
Committee Meeting

of

STATE LEASING AND SPACE UTILIZATION COMMITTEE

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

DATE: February 13, 2020
11:30 a.m.

MEMBERS OF COMMITTEE PRESENT:

Senator Nicholas P. Scutari, Chair
Assemblyman Raj Mukherji
Jeffrey DeCicco



ALSO PRESENT:

Carmelo T. Costantino
Office of Legislative Services
Committee Aide

Mark S. Kaminski
Office of Legislative Services
Committee Secretary

Gary A. Kotler, Esq.
Committee Counsel

Tony Teixeira
Senate Majority
Committee Aide

Meeting Recorded and Transcribed by
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SENATOR NICHOLAS P. SCUTARI (Chair): Okay, good morning, everyone.

Sorry for the delay.

I'll call the meeting of the Joint State Leasing and Space Utilization Committee to order.

May I have a roll call?

MR. COSTANTINO (Committee Aide): Senator Scutari.

SENATOR SCUTARI: Here.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Here.

MR. COSTANTINO: Mr. DeCicco.

MR. DeCICCO: Here.

MR. COSTANTINO: Senator, you have three in attendance; you have a quorum.

SENATOR SCUTARI: Great.

MR. COSTANTINO: I'll read the--

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 February 7, 2020, as part of the Open Public Meetings Act.

SENATOR SCUTARI: Great.

The first order of business is the annual election of a Committee Chairman. This is the year 2020, so we have to do that.

Do I have a motion?

ASSEMBLYMAN MUKHERJI: I nominate-- Is it a motion or a nomination?

MR. COSTANTINO: It's a motion

ASSEMBLYMAN MUKHERJI: I move that Senator Scutari be our Chairman.

MR. COSTANTINO: Okay; do I have a second?

MR. DeCICCO: Second.

MR. COSTANTINO: Okay; roll call.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Congratulations, Senator. You have three votes in the affirmative.

SENATOR SCUTARI: Great, thank you.

MR. COSTANTINO: You're the Chairman.

SENATOR SCUTARI: Thank you, Assemblyman; thank you, Jeff.

Okay; moving on with the order of business.

The next order of business is the approval of the June 27, 2019, meeting minutes. The Assemblyman and I were both there, so I'll call for a motion to approve the minutes.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call on the approval of the minutes from June 27, 2019.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

Senator, you have three votes in the affirmative, none in the negative. The meeting minutes from June 27 are approved.

SENATOR SCUTARI: Okay, great.

Okay, so we'll go into the Notices of Proposed Leases, and we have-- So the first three tabs come from the Department of Children and Families.

Good morning.

CHRISTOPHER CHIANESE: Good morning.

I'm Chris Chianese; I'm the Director of Property Management and Construction.

Thank you for opportunity present the proposed leases today.

Item No. 1, for DCF, is NPL 4527.

This is for a lease extension of 10 years for DCF, for the Division of Child Protection and Permanency. The lease is located at 53 Knightsbridge Road in Piscataway. Advertisement was waived, as cost savings are achieved.

The space is not to exceed 30,000 square feet. There is a need for 175 spaces for parking and seven-day, 24-hour building access, both of which are realized at this location.

Furniture is provided by the lessor, which saves about \$750,000 in replacement costs if the DCF would have relocated. Savings are \$22,535 a year, plus no escalations for the new lease term. And the lessor will pay \$2 a square foot for electric without an increase throughout the lease.

Item No. 2 is 4674. It's a local office for the Division of Child Protection and Permanency. The lease is located in Bayville at the Baywick Plaza, at 333 Atlantic City Boulevard. This is an expansion of an existing program. Advertisement was waived.

There is an addition of not-to-exceed 1,306 square feet, which would bring the not-to-exceed up to 29,031 square feet.

The landlord will pay for all setup costs in exchange for exercising the two, 5-year options in advance.

The current location is ideal for DCF and allows for expansion, if needed; and creates a long-term stability for this group, as the lease term doesn't end until October 2035.

The third item is NPL 4682. This is for the Division of Child Protection and Permanency.

Advertisement was waived, as this is an expansion of an existing program for 17 additional employees. Currently, we lease 31,100 square feet, and the request is to approve to expand with the not-to-exceed of another 5,070 square feet.

The lease is located at 6840 Old Egg Harbor Road in Egg Harbor Township. This is an existing lease in Mays Landing that is overcrowded; and DCF is moving some employees to this location that will alleviate the issue.

DPM&C has reviewed our portfolio and cannot fulfill this requirement with the existing space.

Thank you.

SENATOR SCUTARI: Okay, thank you.

Members, any questions regarding those three leases just presented? (no response)

Okay, I think we have to take them individually, so first NPL No. 4527.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call on that--

MR. COSTANTINO: Actually, we have them grouped together, Senator.

SENATOR SCUTARI: Oh, we do? Okay.

MR. COSTANTINO: We could do 27, 74, and 82 in all one shot.

SENATOR SCUTARI: All right, are there any questions regarding the other two? (no response)

Seeing none, then the motion will be amended to include the three NPLs coming from the Department of Children and Families: 4527, 4674, and 4682.

Can I have that motion renewed?

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

MR. COSTANTINO: Got it.

Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4527, 4674, and 4682 carries.

SENATOR SCUTARI: Thank you.

The next is the Department of Law and Public Safety, a new lease for the Office of Public Integrity and Accountability. I think they're vacating their Whippany location and going to Cedar Knolls.

The next is the Department of Law and Public Safety a new lease for the office of public integrity and accountability in vacating their Whippany location going to Cedar Knolls.

MR. CHIANESE: Item No. 4 is NPL 4719; and it's a lease located, as you have said, in Cedar Knolls.

The term is for 5 years, for a not-to-exceed of 11,885 square feet, with two, 5-year renewal options.

The lease was advertised back in April of 2019. The new lease will house a new unit in the Attorney General's office, the Office of Public Integrity and Accountability. This unit will include detectives and prosecutors, and will report directly to Attorney General Grewal.

The desired location was Mercer County, and there's a need for parking of 53 vehicles. DPM&C's current portfolio does not fit the needs for this unit.

SENATOR SCUTARI: And am I accurate -- they are already located in Whippany, correct, for this one?

CHARLES J. CONNERY: No, it's a brand-new -- this is a brand-new unit, the Office of Public Integrity.

SENATOR SCUTARI: I thought that already existed, though. Doesn't that already exist -- that unit? Somewhere?

MR. CONNERY: No, I believe this is a new unit.

DAWN MATERIA: (off mike) No, people were under a Corruption Unit; that wasn't the same. This is an increased (indiscernible).

MR. CONNERY: Okay.

SENATOR SCUTARI: I'm sorry; I--

MR. COSTANTINO: Can you come forward so we can--

MS. MATERIA: Yes.

MR. COSTANTINO: Thank you.

State your name, for the record.

MS. MATERIA: Hello, my name is Dawn Materia with Law and Public Safety.

SENATOR SCUTARI: Hi.

MS. MATERIA: I'm the Facilities Director.

SENATOR SCUTARI: So yes, I thought this Department-- I know it said for a new department, but I know I've heard the terminology before: the Office of Public Integrity and Accountability. Doesn't that exist?

MS. MATERIA: Correct. There is a small unit that was within Criminal Justice that was handling corruption cases. It was more of a unit at the time. There was -- I think it was 2018, an initiative was passed to increase the FTEs and actually bill it as its own entity that--

SENATOR SCUTARI: I'm sorry; you're using an acronym I'm not familiar with.

MS. MATERIA: I'm sorry; OPI, the Office of Public Integrity and Accountability, was existing with the smaller unit. But in December 2019, actually, this was a directive that designated them under the Criminal Justice umbrella, but a separate entity. So it increased their FTEs, and now we needed a separate space for them.

SENATOR SCUTARI: FTEs?

MS. MATERIA: Full-time employees; excuse me.

SENATOR SCUTARI: Okay; so a bunch of people got hired.

MS. MATERIA: Yes. (laughter)

SENATOR SCUTARI: It's English.

MS. MATERIA: There you go.

SENATOR SCUTARI: I'm a lawyer, but, you know--

MS. MATERIA: You're correct.

SENATOR SCUTARI: And how many people did they hire?

MS. MATERIA: They're in the process of hiring approximately 25 right now.

SENATOR SCUTARI: And so those new employees, along with whatever the existing unit is, is going to go over to this location.

MS. MATERIA: Yes.

SENATOR SCUTARI: And the people who are already existing, where are they coming from?

MS. MATERIA: There are a few in Whippany, and a few in Trenton right now.

SENATOR SCUTARI: And what happens to the Whippany location? Is that gone, are they going to close that?

MS. MATERIA: No, the Whippany location will remain. We have Criminal Justice staff that will remain there. So we are actively going to keep that open.

SENATOR SCUTARI: Okay.

Any other questions? (no response)

Seeing, none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

SENATOR SCUTARI: And by the way, thank you.

MR. COSTANTINO: Thank you, yes.

Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4719 carries.

SENATOR SCUTARI: Great.

Next is the Department of Human Services, NPL 4605, amending a lease to add space for program growth.

MR. CHIANESE: This is for the Division of Mental Health and Addiction Services.

The lease is located at 5 Commerce Way in Hamilton. Advertisement was waived, as it is an expansion of an existing program.

Currently we lease 40,000 square feet; we're asking to expand the lease 10,242 square feet, adding 53 employees.

The transition of the Division of Mental Health and Addiction Services to Human Services has created the additional space need at 5 Commerce Way in Hamilton. The landlord shall provide a tenant improvement allowance of \$10 a square foot to use towards costs associated with the expansion of the space. In return, the State agrees to exercise its remaining renewal option at a reduced rate, with savings of \$261,600 annually.

The cost of the increase for the additional space will be \$274,792.86 annually.

SENATOR SCUTARI: Okay, thank you.

Members, any questions on the Department of Human Services lease? (no response)

Seeing none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4605 carries.

SENATOR SCUTARI: Thank you.

The next is the Department of Labor.

MR. CHIANESE: It's NPL 4721.

It's the Office of Unemployment Insurance, Employment Services, and Vocational Rehabilitation.

The lease is located at 3801 U.S. 9 in Rio Grande, and will offer a better location and an upgraded work environment.

Advertisement was waived as this lease is with another government agency, Cape May County. It is a new lease for 10 years, with two, 5-year renewal options. There is a decrease in annual costs of over \$19,000 due to the reduction in space.

SENATOR SCUTARI: Any questions on the Labor One-Stop building in Cape May? (no response)

Seeing, none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4721 carries.

SENATOR SCUTARI: Great, thank you.

The next is the Department of Treasury. NPL 3835.

This one I'm familiar with. (laughter)

MR. CHIANESE: Item No. 7 is NPL 3835 for the Division of Taxation.

This is for an expansion of an existing lease. Advertisement was waived, as this is for an out-of-state-facility.

The lease is located in Des Plaines, Illinois, and the lease is for 2,733 square feet. The State is being offered favorable lease rates at the current site, and we would avoid moving costs.

SENATOR SCUTARI: Thank you.

And as you are aware, myself and the Assemblyman visited this location.

And you know, I've been on this Committee, probably, a decade now. I'm not really crazy about leasing space out of the state and having New Jersey State employees full-time in other places.

But I'm satisfied with the employees who were there; they were very informative. And in that building -- New York, actually, has a Division of Taxation in the same exact building, which I took note of when I went there.

So although I'm not crazy about it, and I'm not 100 percent on board with it, I'm satisfied, at this point in time, with the extension of the lease. But I'm sure we'll come back with some other ones, and I'll have the same concerns, thoughts with telecommuting, air transportation, and the like.

Obviously, this Division provides a great service there, without question. They produce a tremendous amount of revenue for the State, based upon their audits. That's not the question -- whether or not they need to exist. The question I think that the Assemblyman and I had was, does it need to exist in Illinois? And although I'm not 100 percent satisfied with that, I'm satisfied to the level that I'll be happy to -- I'll support it today.

Anything else, Assemblyman? (no response)

Okay; I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 3835 carries.

SENATOR SCUTARI: Thank you.

Okay, we have, obviously, a grouping of various Departments; and if you want to go through them as a group, that's fine with me. Those are a number of different leases that are for different locations.

MR. CHIANESE: Okay, there are about nine -- or nine NPLs for various Departments.

So the first is NPL No. 8, 4423. This is for Law and Public Safety, Human Services, and Treasury; for the Division of Gaming Enforcement, Commission for the Blind, and OIT's Communication Node, respectively.

This is for short-term lease of two years, and advertisement was waived.

The lease is located at 1300 Atlantic Avenue in Atlantic City. The lease extensions were requested by Law and Public Safety, Human Resources (*sic*), and OIT. The extension will allow DPM&C to put this need out to bid in conjunction with NPL 4346, as both leases will now have an expiration date that almost coincide.

The extension comes with no additional costs.

The next NPL is 4346; this is for Treasury and Law and Public Safety. Advertisement was waived, as the request is to extend the lease for five years with a cost reduction.

The lease is located in Atlantic City, at Tennessee Avenue and Boardwalk. The total square feet is 63,677. By extending the lease, it allows the State to avoid moving and set-up costs.

Casino Control and Gaming must have offices in Atlantic City. There are a little over 160 employees at the site, and the annual savings will be almost \$16,000 per year.

NPL No. 10 is 4425. This is for Law and Public Safety, Division of Criminal Justice; and Banking and Insurance, Insurance Division, Bureau of Fraud Deterrence.

This is a lease extension for 18 months, located at One Apollo Drive in Whippany. Advertisement for this lease was waived, since it is a short-term lease of not more than two years, for the continued use of an exhibit existing facility.

The 18-month extension will provide DPM&C the ability to advertise and get competitive bids for a new location. There's a slight increase of 38 cents per square foot.

Those are Nos. 8, 9, and 10.

SENATOR SCUTARI: Okay, great.

MR. CHIANESE: Thank you.

SENATOR SCUTARI: Thank you.

Assemblyman, any questions on Nos. 8, 9, and 10?

ASSEMBLYMAN MUKHERJI: No.

SENATOR SCUTARI: Mr. DeCicco, anything?

MR. DeCICCO: No.

SENATOR SCUTARI: Okay; we'll take it as a grouping then, I guess.

MR. COSTANTINO: Okay, we're going to take the three--

SENATOR SCUTARI: We'll take Nos. 8, 9, and 10 as a grouping--

MR. COSTANTINO: Yes.

SENATOR SCUTARI: --those are NPL 4423, NPL 4346, and NPL 4425; and that's it, that's it.

Okay.

Can I get a motion on those?

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPLs 4423, 4346, and 4425 carries.

SENATOR SCUTARI: Okay, next is the Office of Legislative Services, State Commission of Investigation.

MR. CHIANESE: For NPL 4717 -- this is for OLS' Office of State Commission of Investigation. This was advertised in March 2019, based on the Agency's catchment area.

There is a not-to-exceed of 15,417 square feet. The term is for 10 years, with a 5-year renewal option. The options are the State's.

The location is 50 West State Street, 14th floor of the unit. It is currently located 28 West State Street, and we're vacating this location due to inefficiencies.

MR. CONNERY: Just an additional point on that.

The landlord in this case, as is typical in many of our leases, will create a base here, in the first year of occupancy. And the State will pay escalations on operating expenses and taxes thereafter. That was left out of your package, but we just wanted to highlight that so there was no confusion later on.

SENATOR SCUTARI: So the escalation is contained within the lease?

MR. CONNERY: They create a -- first year, they'll create a base of the operating expenses and taxes. And then as those costs increase over the years, the State will reconcile any additional costs and pay those.

SENATOR SCUTARI: What costs are those?

MR. CONNERY: It could be anything from building maintenance, to snowplowing, to repairs and maintenance of elevators and HVAC systems; things of that nature.

SENATOR SCUTARI: You mean the State has to pay for the HVAC systems of the building that it occupies?

MR. CONNERY: Only the increased costs.

SENATOR SCUTARI: Okay.

MR. CONNERY: So there's a base for costs that are established in the first year, and we'll pay increases over that.

SENATOR SCUTARI: Okay, all right.

Any other questions regarding that lease? (no response)

Seeing none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

MR. COSTANTINO: Actually, we're grouping these, correct, Chris?

MR. CHIANESE: Yes.

MR. COSTANTINO: Yes, we're doing 4717, 4159, and 4161.

SENATOR SCUTARI: All right; well, 4159-- I mean, I know the Halsey Street-- Well, there are two different addresses at Halsey Street; we need to talk about those.

MR. COSTANTINO: Okay; then we'll take a vote on the first one, okay?

SENATOR SCUTARI: Yes, let's take a vote on it.

MR. COSTANTINO: So this is to approve 4717.

SENATOR SCUTARI: Correct.

MR. COSTANTINO: Do I have a--

SENATOR SCUTARI: We have a motion and a second; motion by the Assemblyman, seconded by Mr. DeCicco.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4717 carries.

SENATOR SCUTARI: Okay, great.

MR. CHIANESE: For Nos. 12 and 13, NPLs 4159 and 4161, these are leases for various Departments: Children and Families, Banking, the

Office of Legislative Services, Human Services, Labor, Health, Law and Public Safety, Transportation, and Treasury.

Lease 4159 is located at 153 Halsey Street in Newark, for 271,192 square feet; and lease 4161 is located at 124 Halsey Street in Newark, for 315,606 square feet.

There's a two-year lease extension for each lease. For lease 4159, with the exercise of the remaining renewal option, will extend the lease term to December 31, 2026. For lease 4161, with the exercise of the remaining renewal option, will extend the lease term to December 31, 2024. The lease extensions will provide stability to the agencies as we continue to evaluate our future options.

With the extension, the landlord will offer \$2.25 million of tenant improvements to the State. The landlord will upgrade the elevator controls to digital over the next three years at the landlord's cost. And with the extension, the lease will be amended to remove all capital improvements from being included in the escalations, and the State will have the option to temporarily vacate space.

Additionally, parking will be eliminated from these leases, and the State will enter into a separate parking agreement. The rent for the parking will be removed from these leases with the execution of a separate parking lease.

SENATOR SCUTARI: So we're losing parking on these, but we're going to save money on it; is that what you're saying?

MR. CHIANESE: No, actually, Item No. 14 -- we're going to actually increase our parking. And so we're going to-- We currently have 606 spaces; and when we enter-- If we get the lease approved for the parking,

we're going to increase it to 800 spaces, and we'll have the ability to issue 1,000 parking passes. And with the increase in parking, we're going to have the ability to reduce more expensive annual waived parking in the Newark area.

SENATOR SCUTARI: And what are the agencies at 124 Halsey Street? You went over the ones at 153 Halsey Street. Or was that for both?

MR. CHIANESE: It was for both.

SENATOR SCUTARI: Isn't the Workers' Compensation Court in there?

MR. CONNERY: Workers' Compensation I think is in--

UNIDENTIFIED MEMBER OF AUDIENCE: (off mike) Yes, 124.

MR. CONNERY: --124.

MR. CHIANESE: Yes, 124.

SENATOR SCUTARI: And you had made mention that the Office of Legislative Services has offices in-- I was not aware of that.

MR. CONNERY: I think they do statute review with a small unit.

SENATOR SCUTARI: Is that part of a particular commission?

MR. CONNERY: My recollection is that they review statutes to make them--

SENATOR SCUTARI: Is that the Law Revision Commission?

MR. COSTANTINO: I think it is the--

UNIDENTIFIED MEMBER OF AUDIENCE: (off mike) The Law Revision Commission, right.

MR. COSTANTINO: Yes, correct.

SENATOR SCUTARI: And the Law Revision Commission is officially part of the Office of Legislative Services.

MR. COSTANTINO: That's correct, yes.

SENATOR SCUTARI: Okay.

Did we discuss 4722? That's the parking.

MR. CHIANESE: I gave you the details of it, but I haven't asked for approval yet. But I can include that, if you'd like.

SENATOR SCUTARI: Yes, just-- The parking for the tenants, of the leases that you just went over, is how much and where is that located?

MR. CONNERY: One second.

SENATOR SCUTARI: That is Tab No. 14.

MR. CONNERY: It's University Avenue Garage at 261 University Avenue.

SENATOR SCUTARI: And what are we paying there for space?

MR. CONNERY: We're paying approximately \$2,000 -- I'll get you the exact number -- per space, per year. That's going to increase to -- let me get you the exact number here. The new cost will be \$2,280 per space, per year.

SENATOR SCUTARI: Yes, I wasn't clear. I mean, it said here, "Parking spaces -- 800 parking spaces, with State-issued 1,000 parking spaces for their use." What exactly -- what does that mean?

MR. CONNERY: Well, what happens is, because we occupy most of the garage, at any given time a certain amount of State employees won't be at work, for whatever reason. They'll be out in the field, or maybe out sick. So we try to negotiate with landlords the ability to -- *oversubscribe* is the term we use.

So that even though we're paying for 600 spaces, for example, or 800 spaces, we ask for 1,000 passes, thinking that 20 percent of the people won't be there on any given day and we'll get better benefit out of the parking.

SENATOR SCUTARI: Understood; okay.

All right, thank you.

SENATOR SCUTARI: Any other questions regarding NPL 4159, 4161, and 4722? (no response)

Seeing none, I'll entertain a motion.

MR. DeCICCO: So moved.

ASSEMBLYMAN MUKHERJI: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve 4159, 4161 -- and it's 4722, correct?

SENATOR SCUTARI: Correct.

MR. COSTANTINO: Okay; it carries.

SENATOR SCUTARI: Thank you.

The next order of business is the Division of Child Protection at the Two Gateway Center in Newark; No. 15, NPL 4312.

MR. CHIANESE: No. 15, NPL 4312 -- this is a two-year extension that will provide a short-term holdover.

The plan is to consolidate these groups with other units located -- space at 124 Halsey Street and 153 Halsey Street in Newark.

Advertisement is waived, as this a short-term lease that is for continued use of an existing facility. It's for 44,985 square feet.

SENATOR SCUTARI: Questions? (no response)

Seeing none, we'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: The motion to approve 4312 and 4720 (*sic*) is approved.

MR. KOTLER (Committee Counsel): I think the motion -- the testimony is only for 4312, correct.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Oh, I'm sorry; I thought it was for both. I apologize.

So this is for NPL 4312, to clarify.

MR. KOTLER: That is approved; thank you.

SENATOR SCUTARI: The next is NPL 4720, the Office of Legislative Services.

MR. CHIANESE: NPL 4720 is the lease for Treasury, OLS, and Judiciary, for warehouse space. This has been approved by the Treasurer.

This is an interim solution until the previously approved warehouse on Scotch Road in Ewing is built.

The existing lease is under new ownership. They're unwilling to accommodate us until the new warehouse is ready. The lease of the new warehouse was previously approved by the Committee in 2019.

The advertisement was waived, as this proposed lease is for an interim replacement facility.

The proposed lease is located at 1445 Lower Ferry Road in Ewing, and it is not to exceed 37,000 square feet.

SENATOR SCUTARI: This is the warehousing situation, right?

MR. CHIANESE: Right. We previously approved the 200,000-or-so square foot warehouse in Ewing to consolidate warehouses.

SENATOR SCUTARI: When does that go into effect?

MR. CHIANESE: A little over a year, right?

MR. CONNERY: Yes, they have to break ground in the next few months, and probably about a year construction.

MR. TEIXEIRA (Committee Aide): So this is flex space?

MR. CHIANESE: Interim space--

MR. TEIXEIRA: Right.

MR. CHIANESE: --until that warehouse is constructed; then we're going to move this unit into that space.

SENATOR SCUTARI: And when you say *the unit*, that is, like -- this is storage, isn't it?

MR. CHIANESE: Yes, not in terms of people, but in terms of warehouse space -- it's storage.

SENATOR SCUTARI: Right. And I forgot -- I remember we had this discussion -- where's all that stuff now that needs storing?

MR. CONNERY: Well, we have a couple different leases, and that's part of the dilemma we have here. This is one of the smaller ones, but the landlord won't cooperate and extend the lease pending our relocation, so we were forced to take this action.

SENATOR SCUTARI: Understood. So you have to move out, and then move back; okay.

MR. CONNERY: Right.

SENATOR SCUTARI: Any other questions? (no response)

I'll entertain a motion for 4720.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPL 4720 carries.

SENATOR SCUTARI: Next is the Judiciary, a lease extension in Jersey City, NPL 4239.

MR. CHIANESE: We're asking to extend the lease term at the existing location, at a reduced level cost, at 111 Town Square Place in Jersey City.

Advertisement was waived; this is for a specialized facility. It's for five years from the start date, and it's for 210 square feet.

We're in a position to consolidate the current space, as DHS relocated its network to Toms River. OIT has eliminated its network at this site as part of a modernization and improved efficiencies.

Judiciary's OIT will remain at the site, and Judiciary's equipment will provide backup for approximately 12,000 employees. We're going from 1,275 square feet down to 210 square feet.

SENATOR SCUTARI: Right; see, you're just -- you're renting a room to put equipment, right?

MR. CHIANESE: It is a small area.

SENATOR SCUTARI: It's probably smaller than this room, right? I mean, it's pretty small. (laughter)

Okay; I'm sure that's the smallest thing we're going to be doing today.

Any questions regarding that? (no response)

Seeing none, I'll entertain a motion.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: You have three votes in the affirmative, none in the negative. The motion to approve NPL 4239 carries.

SENATOR SCUTARI: Thank you.

I think this is the final order of business. It is the Department of Transportation; this the moving of the Motor Vehicle Commission within Springfield.

MR. CHIANESE: This is the last item, No. 18, 4723 (*sic*).

This is for a lease advertised for the Motor Vehicle Commission for a relocation of an existing lease.

MVC requested to move from its current Springfield location due to inadequate parking to serve their clients, as well as some other issues.

The lease is for 10 years, with two, 5-year renewal options. It is for a not-to-exceed of 6,550 square feet of space. The lease is located at 271 Route 22 East in Springfield.

This is a standard Motor Vehicle Center which provides titles, licenses, registrations, and written tests.

SENATOR SCUTARI: And I was going to ask this at the end of the meeting, but how are we doing with-- I mean, we've had this discussion over the years, leasing versus owning, particularly with Motor Vehicles, because we have built some Motor Vehicles. How are we doing overall, with

respect to making that analysis -- not just with Motor Vehicles, but with other of our space needs?

MR. CHIANESE: I think we're doing well with it. We recently built Delanco, and Wayne is in process for Motor Vehicles. And, you know, here in Trenton we have the new Health building and the new Taxation building, where we're going to provide over 400,000 square feet of State-owned space.

So I think we're doing okay.

SENATOR SCUTARI: There's not going to be any Motor Vehicle in that space in Trenton, though, right?

MR. CHIANESE: There is not.

SENATOR SCUTARI: Right; all right.

We went by this last night to check it out. (laughter)

Okay, any questions on 4723 (*sic*)?

ASSEMBLYMAN MUKHERJI: No.

SENATOR SCUTARI: Can I get a motion?

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: Roll call, please.

MR. COSTANTINO: Senator Scutari.

SENATOR SCUTARI: Yes.

MR. COSTANTINO: Assemblyman Mukherji.

ASSEMBLYMAN MUKHERJI: Yes.

MR. COSTANTINO: And Mr. DeCicco.

MR. DeCICCO: Yes.

MR. COSTANTINO: Senator, you have three votes in the affirmative, none in the negative. The motion to approve NPL 4723 (*sic*) carries.

SENATOR SCUTARI: Thank you.

MR. COSTANTINO: And we are good to go.

SENATOR SCUTARI: Any other business that members want to talk about? Any updates? (no response)

Seeing none, I'll entertain a motion to adjourn.

ASSEMBLYMAN MUKHERJI: So moved.

MR. DeCICCO: Second.

SENATOR SCUTARI: All in favor? (affirmative responses)

Aye; we're adjourned.

(MEETING CONCLUDED)