.

And, it's for you and anybody else who's listening. It is with great trepidation that I approve any leases today, quite frankly. And, I think everyone knows that. I don't think the State of New Jersey should no longer be in the business of the long-term leases with private entities. This has nothing to do with the landlords; they've acted in good faith; they've attempted to do the necessary changes and cost savings. But, to me, to allow the State to pay 10 years' worth of rent on a building that is not 100% occupied by State workers with the new administration, since the COVID response, still not making people come to work.

Now, we have carefully selected the majority of these leases -- although, there's a couple new ones on here that I don't know about -- but, that we believe they fit at least, a minimum basic of criteria to make me feel at least semi-comfortable in extending these leases for these extraordinarily long periods of time. And, hopefully, the next administration will make people come to work, because, I do not believe that the taxpayer would approve of us leasing buildings that remain empty, because of an obligation that we have to a lease holder when our employees are working from home. And, I want you to note that as we've done in the past, we have-- We have approved leases for out-of-state office buildings. That is not going to happen again; I can tell you as long as I'm here. So, we should be planning on closing those places, going forward. The people can work from home; the people can do Zoom. The people in Illinois, and in Arizona, and in Texas, and California where we have other offices-- Those days are done. And, I'm telling you from my perspective, I will not-- I will not allow those to be renewed. So, we should be considering a transition of those -- that workforce back to New Jersey. Or, if the Treasurer wants to let them work from home, I'm not going

to be able substantiate paying lease on a place that's out of state, when people for two years work from home.

So, obviously we picked out these leases very carefully because we felt that they did meet at least some allowance of the people coming to work -- at least a period of time that I was at least moderately satisfied with or entering into 10-year leases on many occasions where the State will now pay rent for the next 10 years for an office. And, we don't pay rent on the State House. Luckily, there's hardly anybody here. But, at least we get this for free. And, I don't think we're getting out of the business of some of these places. Motor Vehicles, it doesn't seem to be it's going to go away. State Police, doesn't seem like it's going to go away. A lot of these places, I don't think that there's going to be a transition to where these places are going to go away. We're always going to need this workforce.

So, we should also -- as we've done before, and you have done this -- considered the construction or purchase of places where we could be at long term. Now, any time you have an opportunity to own vs. rent -- and, I think I can speak to regular people at home -- they would rather own a home than to pay rent for the next 10 years and have no equity built up over the next 10 years. So, I've made that clear over the decades that I've been on this Committee. Obviously, you can tell that we haven't had a meeting in a year and half, so that was my way of importing that information to you, that I don't want to do these leases. I understand we have to do some, and that's why we're here today.

So, to that end, I'm going to continue to be very careful with the ones that we allow to be renewed. And, that we should be looking at the closure of these places; the consolidation of our workforces into other places;

differences in terms of the workforce that people can absolutely share offices. The days of people coming to their office; putting their coffee mug down; having their computer sitting there; and the pictures of their family on there -- those are gone. Those are over with. We should be sharing office spaces at this point in time. But, people are coming in two or three days a week, the other two, three days a week someone else should be using that office space. There's no reason that someone has to have a space sitting empty for 40% to 60% of the time when we're paying rent 100% of the time. That makes no sense to me, and I don't think it makes any sense to the taxpayer. And, those are the people who I feel responsible to.

That is my-- And, I've said this before, but, I'm even more firm on the belief today than I was before -- if COVID taught us anything that a flexible work environment is probably going to be here to stay; although, there are many places that have gone back 100%. But, the State continues to resist those efforts to come in full time. And, as long as that's going to be the case, I don't think that we need full-time offices for people who don't come in full time.

That is my diatribe for today. I apologize for the long-windedness, but you will understand it when I refuse to consider some of these leases, or leases in the future, you'll understand where I'm coming from, OK?

So, with that --

Go ahead, Mr. Speaker.

ASSEMBLYMAN COUGHLIN: If I may, Senate President.

While I don't have as longly held opinions about this as you, I share most of those sentiments about the notion of making sure that we are

doing our job in a way that makes New Jersey more affordable, and are committed to making sure that we're doing the right thing. So, I also-- Candidly, the fact that notice of this, and event of this meeting coming upon us so quickly is something we should resist in the future. But, having spent the time having gone through them I think that, particularly a couple of those that were really small and some seem to make real good use of when we come together and talk about -- talking about part of the Judiciary building and making better use out of that, I think those things make sense. And so, I'm prepared to support these based on the recommendation of the folks who administered this. But, I think, going forward, we ought to -- and I think this is very consistent with what you've been talking about, Mr. Senate President -- do a more thorough investigation about whether this is the best shape that -- the best course -- that we should embark on when it becomes a long-term commitment. They are, quite honestly, expensive.

So, I'm prepared to support these for now, but, I will share with you a notion that we need to be more diligent and long-term thinking in the future.

SENATOR SCUTARI: Thank you, Mr. Speaker.

Thank you. Anyone else?

OK. So, we have three NPLs for consideration. We can consider those together. So, I'll entertain a motion for the three NPLs.

MR. DeCICCO: So moved.

ASSEMBLYMAN COUGHLIN: Second.

SENATOR SCUTARI: Second, by the Speaker.

Roll call on NPLs 4765, 4205, and 3993.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative, zero in the negative.

Motion carries.

SENATOR SCUTARI: Thank you.

The next order of business is the Department of Judiciary, Notice of Lease 4695 for an Intensive Supervision Program, a Juvenile Intensive Supervision Program in Cherry Hill, New Jersey. This is a 10-year lease extension, which will be retroactive to September of 2023.

Mr. Chianese.

MR. CHIANESE: Yes, thank you.

This NPL is located at 4 Executive Campus, Suite 200, 771 Cuthbert Boulevard in Cherry Hill. Advertisement was waived as negotiations resolved into cost savings. Judiciary Probation Services currently occupies 12,329 square feet of space. Upon approval, the agency will surrender approximately 2,110 square feet of space to the landlord for the use by the Ombudsperson lease, previously presented. As you had mentioned, this is a 10-year lease extension, retroactive to September 1, 2023. The lessor at its sole cost and expense will complete renovations to reconfigure the demised premises.

Thank you.

ASSEMBLYMAN COUGHLIN: Do we have an estimate of what the cost savings is? The total cost savings?

SENATOR SCUTARI: He's looking that up.

ASSEMBLYMAN COUGHLIN: OK.

T H O M A S E D E N B A U M, J.D.: The savings is going to be 45 cents a square foot times the square footage, which was 12,229 square feet. But, it's really the entire premises.

ASSEMBLYMAN COUGHLIN: (Indiscernible) 45 cents?

MR. EDENBAUM: Yes.

ASSEMBLYMAN COUGHLIN: What's that?

\$1,000-- \$1,000?

OK.

SENATOR SCUTARI: I'm sorry, Mr. Speaker.

Did you get the answers to your question?

ASSEMBLYMAN COUGHLIN: Yes.

I think 45 cents a square foot, right? We're reducing it by -- 2,100 square feet or something? So, whatever.

SENATOR SCUTARI: I think they're working a calculator.

ASSEMBLYMAN COUGHLIN: Sounds good.

I think it's just a thousand dollars, right?

MR. EDENBAUM: Yes.

I get it at \$5,548 is that lease. So, that's the annual savings.

SENATOR SCUTARI: \$5,548 for the annual savings.

ASSEMBLYMAN COUGHLIN: OK.

Thank you.

SENATOR SCUTARI: OK.

Any other questions on NPL 4695? Seeing none, I'll entertain a motion.

MR. DeCICCO: So moved.

ASSEMBLYMAN COUGHLIN: So moved.

Second.

SENATOR SCUTARI: We have a motion and a second.

Roll call on the lease.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: And, Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative, zero in the negative.

Motion carries.

SENATOR SCUTARI: OK.

The next is the Department of Community Affairs. There are two leases for consideration: NPL 4360 and NPL 4731. The first is for the Department of Community Affairs, Division of Codes and Standards, located in Asbury, New Jersey; that's a two-year extension.

The next one is for the Department of Community Affairs, Disaster Recovery Mitigation Unit. And, that is in Newark, New Jersey; DCA Housing Services, First Floor. This is a new lease, I guess, expiring on December 31, 2028? 4731?

MR. CHIANESE: It's an expansion, Senator.

SENATOR SCUTARI: It's an extension of--

MR. CHIANESE: It's an expansion.

SENATOR SCUTARI: Expansion of a current lease.

MR. CHIANESE: Yes.

SENATOR SCUTARI: So, more room on the floor for them.

MR. CHIANESE: So, this one's related to the previous one that was just approved.

Where Judicial-- (indiscernible). So, you're talking about 4360 or 4731? I'm sorry.

SENATOR SCUTARI: 4731 is the one in Newark, New Jersey, for the DCA housing services.

And, it says it expires on December 31, 2028. Is that a new lease? Is it an extension of a current lease?

MR. CHIANESE: It's an expansion of a current lease.

So, DCA has housing. The Disaster Recovery's going to move to a different part of the building. And then, DCA Housing Service is going to expand in their current space, and Disaster Recovery is going to take over the expanded space.

SENATOR SCUTARI: And, everybody's working there full time?

It'd be interesting if people weren't even there full time and they need more space.

(laughter)

UNIDENTIFIED SPEAKER: We can bring somebody up if you want.

MR. CHIANESE: We can bring someone up from DCA to speak to it.

SENATOR SCUTARI: Yes.

We're expanding the--

It's no extension of the lease, right? So, the lease is the same. The current lease there ends on December 31, 2028. So, this is not an extension of any sorts. But, it is an expansion of the current lease.

UNIDENTIFIED SPEAKER: That is correct.

SENATOR SCUTARI: So, meaning more space.

UNIDENTIFIED SPEAKER: More space, yes, at this location.

SENATOR SCUTARI: Why is that?

SAMUEL VIAVATTINE: Good afternoon, sir.

SENATOR SCUTARI: State your name first.

MR. VIAVATTINE: Samuel Viavattine, DCA.

SENATOR SCUTARI: OK.

MR. VIAVATTINE: I oversee the Division of Disaster Recovery and Mitigation.

And, the new space needs are related to our staff and our response to Hurricane Ida in particular, and those Federal funds that we received from HUD. Those funds are set to expire in 2029. There are particular programs where we have a high concentration of applicants in the northern counties. And, the new space is on the third floor, and the space on the first floor is where DCA housing is. We previously occupied a small portion of the space on the first floor, but the staff was growing, as I understand, for DCA housing and they needed to reoccupy the space that we were temporarily in at the time.

SENATOR SCUTARI: How much-- How many more people were added?

MR. VIAVATTINE: For DCA housing?

SENATOR SCUTARI: Yes.

In order to expand the lease, obviously it's like, I have five more employees, six more employees, eight more employees.

MR. VIAVATTINE: So, the Disaster Recovery Mitigation staff has not expanded since we launched our Hurricane Ida recovery efforts. It's going to decline over the next few years as the grant winds down up to 2029. And, we'll be out of there before then.

SENATOR SCUTARI: OK.

So, why the need for more space? Just explain to me why we need more space? Maybe we do, just don't understand. If we're going to get smaller, why do we need more space? And, as a-- Let me ask you a more important question, Mr.-- Does this cost more money, being more space? Or, is this no cost?

ASSEMBLYMAN COUGHLIN: What's the rate total going from--

MR. EDENBAUM: We're adding 2,488 square feet, and the cost of that per square foot is \$19.57 a square foot.

SENATOR SCUTARI: So, the current lease that ends in 2028 is going to be expanded, so it's going to cost more money.

MR. EDENBAUM: Yes.

SENATOR SCUTARI: And, the reasoning is we need more space.

My first question is, why do need more space?

MR. VIAVATTINE: The space that Disaster Recovery Mitigation was occupying on the first floor was a very small area of the DCA housing floor plan.

And, we needed to staff the recovery operations. And so, some staff that was already there relocated to the third floor. Some staff that was in Trenton here has moved there to be in proximity to the folks that we're serving through the programs.

SENATOR SCUTARI: Are they there all the time?

Are they full time?

MR. VIAVATTINE: Full time.

SENATOR SCUTARI: Are they there 100% of the time?

MR. VIAVATTINE: There are State employees and contracted staff there.

There's more contracted staff there than State employees, and they are there 100% of the time, the contracted staff. The State employees have their telework schedules.

SENATOR SCUTARI: That's not surprising.

So, the State employees are there part-time, and the contract employees are there 100% of the time?

MR. VIAVATTINE: That's correct.

ASSEMBLYMAN COUGHLIN: And, overall, the footprint is going to (indiscernible) smaller because we're adding people from other places.

In other words, they're coming from Trenton. Is that what I heard?

UNIDENTIFIED SPEAKER: That's correct.

ASSEMBLYMAN COUGHLIN: How large will the footprint--
What's the footprint now of everybody who goes to work there every day?
And, what's the footprint--

MR. EDENBAUM: So, the current office there is 8,238 square feet.

ASSEMBLYMAN COUGHLIN: OK.

How many people go there every day?

MR. EDENBAUM: There's eight occupants.

And then, when we increase it by the 2,488 square feet, there'll be 13 more-- Or, 13 occupants, it says here.

ASSEMBLYMAN COUGHLIN: So, we're adding five more people?

MR. EDENBAUM: Yes.

ASSEMBLYMAN COUGHLIN: For 2,000 feet.

And, you already 8,000 people -- 8,000 square feet for eight people.

ELENA GAINES: No.

My name is Elena Gaines; I'm the Deputy Director of the Division of Housing, Community Resources. We have 30 field staff in our Division of Housing who oversee our rental-assistance programs. We are growing in leaps and bounds; we are taking more applications; so, we're assisting more people in that county. Essex County is a very large county with a very low-income population, so we're serving a lot more people.

ASSEMBLYMAN COUGHLIN: I'm familiar with it.

MS. GAINES: I'm sorry?

MR. VIAVATTINE: He's familiar with it.

MS. GAINES: Oh, sorry.

So, we just hired another 10 field workers to occupy that area. And, what we do is we -- we rotate telework days on those people so there's always people in the office. So, if people are working Tuesday, Thursday, we have people who are coming in Tuesday and Thursday. And, we rotate it so that we maximize the space that we have.

ASSEMBLYMAN COUGHLIN: OK.

SENATOR SCUTARI: Just to simplify, how many people are using the space now, that you have? Because, it sounded like it was 8-13, but you're saying it's more than that.

MS. GAINES: I have 30 people and Sam has--

MR. VIAVATTINE: It's grown to 13.

SENATOR SCUTARI: OK.

MR. VIAVATTINE: And, that's the third floor.

There's two floors now. We're on different floors.

SENATOR SCUTARI: So, technically I guess right now, there's 38 people in this current space, not eight.

MS. GAINES: On the first floor, and the third floor, together, correct.

SENATOR SCUTARI: And, it's going to go from 38 to 43?

MR. VIAVATTINE: Correct.

SENATOR SCUTARI: OK.

Sounds a little more understandable.

ASSEMBLYMAN COUGHLIN: Yes, that sounds more like it.

SENATOR SCUTARI: Yes.

It sounded like a lot of space for eight people.

ASSEMBLYMAN COUGHLIN: That's what I heard.

(Indiscernible). Everybody had like 1,000 of square feet.

And, how much is the rent? (Indiscernible) annually.

UNIDENTIFIED SPEAKER: It'd be \$48,690.16, just for rent.

ASSEMBLYMAN COUGHLIN: And--

OK. So, is that a triple net lease?

SENATOR SCUTARI: It was additional cost, Speaker, of about \$7,500.

ASSEMBLYMAN COUGHLIN: (Indiscernible) if I may.

We're trying to hone in on why this makes sense. So, I can cross examine you, if you want. Or, we can be more forthcoming with the information. So, when you say something to me like, for rent only, it leaves open to question of, OK, what else are we spending money for? I think going forward it would be more meaningful or useful if I could just have the-- I think it's pretty clear what we're looking for. And, if it's not, then let me know and I'll try to rephrase the question. But, how much is this going to cost us every year? And, what's it costing us now? At the end of each month, what's the check amount going to be for all things in connection with the lease?

MR. EDENBAUM: Well, I have the cost here.

Annual cost, and if you want to add in the gas and electric-- All this is in the binder that, of course, you'd have.

ASSEMBLYMAN COUGHLIN: I don't have it in front of me.

MR. EDENBAUM: Yes.

Which is fine.

ASSEMBLYMAN COUGHLIN: (Indiscernible) on Thursday.

MR. EDENBAUM: Yes.

So, it's \$3 a square foot; we estimate for gas an electric, so that adds another \$7,464, which brings the grand total to \$56,154.16; which works out to \$22.50 a square foot.

ASSEMBLYMAN COUGHLIN: OK.

And, that's what it's going to, or that's what it is?

UNIDENTIFIED SPEAKER: That's what it's going to cost, yes.

ASSEMBLYMAN COUGHLIN: OK.

And, what does it cost (indiscernible)

SENATOR SCUTARI: That's actually not in the binder, what it cost currently.

MR. EDENBAUM: Page 9 of the NPL; it should be there for you.

Unless there was copying mistake.

SENATOR SCUTARI: Either I don't have Page 9, or it's not in there.

How much does the current lease cost?

UNIDENTIFIED SPEAKER: Is this based on the total square footage, or the added square footage?

MR. EDENBAUM: All right.

We're going to have to redo all those numbers.

The NPLs focused on the added space. So, all right, let me get my calculator out.

SENATOR SCUTARI: Yes.

Mr. Speaker, if you can hear me, that number is actually not in the summary that we received.

MR. EDENBAUM: So, if it's 19.57 times --

UNIDENTIFIED SPEAKER: I'm sorry, did you hear that?

SENATOR SCUTARI: Yes.

That's not it.

ASSEMBLYMAN COUGHLIN: OK.

Well, it sounds like we're increasing by a number of people. I trust that the deal is good enough.

SENATOR SCUTARI: There's another aspect of it though, right?

There's \$45,000 in cost for (indiscernible) that the State is going to reimburse the landlord?

All right, listen. I'm going to hold this for now. Because, that's a fair question that the Speaker asked. I'd like to know the information myself. What was it, and what is it going to be? We know what it's going to be, but we don't know what it was before. So, we can't make a comparison as to the additional cost in order for that. So, I want to move onto the next NPL.

Yes. I'm going to move to table this one, for now.

OK?

ASSEMBLYMAN COUGHLIN: OK.

So moved.

SENATOR SCUTARI: I moved, the Speaker seconded it.

We don't have to do anything, we can just move on.

ASSEMBLYMAN COUGHLIN: OK.

SENATOR SCUTARI: I don't think we need a vote for that.

All these rules here at this Committee are different than every other committee, and not true. It's not approved, for now. We'll come back to it when we have a little more clarity, in terms of the information.

So, we'll move onto the next proposed lease.

UNIDENTIFIED SPEAKER: So, what are we on?

UNIDENTIFIED SPEAKER: We're on seven.

SENATOR SCUTARI: So we're going to hold seven-- That was five and six, correct?

So, let's move onto the Department of Transportation.

UNIDENTIFIED SPEAKER: OK.

SENATOR SCUTARI: 4764 and 4445.

The Department of Transportation is -- their Green Brook facility; a 10-year lease with two five-year renewal options and the Department of Transportation-- Both Motor Vehicle Commissions; the one in Manahawkin, a 10-year lease extension. We've done a bunch of extensions on that property since I've been here.

MR. EDENBAUM: Hi, Senator, Tom Edenbaum.

Chris asked me to present the last group of NPLs today. So, NPL 4764 -- this NPL is for 10 years with two five-year renewal options. It's to be located at 200 U.S. Highway Route 22 West, Green Brook. It was an advertised procurement and awarded to the lowest bidder; it is for a new MVC agency to replace the MVC agency currently located at 10 Roosevelt Place, Somerville. This NPL is not to exceed 9,600 square feet. Our current location's undersized and does not have adequate parking. The current lease at Somerville will expire on February 28, 2026. And, with approval of this NPL, we will have time to relocate this agency without disruption.

NPL 4445 -- This NPL is for 10 years with two five-year renewal options, and is located at 712 East Bay Avenue, Manahawkin. It was an advertised procurement and awarded to the lowest bidder. It is for a new MVC agency to replace the MVC agency currently located at the same site. This NPL is not to exceed 7,408 square feet. (Indiscernible) canvassed and advertised for this lease procurement, which resulted in only one responsive bid. The landlord will construct the expansion space, which is not to exceed 4,208 square feet, as specified in the RFP. Landlord will also provide 100 parking spaces to accommodate staff and visitors at no additional cost to the State.

SENATOR SCUTARI: You know-- Go get that for him.

ASSEMBLYMAN COUGHLIN: (Indiscernible) biddings in on order.

SENATOR SCUTARI: Hold on, Mr. Speaker.

Let me get you closer to the mic. Go ahead.

ASSEMBLYMAN COUGHLIN: Yes.

(Indiscernible) the bidding was all in order. But, how-- My only concern is when you move a DMV into people's lives. So, the one in Manahawkin seems to make a lot of sense. If we need to grow, we need to grow; population's growing -- blah, blah, blah. The one moving from Somerville to Green Brook-- I understand it's undersized and not enough parking. Where's it at, physically? Is it on a highway? Is it in town?

SENATOR SCUTARI: The new one is going to be located on Route 22 West, in Green Brook, correct?

I don't know where the old one is.

MR. CHIANESE: That's correct.

MR. EDENBAUM: The existing one is in a small shopping center right in the heart of Somerville, as I understand it. If you would like to hear from MVC, they're here.

SENATOR SCUTARI: My question, always, with these Motor Vehicles is-- Especially with the one in Manahawkin because I know we've-- I've renewed this lease at least twice, and I always wonder -- there's plenty of space down there -- why we've never built one of our own. I know we built one in Avenel several years ago, and we continue to pay -- and this is going to be for another decade -- of rent for a location where there's a lot of space to be able to build our own. And, we did give some consideration to-- And, we own some of these Motor Vehicle Commissions, correct?

MR. EDENBAUM: Yes.

SENATOR SCUTARI: And, we've went over this before, but for the Speaker's understanding, how many of them do we own and how many do we lease?

MR. CHIANESE: Chairman, I'll have to get you that information.

SENATOR SCUTARI: I know there's several.

MR. CHIANESE: MVC might know the answer to that, they're here.

SENATOR SCUTARI: OK.

Do they know?

S T E P H E N M O O R H A T C H: Hi, Steve Moorhatch, Deputy Director -- Facilities for Motor Vehicles. Yes, we own 13, and lease 27.

SENATOR SCUTARI: So, we own 13, and we lease 27.

I mean, I'd like to get that at least half. And, I know, sometimes there's an opportunity to build them. Because, the Avenel one we own. We built that and we don't pay rent for that anymore. But, these other ones, we're going to be paying rent for probably -- long after I'm gone from this job.

What is the thought process on that when you consider building your own vs. continuing to enter into these long-term leases.

MR. MOORHATCH: I mean, some of it is flexibility.

So, if we own everything, we have no flexibility to get out of spaces that either need to grow or shrink. Also, funding. As much as we make money, a lot of that money goes into the general treasury, and we don't always have the funds to build. Right now we have a construction project underway for Newark. It's in final design review now; that will be a new-construction building. So, we do continue to build new buildings.

SENATOR SCUTARI: The one in Manahawkin, what's that going to cost for the 10 years on the lease?

That's eight (indiscernible).

MR. EDENBAUM: So, we have the total annual cost for Manahawkin at \$264,021.

SENATOR SCUATRI: So, about \$2.7 million we're going to pay to borrow this building for 10 years.

And, at the end of the 10 years, we're going to have nothing. Other than, they're going to have the building and we're either going to renew the lease; move somewhere else; or, build a place at that point in time. And, if I spell that out to my constituents that I just spent almost \$3 million when it's the State of New Jersey, it just continues to concern me that we have the wherewithal to build facilities. Doesn't seem like we're going out of the

business of Motor Vehicles. Doesn't seem like we're going out of the business of interacting with the public. So, we're going to need spaces for them to show up. Why we wouldn't continue to try to transform our footprint into some more places that we own. That's the American dream, right? Owning your own house, owning your own building? Now, it's two buildings. Two houses, even. But, we have the wherewithal to do it, and we just don't do it. And, there's a lot of land in southern Ocean County, where this place is located-- I know exactly where it is. I've been past it. And, there's lots of space down there. I mean *lots* of empty space; tons of signs that say, "For purchase." I continue to tell you that because I continue to believe that we should not be paying rent when we can buy a building and own it and not-- It has to cost less.

I think I've beaten this horse enough. I think we probably do need to extend these leases because there's just no choice-- And, that's the thing. I get to this point, and it's every time, and it's like, "Oh, it's too late. No choice. We can't go in a different direction." And, I have to approve these leases. And, I do it kicking and screaming, but I always do it, pretty much. But, I continue to make this point. And, at some point, I'm going to stop approving them. And, as you can tell, we didn't meet for a year and a half because I really was sick of approving these leases for those two reasons I spoke of earlier.

I just want everybody to hear me loud and clear when we don't meet for another year and half, why that is; that we should consider the opposite, so somebody can come in here and tell me, "Hey look! We're building an MVC in this location. I want you to extend six leases, but we're going build one in another place." Maybe I'll be a little less excited about it.

And, it's not just for Motor Vehicles, by the way. It's every building that we have. I was in Michigan recently, in Downtown Lansing they have a state office building. One big office building, where almost all of the agencies are located. And, they pay *no* lease for that. They have debt service, but they do not have a lease for that building, and they own it.

OK. Sorry. Mr. Speaker, anything on the Department of Transportation?

ASSEMBLYMAN COUGHLIN: What you said--
(laughter)

SENATOR SCUTARI: Thank you, Mr. Speaker.

ASSEMBLYMAN COUGHLIN: Look, I'll support
(indiscernible).

But, (indiscernible) place that makes sense. People
(indiscernible) condition to go there (indiscernible). The other one, if it's too small, then it's too small. And, in able to be utilized by the public is overarching. So, I'll be supportive.

SENATOR SCUTARI: Thank you.

Can I get a motion on the Department of Transportation, NPL
4764, 4445?

ASSEMBLYMAN COUGHLIN: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call on the two Notice of Proposals.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative, zero in the negative.

Motion carries.

SENATOR SCUTARI: Thank you.

And, the next order of business is various departments -- I have a question on one of them -- the Department of Community Affairs; Department of Law and Public Safety in Atlantic City a five-year extension, retroactive to March 1.

This one I don't understand. It says Motor Vehicle Commission, Department of Children and Families. Is that a typo? Or, is that something that I don't know?

MR. EDENBAUM: They share a building.

Is that your question?

SENATOR SCUTARI: What is it?

MR. EDENBAUM: They share a building there, is that your question?

SENATOR SCUTARI: They share a building?

MR. EDENBAUM; Yes.

SENATOR SCUTARI: So, it's a Motor Vehicle Commission *and* Department of Children and Families in West Deptford?

MR. EDENBAUM: Yes.

SENATOR SCUTARI: That's a two-year extension, Mr. Speaker.

And, then-- The Department of Law and Public and Safety and the Department of Banking and Insurance, 10-year lease with two-year renewal -- two five-year renewal options in Whippany. And then, I don't know what the various departments are in the last one, in Jersey City. So, one of you guys--

MR. EDENBAUM: I can fill you in.

SENATOR SCUTARI: --brief me on those four.

Brief the Commission on those four.

MR. EDENBAUM: All four?

SENATOR SCUTARI: I'll bring you back over there, Mr. Speaker.

MR. EDENBAUM: I'll start with the top -- at the top, it's NPL 4486.

This NPL is for the Division of Housing and the Division of Civil Rights. The lease is located at 1601 Atlantic Avenue, Atlantic City, and is for 12,501 square feet. This NPL is for a five-year extension with cost savings retroactive to March 1, 2024. As a condition of this extension, the lessor will complete certain repairs within three months of the execution of the lease amendment.

The next one is NPL 4435. This NPL is for the Motor Vehicle Commission and the Department of Children and Families. This lease is located at 215 Crown Point Road, Thorofare, and is for 51,200 square feet. This NPL is for a two-year extension. A short-term extension of this lease will allow MVC and DCF to continue to serve their clients in a favorable location, as it's next to a major interstate and bus route, which is very good for clients needing to travel to the agencies for their services. The rental rate

is also favorable, and the proposed agreement contains certain improvements being made by the landlord, which will result in energy cost savings. Improvements include upgrading all lights to LED, as well as replacing three rooftop units -- HVAC rooftop units.

NPL 4766 -- This NPL is for 10 years with two five-year renewal options, and is to be located at 100 South Jefferson, Whippany. And, is an advertising procurement from mid-2022, and was awarded to the lowest bidder. It is for a new office for Criminal Justice and the Insurance Fraud Prosecutor Bureau, and is -- excuse me -- is to replace the office these agencies share at 1 Apollo Drive, Whippany. The NPL is not to exceed 41,525 square feet. The current lease has been month to month since October 1, 2019, and the landlord there is evicting the State as of January 31, 2025 because the landlord has a new long-term tenant for the space. The land for the awarded site has been working with the State to create temporary office space until such time as a long-term office space is available for occupancy.

And then, the last one in that grouping is lease -- NPL 4208. This NPL is for seven agencies including Department of Children and Families; Department of Community Affairs; Parole; Labor; Motor Vehicles; Office of Public Defender; and Juvenile Justice Commission. The lease location is 438 Summit Avenue, Jersey City, and is for 123,760 square feet. The NPL is for a two-year extension, which will expire as of November 30, 2027. The owners of this location have put the State on notice that they will not further extend this lease, and are planning to convert this site to residential. DPMC will have to work with each of these departments and agencies to find replacement locations, which will be very challenging given the Hudson County and Jersey City marketplace.

SENATOR SCUTARI: So, I want to go on to-- I want to talk about 4208 for a second.

That's the one-- And, I think we've talked about this in the past, because I think this extension is actually-- That building is going away. They're getting rid of that building. So, we got two-years notice to get out. And, there's a lot of space that we had. So, where are we going to put all these people? I mean, I think we already got plenty of space. We've got 40% of the buildings empty. Maybe we can intersperse them in there, and not--

How much is this lease, anyway? Annually? For monthly, whatever.

I know the building, it's on the water. Isn't it close to the waterfront over there?

MR. EDENBAUM: The annual cost for Lease 4208 is a big number.

SENATOR SCUTARI: Yes.

MR. EDENBAUM: \$5,559,043.60, that's with the increase.

SENATOR SCUTARI: Yes.

So, \$5.6 million a year we're paying for this space. So, that means over the next two years we're going to pay over \$11 million for that space. That just goes to show us that we could save \$5.5 million a year if we build something. Now, two years is not that fast to build something. If we don't build it, we're going to have to intersperse those people into other locations. Obviously, there's a reason that they're located in Hudson County; some of these places, for sure, need to be there, maybe some of them don't. But, obviously, we're on notice that that building's gone in two years. So,

those people are going to have to go somewhere. So, I have no issue with these--

ASSEMBLYMAN COUGHLIN: Is there a current plan for what we're going to do with those folks?

Is the plan to consider building our own facilities? A plan to -- space within our existing leases, if we have any up there?

I apologize for not knowing.

Or, is it they look for new rental space?

MR. EDENBAUM: We would be looking for new rental space.

We'd have to work with each agency and department to prepare what's known as a space-planning request. We have not really started this process yet. And, just take it one step at a time.

SENATOR SCUTARI: Well, two years is going to be here in no time.

MR. EDENBAUM: Yes.

SENATOR SCUTARI: And, I would think you should explore every possible option.

And, that includes relocating people to current space that's underutilized. Obviously, some places up there-- I think the Comp Court is in that building, isn't it? The Worker's Comp Court is in there? So, that's probably something that-- Although, let me tell you, that is all virtual, too, now. So, not necessarily, although there's a statute that says that certain counties have to have Worker's Comp Courts in it. You could probably move them, also, but-- It's \$5.6 million a year, for all that space. We have a tremendous opportunity here to save a bunch of money. Maybe not in the short term, but potentially in the long term.

Obviously, we need this extension because we're under-- But, they've told us, "You've got to get out." We got two years left. And, I remember this in the past where we knew this wasn't a long-term place because of the way that these leases have been extended. And, that this was going to be something where we're going to have to move out of. So, I'd be interested in an update in the near future if we have a meeting just for the purpose to find out what we're going to do with all this place -- all these people. And, where we're planning on going, and the potential for savings.

All right?

Mr. Speaker, anything else on those leases.

ASSEMBLYMAN COUGHLIN: No, I'm fine; I'm fine.

SENATOR SCUTARI: OK.

And, I'll entertain a motion for all the leases, that we just discussed; 4486, 4435, 4766, and 4208.

MR. DeCICCO: So moved.

ASSEMBLYMAN COUGHLIN: Second.

SENATOR SCUTARI: Roll call, please.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative, zero in the negative.

Motion carries.

SENATOR SCUTARI: OK.

The last order of business is-- Well, actually it's not. It's the Department of Human Services, and the Department of Children and Families.

MR. McCASLIN: Excuse me, Mr. Chairman.

I would just like to note, as you know, that these two leases were added this morning, and they weren't on the original agenda that went out on Friday.

SENATOR SCUTARI: Yes.

And, for that reason, I can't support those. But, I'm willing to hear about them at first so we can get something on them about why they're important.

So, why don't we talk about the Department of Human Services, Developmental Disabilities' 10-year term, with two five-year options.

And then, the Children and Families 10-year term with five-year options.

MR. EDENBAUM: OK.

NPL 4754 -- This NPL is for 10 years, with two five-year renewal options, and is to be located at 500 Scarborough Drive, Egg Harbor Township. It was an advertised procurement from mid-2022, and was awarded to the lowest bidder. It is for a new office for Developmental Disabilities, and will replace the office it shares with DCF located at 5218 Atlantic Avenue, Mays Landing. The NPL will not to exceed 18,765 square feet. The current lease has been month to month for an extended period of time, and has had a number of issues over the years. Given the history of repeated problems affecting habitability, the awarded landlord has been

working with the State to create a temporary space that can be utilized by the Division until such time as a long-term space is ready for occupancy.

And, all those last issues I just brought up apply to this next one, which is NPL 4755-- Because they're coming out of the same building. This NPL is also for 10 years, with two five-year renewal options, and is to be located at 3003 English Creek Avenue, Egg Harbor Township. It was an advertised procurement from -- also from mid-2022 -- and was awarded to the lowest bidder. It's for a new office for DCF, and will replace the office it shares with Developmental Disabilities at 5218 Atlantic Avenue. And, the size of this one is not to exceed 25,300 square feet.

SENATOR SCUTARI: OK.

I've expressed my concerns on the-- Anybody else, on those two leases?

ASSEMBLYMAN COUGHLIN: No.

My understanding (indiscernible) be tabled?

SENATOR SCUTARI: Either tabled, or voted down.

So, I can move to table them, if that's OK. I'll do that. Because, I don't want to vote them down, because they might come back up soon if I am satisfied with them, and they may need to do that.

I'll make a motion to table those two.

ASSEMBLYMAN COUGHLIN: I'll second it.

SENATOR SCUTARI: Roll call on the table.

On the two.

MR. McCASLIN: Senator -- Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative to table the leases, the motion carries.

SENATOR SCUTARI: And now, I do want to revisit the two that we held.

We held them, we don't necessarily -- in my estimation -- we don't need to make a motion to table them; they were just held for today's purposes.

So, I-- First of all, I want to thank the Speaker for being an active participant. Glad to have you, Mr. Speaker, joining this Committee.

ASSEMBLYMAN COUGHLIN: Glad to be here.

SENATOR SCUTARI: You could tell, it's a very, very important Committee. There is a lot of money spent here -- for good reason, quite frankly -- but, there's also been my particular bent on trying to save money, going forward. And, you guys have been great about working with me on those things, and I appreciate that.

You want to say something, Mr. Chianese?

MR. CHIANESE: I do, Senator.

With the DCA leases, I'd ask for a reconsideration on those, because we're going to incur \$45,000 in cost regardless of whether we approve them or not. And, fit up costs in question was -- what's the add-on for gas and electric -- and, it's \$56,000 -- a little over \$56,000 a year. We currently pay \$185,000-\$186,000. And, with the add-on, it's a little over \$56,000; we're at a little over \$242,000; for Lease 4731.

SENATOR SCUTARI: The fit out cost is going to be what it is, whether we extend the lease or not, we're on the hook to pay that, no?

MR. CHIANESE: This is Paul Campanella.

PAUL CAMPANELLA: Paul Campanella, from DPM&C, how are you?

SENATOR SCUTARI: Hi, Paul.

So, the \$45,000 is of renovation costs is included as part of the rental cost.

SENATOR SCUTARI: Yes.

MR. CAMPANELLA: If we do not proceed, we're going to owe the landlord \$45,000.

SENATOR SCUTARI: We're going to owe it to him if we do proceed, too, right?

MR. CAMPANELLA: No.

It's a part of it.

ASSEMBLYMAN COUGHLIN: It's going to be built into the lease?

Is that what you're saying?

MR. CAMPANELLA: It's built into the 19-something a square foot, correct.

SENATOR SCUTARI: But, that doesn't have anything to do with 4360, though, correct?

MR. CAMPANELLA: 4731.

SENATOR SCUTARI: Just that one.

MR. CAMPANELLA: Correct.

SENATOR SCUTARI: All right, fine.

I'll take your word for it. I'll reconsider 4731; I'll ask the Speaker if he'll do the same for the consideration of the lease regarding the Department of Community Affairs, the Disaster Recovery Mitigation Unit on the third floor of Newark. There was some questions--

ASSEMBLYMAN COUGHLIN: Yes.

SENATOR SCUTARI: --I wasn't -- feel that were answered, but, I'll take the word from staff that we're going to incur this cost anyway and I don't want to be responsible for that.

I'll entertain a motion to consider that.

ASSEMBLYMAN COUGHLIN: I'll be (indiscernible) a motion to approve.

SENATOR SCUTARI: OK.

MR. DeCICCO: Second.

SENATOR SCUTARI: We have a motion to approve 4731 only. We have a second. Can I have a roll call on that?

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

MR. McCASLIN: Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative, zero in the negative.

Motion carries.

SENATOR SCUTARI: OK.

Any other business before the board? Mr. Speaker, anything further?

ASSEMBLYMAN COUGHLIN: Nothing.

Thank you very much; nice to be on board (indiscernible).

SENATOR SCUTARI: Thank you for your great question today; I appreciate your help.

We usually do a motion to adjourn; I don't know why we do that, but we do that here even though I usually just hit the gavel everywhere else.

Move to adjourn.

ASSEMBLYMAN COUGHLIN: Are you saying routine business?

SENATOR SCUTARI: Yes.

ASSEMBLYMAN COUGHLIN: I'll move to adjourn.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call on the motion to adjourn.

MR. McCASLIN: Senate President Scutari.

SENATOR SCUTARI: Yes.

MR. McCASLIN: Assembly Speaker Coughlin.

ASSEMBLYMAN COUGHLIN: Yes.

Happy Thanksgiving, everybody.

MR. McCASLIN: You too.

Mr. DeCicco.

MR. DeCICCO: Yes.

MR. McCASLIN: Mr. Chairman, you have three votes in the affirmative, the motion carries.

SENATOR SCUTARI: Thank you, Mr. Speaker.
We're adjourned.

(MEETING CONCLUDED)