

Apollo Global Management's Financing Practices

Pose a Fiduciary Risk

April 2026

The irresponsible contracting and lending practices of Apollo Global Management pose a fiduciary and reputational risk to its investors. Apollo and its affiliate Athene finance projects with low-road contractors who mistreat their workers through substandard wages and unsafe conditions. Recent contractors with problematic business practices working at sites financed by Apollo Global Management and its affiliates include Marin Workforce/Apex Labor Solutions, State Contracting Corp NY, Alba Services, Urban Atelier Group, Top Shelf Electric, Right Away Electric, AJD Construction, and Concrete Rising. These firms have an ugly history of misconduct which variously include wage theft settlements, a Manhattan District Attorney indictment, workers' compensation debarment, unpaid insurance premiums, National Labor Relations Board settlements, unsafe work conditions, and a worker death.

In particular, Apollo has financed projects that allow the use of low-road and "Body Shop" labor brokers which prey on immigrants, recently incarcerated people, and other vulnerable groups. One of Apollo's most recent high profile projects is at 5 Times Square, one of the largest office-to-residential conversions in New York. On February 24, 2026 a National Labor Relations Board Charge was filed against Apex Labor Solutions for changing the employment status and/or work opportunities of employees in retaliation for their concerted activity at 5 Times Square. In March 2026, Apex Labor Solutions was removed from 5 Times Square and replaced by Pinnacle Alliance Corp. Workers at 5 Times Square for Pinnacle are yet again being paid significantly substandard wages with no benefits, suggesting that Apollo and its affiliate Athene are still allowing the "body shop" model. Protests outside 5 Times Square by LiUNA Local 79 continue to call for construction laborers to be treated with the dignity they deserve and to be paid area-standard wages with health insurance and retirement benefits.

Some developers in the New York City residential market like Apollo are experimenting with allowing the use of low-road and body shop labor brokers on their projects. Developers allow general contractors to use body shops to offload the reputational and regulatory risks while profiting from the low wages. Body shop workers are paid substandard wages, while the body shop contractor gets paid \$28-\$48 per hour for each worker. General contractors insulate themselves from the unscrupulous actions of these body shops, which rely on the system of mass incarceration and immigration status to create a pipeline of precarious laborers who do the most dangerous work on construction sites.

Apollo and its affiliate Athene continue to allow Pinnacle Alliance Corp. at 5 Times Square to undermine labor standards. Apollo's merger with Athene makes it more difficult for investors to understand Apollo's links to problematic business practices. It is important that Apollo and all its affiliates and contractors uphold worker rights, transparency, and good governance principles that protect workers and investors alike. Irresponsible subcontracting can cause reputational risk, costly work delays, and legal battles that may diminish investment returns.

Project with Apollo/Athene loan or equity	Problematic Contractor (known dates)
5 Times Square	Urban Atelier Group 2025-2026
510 Sackett St / 267 Bond Street	Urban Atelier Group 2022-2025
5 Times Square	Apex Labor Solutions 2026
510 Sackett St / 267 Bond Street	Marin Workforce Inc 2023-2024
111 Wall St	State Contracting Corp NY 2025-2026
625 Fulton St	Galaxy Developers LLC 2022-2026
510 Sackett St / 267 Bond Street	Top Shelf Electric 2022-2025
280 Richards St	Top Shelf Electric 2021-2024
625 Fulton St	Alba Services Inc 2022-2024
46-09 69th St / 69-02 Queens Blvd	Right Away Electric LLC 2022-2023
One Journal Square, Jersey City	AJD Construction 2022-2024
One Journal Square, Jersey City	Concrete Rising 2023-2024

Urban Atelier Group

January 2026

Urban Atelier Group is the general contractor at the 5 Times Square redevelopment by Apollo and its affiliate Athene. Urban Atelier Group has contracted labor from Marin Workforce, a notorious Construction Labor Provider, on at least seven sites since 2022.

Wage Theft

In 2025, Urban Atelier Group was named as a co-defendant in a Fair Labor Standards Act class action lawsuit alleging the failure to pay the correct overtime rate and nonpayment of wages as part of a joint enterprise with KEP Construction and Ennish Construction. Moreover, a 2025 Manhattan District Attorney indictment of KEP Construction charging wage theft from immigrant workers totaling some \$67,000 identified an Urban Atelier Group project as a site where wage theft occurred.

Marin Organization, Marin Workforce, Marin Laborers of NJ + Apex Labor Solutions

April 2026

The Marin Organization has connections to three companies: Marin Workforce, Marin Laborers of NJ and Apex Labor Solutions. All three provide non-union laborers to construction sites in the NY metropolitan area. All three are also owned by various members of the Marin family which includes husband and wife, Jeffrey Marin and Wendy Marin, and their children, Skylar Marin and Lindsay Marin Friedlander. The Marin Organization is led by President Jeffrey Marin and VP Skylar Marin.

- In New York's real-estate industry, "Body Shops" like Marin Workforce, Marin Laborers of NJ and Apex Labor Solutions are known as providers of non-union Black and Latino construction laborers whose bodies can be used to build projects as cheaply as possible. The contingent labor force recruited by Body Shops often consists of the most precarious workers in New York City: immigrants, economically disadvantaged New Yorkers, and formerly incarcerated workers. Body Shops rely on the system of mass incarceration to create a pipeline of workers. Body Shops create an underclass of construction laborers of color who are paid at or slightly above minimum wage.
- On February 24, 2026, a National Labor Relations Board charge was filed against Apex Labor Solutions for changing the employment status and/or work opportunities of employees in retaliation for their protected concerted activity at 5 Times Square.
- In 2021 Marin Workforce and Marin Organization agreed to a settlement with the National Labor Relations Board to resolve a case alleging coercive rules and statements. As part of the settlement Marin was required to distribute a notice of rights to all employees that affirmed their right to talk about wages and other terms and conditions of employment with their coworkers.
- A former employee at Marin described unsafe conditions and being pressured to return to work while injured. When an employment program learned of allegations about Marin's working conditions, their placement services arm stopped working with Marin.
- In 2025 Marin Laborers of NJ was found in violation of the New Jersey Prevailing Wage Act and agreed to settle for \$26,562 in back wages and \$5,531 in administrative penalties and fees. The New Jersey Department of Labor investigation concluded that the company failed to pay the prevailing wage, failed to keep and submit certified payroll, and failed to register as a public works contractor. Nearly all Marin workers were paid a rate of \$18 an hour when they should have been paid the prevailing wage.
- On December 18, 2025, the NYC Department of Consumer and Worker Protection sent Preliminary Charges/Findings for five employees of Apex Labor Solutions and Marin Workforce for violations of the Earned Safe and Sick Time Act.

- In November 2025, Marin Workforce entered into a consent order and settlement agreement with the New York City Department of Consumer and Worker Protection to pay \$40,000 in civil penalties for alleged violations of the licensing law for construction labor providers. DCWP's investigation found that Marin failed to provide all covered workers it supplied on New York City construction sites with legally required notices containing essential safety and welfare information, including that Marin failed to provide the required Notice of Assignment to at least 72 covered workers in 2023.

State Contracting Corp of NY, Capital Industries, and Capital Waste Services

November 2025

George McGuire's State Contracting Corp of NY, which also does business as Capital Industries and Capital Wrecking, is a demolition and trucking company. George McGuire's son, Andrew "Andy" McGuire, is also a principal of the firm. Andrew McGuire was also the CEO of associated companies Capital Waste Services, Capital Waste Services II, and Capital Waste Corp.

DOL Wage and Hour Case

- Between 2022-2023 Capital Industries Corp, a trade name of State Contracting Corp of NY, was found to have 16 violations of the Fair Labor Standards Act by the US DOL Wage & Hour Division. The company agreed to pay \$148,946 in back wages.

Clean Water Act Settlement and Consent Decree

- In 2022, Riverkeeper Inc sued State Contracting Corp and George McGuire alleging that they were violating the Clean Water Act by discharging polluted stormwater from their vehicle and equipment maintenance & storage facility into the Saw Mill River.
- In 2023 George McGuire signed a consent decree on behalf of himself and State Contracting Corp in which they agreed to implement a monitoring program, Storm Water Pollution Prevention Plan, and reporting requirements. In addition, the consent decree required \$60,000 in payments including an Environmental Benefit Payment to the Center for the Urban River, attorney's fees and expenses, and compliance oversight costs. The consent decree was approved by the court in November 2023.

Andrew McGuire Indictment for Extortion Conspiracy and Deferred Prosecution Agreement

- In 2013 Andrew McGuire was charged in a U.S. grand jury indictment with conspiracy to commit extortion. The federal indictment was in connection with an alleged organized crime scheme to control commercial waste disposal businesses in the greater NYC metropolitan area; Andrew McGuire was reportedly listed as the president of one of the businesses, Capital Waste Services. McGuire was arrested and released on \$75,000 bond with travel restrictions. In 2014, McGuire entered into a deferred prosecution agreement with terms and conditions for good behavior and supervision.

Repeated OSHA Violations for Inadequate Fall Protection & Exposure to Fall Hazards

- OSHA issued State Contracting Corp of NY \$197,269 in initial penalties after an inspection of a Port Chester construction site in August 2024 resulted in seven safety violations which are currently being contested by State Contracting Corp of NY. The OSHA inspection reported that employees demolishing the building were not provided

with any means of fall protection, the scaffold did not have an adequate guardrail system, employees using a horizontal lifeline that was not installed or used under the supervision of a qualified person were exposed to a fall of 15 feet, and an employee was engaged in demolition work from a scaffold platform that was not fully decked.

- OSHA issued \$29,790 in penalties to State Contracting Corp of NY when a January 2025 inspection of a Yonkers construction site found that employees did not have a fall protection system, and employees were exposed to a fall hazard of approximately 24 feet while doing demolition work next to an unprotected edge. The inspection also found that employees were exposed to physiological hazards.
- In October 2023 Capital Industries was penalized by OSHA for safety violations at an Elmsford construction site when the OSHA inspection found employees were not protected by any type of fall protective devices, or a fall protection system, and were exposed to fall hazards of approximately 15 feet while engaged in demolition work on a roof ledge.

Workers' Compensation Non-Compliance

- In 2013 the Workers Compensation Board issued a \$72,000 penalty to Capital Waste Corp for failure to carry worker's compensation insurance for an almost one year period. The Workers' Compensation Board sued the company to recover the penalty, and the court awarded the WCB a judgment in the amount of \$72,000. As of 2017, the penalty was still unpaid.
- In 2012 the New York State Insurance Fund sued Capital Waste Services for alleged unpaid Workers Compensation premiums in the amount of \$31,963. The court entered a judgment in favor of NYSIF in the amount of \$35,228.
- In 2010 the NYS Workers' Compensation Board issued Capital Waste Services Corp a \$42,250 penalty for not having workers' compensation insurance from July 2006 to April 2008, an almost two year period, and a \$19,000 penalty for failure to maintain or produce records. The Board filed pending judgments against the company for the penalties. As of 2017, the penalties were still unpaid.
- In 2012 the Workers Compensation Board assessed \$15,733 to Capital Waste Services II Corp for Workers Compensation claims. When Capital failed to pay, the Workers' Compensation Board sued the company to recover the balance, and the court awarded the WCB a judgment in the amount owed of \$15,733.

Lawsuits for Alleged Chemical Spill & Alleged Damage to Live Gas Line

- State Contracting Corp of NY d/b/a Capital Industries was named as a third-party defendant in a 2021 case alleging damage to an active gas line during demolition work in White Plains, NY. According to an incident report from the general contractor, a gas line

was broken by a Capital employee who was operating an excavator. An affidavit & verified bill of particulars from the general contractor also claim that Capital Industries damaged the gas line while subcontracted on site. A settlement was reached for all matters in the action.

- In 2024, State Contracting Corp. of NY was named along with other defendants in two lawsuits alleging a toxic chemical spill during demolition work in Suffern, NY. Both complaints and an affidavit from the operator of the property allege that demolition subcontractor State Contracting, in the course of moving a PCB-containing transformer, broke the transformer, which resulted in a spill of PCB and chlorobenzene containing fluid that contaminated the property, and that State Contracting and other defendants did not take appropriate steps to remediate the release of the chemicals. In court transcripts, counsel for State Contracting Corp and the general contractor's Superintendent confirmed that State Contracting was the subcontractor that moved the transformer. One of the cases was settled as to defendant State Contracting. The other case is ongoing.

Public Service Commission Penalty for Damage to Gas Service

- In November 2024 the New York Public Service Commission held an enforcement proceeding and ordered a civil penalty against Capital Industries Corp. The commission alleged that in April 2024, while demolishing a building in Rye Brook, NY, Capital Industries Corp damaged a high-pressure plastic gas service. For this incident, the Department of Public Service Staff estimated 203,320 cubic feet of gas lost to the atmosphere.

Sanitary Code Violation and Judgment

- In 2017 the Rockland County Department of Health sued State Contracting Corp. of NY to recover payment of a penalty issued to State Contracting for a violation of the Rockland County Sanitary Code. The penalty was issued when a Rockland County Department of Health hearing found four instances of State Contracting failing to deliver construction and demolition debris to a designated facility. The court awarded the Department of Health a judgment in the amount of the penalty, which State Contracting paid in 2021.

Non-payment of Contract

- In 2011 Capital Waste Services was sued by TransRiver Marketing Company for allegedly owing \$31,511 due under a contract for disposal services. The court entered a default judgment against Capital Waste Services in the amount of \$38,146.

Galaxy Developers LLC

March 2026

Galaxy Developers LLC is a general contractor owned by Rafael “Ralph” Rabinowitz of the Rabsky Group.

Worker Fatality and Safety Issues at 625 Fulton St

- On November 2nd, 2022 a worker died from an approximately 20-foot fatal fall erecting a sidewalk shed at Galaxy Developers’ 625 Fulton St jobsite during its foundation phase. According to OSHA, the worker was killed by blunt force trauma when he landed on the sidewalk and was struck by a beam falling on top of him.
 - The NYC Department of Buildings (DOB) issued a full stop work order and \$27,814 in combined penalties to Galaxy Developers LLC following the incident. The DOB inspection found no guardrail system, no planking, and no PPE. The DOB issued another \$25,000 in penalties to the sidewalk shed subcontractor on the site, Colgate Enterprise Corp.
 - Another subcontractor at the site, Nunez Consulting Services, was issued 2 serious and 1 willful violations along with a \$90,000 penalty by OSHA. OSHA found that the employer did not provide fall protection and that employees were erecting a sidewalk/bridge shed without the supervision and direction of a competent person.
- In May 2021, Galaxy Developers LLC paid a \$10,000 penalty after a DOB inspection found no site safety manager designated for the site at 625 Fulton St and issued a full stop work order.
- In December 2021, another subcontractor at 625 Fulton St was ordered to stop all concrete operations on the entire site and paid \$10,000 in combined DOB penalties for failure to file evidence of compliance with workers comp law and failure to file evidence of liability or property damage insurance.
- In September 2024, Galaxy Developers LLC paid a \$5,000 penalty after a DOB inspection observed workers working on a suspended scaffold with no designated suspended scaffold supervisor and ordered the site to stop all use of suspended scaffold.

Use of “Body Shop” Construction Labor Provider

- According to documents submitted to the Department of Consumer and Worker Protection, licensed construction labor provider ABC Opus Services Inc provided labor for a contractor at Galaxy Developers’ 625 Fulton St jobsite in 2023.
- In New York’s real-estate industry, Construction Labor Providers, colloquially known as “Body Shops,” are known as providers of non-union Black and Latino construction

laborers whose bodies can be used to build projects as cheaply as possible. The contingent labor force recruited by Body Shops often consists of the most precarious workers in New York City: immigrants, economically disadvantaged New Yorkers, and formerly incarcerated workers. Body Shops rely on the system of mass incarceration to create a pipeline of workers. Body Shops create an underclass of construction laborers of color who are paid at or slightly above minimum wage.

Queens concrete deck collapse

- In 2017, a City Council member called for the suspension of Galaxy Developers LLC by the Department of Buildings after an incident on a construction site in Queens where it was reported that six workers were injured while the concrete deck that they were pouring collapsed. The DOB issued a full stop work order and \$10,000 violation to Galaxy Developers LLC following the incident.

Gas Main Rupture

- In 2023 Galaxy Developers LLC paid a \$25,000 DOB penalty and was ordered to stop all site excavation work after the FDNY notified DOB that a gas main was hit and ruptured by an excavator inside a Brooklyn jobsite.

Top Shelf Electric

January 2024

Electricians included Top Shelf Electric in a Fair Labor Standards Act lawsuit in their attempt, lasting more than two years, to get paid for work completed in 2018. According to a news report, a group of workers with unpaid wage claims initially came forward and were reportedly paid in November 2020, but eighteen others filed a federal lawsuit in the same month to recover their wages. The workers claim they were paid for some work in the first two or three weeks but did not receive any compensation after that. In 2023, Top Shelf Electric agreed to a \$50,000 settlement in the lawsuit.

Alba Services

October 2025

Andrew Horan's Alba Services is associated with demolition and asbestos removal companies that include Alba Carting & Demolition, Alba Environmental, Volk Industrial Services, Caledonia Carting, Arc Contracting, and Compac Industries 2. These companies exploit immigrant workers and pose a financial and reputational risk to the developers and construction companies that contract with them. Horan and the companies face allegations of misconduct regarding their labor practices, regulatory compliance, adequate insurance coverage, and safety standards.

Guilty Plea in Multimillion Dollar Construction Kickback and Bribery Scheme

- On January 18, 2023, the Manhattan District Attorney named Alba Services, its owner Andrew Horan, and VP Kieran Ferguson among the defendants and co-conspirators in a multimillion dollar construction kickback and bribery scheme indictment. Andrew Horan caused Alba to pay over \$200,000 to entities tied to the scheme's ringleader and an unnamed individual, according to the Statement of Facts released by the Manhattan DA's office. These payments were part of a kickback scheme to manipulate the bidding process for co-conspirator subcontractors in which Alba allegedly obtained subcontracts and change orders worth over \$2,750,000 on two projects and stole over \$50,000 from a developer. On August 5, 2024, Alba Services, Andrew Horan, and Kieran Ferguson pled guilty to the crime of criminal facilitation as part of the case.

\$1.5 Million Settlement with New York Attorney General for Workers' Comp Law Violations, Retaliation Against Injured Workers, and Sexual Harassment

- In October 2025, New York Attorney General Letitia James announced a \$1.5 million settlement with Alba Services, Inc., its owner Andrew Horan, and a network of related New York City construction and demolition companies for repeatedly violating state workers' compensation laws, retaliating against injured workers, and failing to address sexual harassment in the workplace. The investigation by the Office of the Attorney General (OAG) uncovered illegal and fraudulent practices by Alba dating back nearly a decade and impacting more than 700 workers, and determined that of the injuries Alba was legally required to report, the company reported less than half.
- According to the OAG investigation, Alba used various unlawful practices to prevent statutorily required reporting to the Workers Compensation Board (WCB), and Alba "established a pervasive culture of obstructing injuries from being reported." These practices included interfering with workers' choice of medical provider, having an Alba representative accompany employees to urgent care centers or to hospitals after an injury in order to act as "interpreter," at times lying to providers, posting flyers and

sending text messages that included names of employees who filed claims, and providing false information about Workers' Compensation Law. The "OAG determined that Alba deliberately kept its reported claims loss history low, thereby artificially reducing the cost of its workers' compensation insurance premiums" and "gained an unfair advantage over competitors."

- In addition, the OAG concluded that Alba violated the Human Rights Law after at least two employees reported experiences of sexual harassment by an Alba foreman and one employee who reported this behavior to Alba was retaliated against.

Worker Intimidation & Bounty Flyer

- The OAG found that Alba engaged in discrimination and retaliation by posting flyers naming 22 employees with workers' compensation claims. The bounty flyers were posted at job sites, unlawfully disclosing the names of employees who had filed claims, and offering a \$5,000 reward for any information leading to their arrest and conviction. Alba also sent text messages that named employees who filed claims, threatened criminal prosecution for false claims, and offered monetary rewards to anyone with information related to such employees' claims. The OAG found at least 60 instances of unlawful disclosure of workers' compensation records by Alba. This intimidation has a chilling effect on other workers pursuing their right to workers' compensation, especially considering the largely immigrant workforce employed by Alba.

Workers' Compensation Debarment

- Caledonia Carting was debarred from public work by the NYS Workers' Compensation Board (WCB) for one year starting in October 2022. In 2022 the WCB enforcement unit selected Caledonia Carting for an enforcement audit pursuant to a report of the employer underreporting wages to the carrier. The audit determined that Caledonia Carting Services underreported payroll for 435 employees to their insurance carrier totaling \$13,940,852 in unreported payroll for the period 12/02/2019 to 12/01/2020 (an almost 87% discrepancy from the \$2,125,610 reported for 94 employees). The Board issued a \$72,000 initial penalty to Caledonia for misrepresentation of payroll with intent to evade the correct calculation of premium for workers' compensation coverage and debarred Caledonia from public work. The WCB accepted a settlement payment agreement in the amount of \$18,000 that Donald MacVicar signed on behalf of Caledonia.
- The WCB previously debarred Alba Services from May 2017 to May 2018.

Workers' Compensation Penalty for Misclassification

- The NYS Workers' Compensation Board (WCB) penalized Alba Environmental \$35,000 for "misrepresentation/misclassification of payroll" for two non-compliance periods in 2018. The NYS WCB investigation report of Alba Environmental said, "it appears the employer has intentionally, and willfully, concealed and/or misrepresented the nature of all work, or employee duties, to evade paying the proper cost of workers' compensation insurance." The report found that Alba Environmental listed workers as class code 8601 (engineer or architect consulting) at \$.48 per \$100 of payroll instead of class code 5473 (asbestos) at \$26.19 per \$100 of payroll.

Unpaid Insurance Premiums

- In 2021 Alba Services, Caledonia Carting, and Arc Contracting were all sued by the New York State Insurance Fund ("NYSIF") for breach of contract due to unpaid workers' compensation premiums. NYSIF alleged that it was owed unpaid premiums in the amount of \$1.4 million from Alba Services (2013-2016), \$1.9 million from Caledonia Carting (2016-2018), and \$206,085 from Arc Contracting (2017-2019). Judgements have been filed against Caledonia for \$2.5 million and Arc for \$240,651. Alba Services and NYSIF signed a stipulation of settlement for \$500,000 on August 30, 2023 with a clause stating that the NYSIF is authorized to enter a judgment for the full premium amount currently due of \$1.4 million in the case of default.
- Court records show that the misclassification of demolition workers as cleaning crew was a consideration in both the Alba and Caledonia cases. The lawyer for the NYSIF writes in court documents that Alba "has not shown they are entitled to the cleaners classification."
- In 2023, Alba Environmental was sued by the New York State Insurance Fund (NYSIF) for breach of contract due to unpaid workers' compensation premiums. NYSIF alleged that it was owed unpaid premiums in the amount of \$634,980. In September 2023, Alba Environmental settled the case for \$388,000.
- In January 2024, a court judgement in the amount of \$1,223,552 was entered against Caledonia Carting in a lawsuit brought by Redwood Fire and Casualty Insurance Co for non-payment of insurance premiums.

\$1.5 Million Wage Theft Settlement and New Wage Theft Lawsuits

- In May 2017, workers filed a Fair Labor Standards Act class action lawsuit against Alba for failure to pay the correct overtime rate. Workers describe being paid "off-the-books" for any hours worked over forty in cash or personal check at a straight time rate. During the course of the lawsuit, one worker described being fired out of retaliation by Andrew Horan for participating as a plaintiff. Alba Services and Andrew Horan agreed to

pay up to \$1.5 million in a class and collective action settlement approved by Judge Debra Freeman on March 2, 2021.

- In April 2023, a lawsuit was filed against Alba Carting & Demolition and Caledonia Carting Services alleging unpaid overtime wages and that the defendants willfully failed to supply accurate wage statements. The lawsuit also claimed that the immigrant plaintiff was paid less than coworkers who were U.S. citizens and that the defendants violated state and city Human Rights Law through a hostile work environment perpetrated by supervisors against the plaintiff on the basis of citizenship or immigration status. The case is proceeding to mediation.
- In 2024 two class action lawsuits were filed against Alba Carting & Demolition, Alba Services Inc, Arc Contracting, and Andrew Horan alleging unpaid wages due to time shaving and unlawful rounding, one in Federal Court and one in State Court. The named plaintiff in both cases alleged that he was required to work before and after clocking out and during his lunch break, but was only paid for his scheduled shift, not for all hours actually worked. In the State Court Case, the defendants signed a settlement agreement conditionally approved by the court in July 2025, in which they agreed to pay up to \$700,000 to class members through a settlement fund. In the Federal Case, a judgement of \$50,000 was entered in favor of the named plaintiff.

National Labor Relations Board (NLRB) Case

- In January 2021, a former Alba employee filed a complaint with the NLRB after being reproached and fired for speaking to a union organizer. An administrative judge at the NLRB found that Alba Services violated the law by unlawfully firing the worker for speaking to the union, unlawfully interrogating him about his contacts with the Union, and unlawfully directing union representatives to not speak with Alba workers about the Union.
- New NLRB charges were filed against Alba alleging the company, through its attorney, before the NLRB trial intimidated the worker's participation in the NLRB case by intimating that testifying against the Company would result in criminal liability for him and necessitated he be "Mirandized." Alba settled the unfair labor practice charge by agreeing to communicate to the worker and all Alba workers that "it will not threaten any reprisals including threats to pursue civil or criminal prosecution" for individuals participating in NLRB proceedings.

Safety & Environmental Concerns

- Alba has a history of unsafe working conditions and practices on multiple job sites. For example, an accident in March 2022 at 171 Calyer Street, Brooklyn was particularly brutal. Two workers were injured in a fall while cutting a beam. In May 2023, the lawyer

for one of the injured workers verified that the worker remained hospitalized and bed-ridden after suffering injuries from the fall including a coma, spine fracture, broken teeth and severe brain injury. Alba was issued violations from the Department of Buildings and OSHA following the accident, including for failing to ensure the injured worker had received a site safety orientation. On top of that a lack of adequate insurance coverage also seems to have been an issue as owners and general contractors of the project in a lawsuit have claimed “Alba breached its agreement and failed to provide and maintain” contractually obligated insurance.

- On April 22, 2021, the New York City Department of Sanitation issued a penalty against Alba Carting & Demolition Inc. for illegally dumping construction debris. Alba’s truck was impounded. The New York City Department of Buildings also issued a ticket against Alba Services for using unacceptable backfill.
- On June 18, 2021, an Alba Services’ excavator fell through the first floor of a building being demolished by the company.
- In November 2021, a worker sued Alba and Caledonia for retaliation, claiming he lost his job after complaining about endangerment to his health and safety about the presence of asbestos while cutting steel beams and that he was not given a proper respirator mask.
- In March 2022, Alba Services’ employees requested work injury logs and reports from Alba. Construction employers like Alba are required by OSHA to maintain and provide these records at the request of workers. Alba received a Citation and Notification of Penalty for failing to provide the records and was subsequently issued a violation and penalty by OSHA.
- In August 2020, Alba Services was issued two serious and one repeat violations by OSHA with \$51,000 in penalties when an employee was hospitalized after falling approximately 15 feet through a floor hole. The inspection found that this was a repeat violation for Alba, the floor covers were unsecured, and the worker’s lifeline was not protected.

Vanquish Group & Right Away Electric

April 2025

Vincent Vennera is the President of Vanquish Group, which is part of a web of companies that include Vanquish Contracting and Right Away Electric. In the beginning of 2023, Vincent Vennera and Right Away Electric were both charged with multiple felonies as part of a multi-million dollar construction kickback and bribery scheme indictment.

Immigrant workers on Vanquish job sites are paid substandard compensation packages and allegedly do not receive health insurance. An interviewed worker reported that following a work injury in August 2022, he was instructed by his foreman not to tell anyone about the accident. According to the worker, he went to the hospital on his own but did not report it as a work injury out of fear of losing his job, and the hospital forgave his bills due to his low income.

Vincent Vennera and Right Away Electric Charged with Felonies in Bid Rigging Scheme

- On January 18, 2023, the Manhattan District Attorney named Right Away Electric and owner Vincent Vennera among the defendants and co-conspirators in a multi-million dollar construction kickback and bribery scheme indictment. The Manhattan DA described a kickback scheme to manipulate the bidding process for co-conspirator subcontractors stating that Right Away Electric obtained subcontracts and change-orders worth over \$7,000,000, stole \$240,000 from a developer, and paid over \$190,000 in kickbacks. Specifically, the Manhattan DA alleges that Right Away Electric paid kickbacks of over \$190,000 in payroll payments for a “no show” job. Vennera and Right Away Electric were both charged with multiple felonies including grand larceny, conspiracy, commercial bribery, and conspiracy to form a monopoly.

AJD Construction Co.

January 2026

AJD Construction Co. is a general contractor that primarily operates in Jersey City, NJ and is owned by Anthony Diaco.

New Jersey Department of Labor Stop Work Orders and Investigations

- General contractor AJD has allowed irresponsible subcontractors to operate at the One Journal Square project in Jersey City. In the spring of 2025, the NJDOL issued Stop Work Orders against four of these subcontractors at One Journal Square for violations including unpaid or late wages, failure to pay overtime, lack of workers' compensation insurance, failure to properly classify employees, Earned Sick Leave records violations, and hindering the Department of Labor's investigation or failing to provide records.
- In December 2025, yet another sub-contractor, All American Drywall, was issued Stop Work Orders at 3 different sites in Jersey City, including One Journal Square, for improper classification of construction workers, failing to properly classify employees, not paying overtime, unpaid wages/late payment, no Earned Sick Leave records, Earned Sick Leave notification/posting violations, and hindrance/failure to provide records.
- The NJ DOL investigated a sixth subcontractor, GP Concrete, for nonpayment of wages at One Journal Square and 35 Cottage Street, following complaints from no less than 76 workers. Nonunion laborers reported working for weeks without pay in the summer of 2024. The NJDOL's front line investigator made an initial finding of "violations" and "wages due to employees," but to date workers remain unpaid and await resolution of the case. As of December 10, 2025 NJ DOL conducted settlement talks with Concrete Rising and GP Concrete to recoup money for the impacted workers, but were informed in February 2026 that the GP Concrete attorney could no longer reach their client. In response, the NJ DOL said they are "pursuing the up the chain liability against Concrete Rising." On February 13, 2026 GP Concrete filed for bankruptcy which lists 250 of their workers and other individuals for unpaid wages as creditors, owed a combined \$820,697.97.

Concrete Rising

January 2026

Concrete Rising is a concrete contractor owned by John Crevani and associated with Tom Bertoli and Arthur Moss.

\$500,000 Wage Theft Settlement

- In the spring of 2023 Concrete Rising and their subcontractor Signatura Laboris were issued Stop Work Orders at 30 Park Lane North on the grounds of unpaid or late wages, failure to pay overtime, illegal deductions, and improper classification of construction workers. Concrete Rising paid more than half a million dollars in back wages, fees and penalties affecting 181 workers, was required to hire an independent integrity monitor for 1 year, and was debarred from public work for 3 years. Concrete Rising was also held jointly liable for Signatura Laboris's violations.
- Signatura Laboris had a checkered past that predated their work with Concrete Rising. In March 2023, Signatura Laboris' owner Salvador Almonte, pled guilty to felony charges of Insurance Fraud in the Second Degree and Fraudulent Practices in violation of New York Workers' Compensation Law. Almonte admitted to lying to insurance carriers about the work being performed, leaving them without sufficient insurance coverage for high-risk work, and he refused to cooperate with the New York State Worker's Compensation Board, delaying payments to injured workers. Concrete Rising's decision to continue working with Almonte highlights its irresponsibility in selecting business partners.

Pending Wage Theft Settlement

- The NJ DOL investigated a subcontractor, GP Concrete, for nonpayment of wages at One Journal Square and 35 Cottage Street, following complaints from no less than 76 workers. Nonunion laborers reported working for weeks without pay in the summer of 2024. The NJDOL's front line investigator made an initial finding of "violations" and "wages due to employees," but to date workers remain unpaid and await resolution of the case. As of December 10, 2025 NJ DOL conducted settlement talks with Concrete Rising and GP Concrete to recoup money for the impacted workers, but were informed in February 2026 that the GP Concrete attorney could no longer reach their client. In response, the NJ DOL said they are "pursuing the up the chain liability against Concrete Rising." On February 13, 2026 GP Concrete filed for bankruptcy which lists 250 of their workers and other individuals for unpaid wages as creditors, owed a combined \$820,697.97.

Safety Concerns

- In March 2023, while Concrete Rising and its subcontractor Signatura Laboris were working on a project at 30 Park Lane North, a worker fell and was seriously injured. The unstabilized worker was moved by several coworkers and transported off the building in a garbage bin dangling from a crane at a great height. An assessment by a veteran health and safety professional raised concerns over further injury caused by how the employee was handled, if the equipment used was designed and approved to move injured workers and why no EMS or first responders were on the scene. An OSHA investigation resulted in three serious violations issued against Signatura Laboris.
- In August 2023, while Concrete Rising was working on a project at One Journal Square, another worker was injured in a fall when a column collapsed. According to other workers on the project, workers were directed to fix the column before tending to the injured worker. As at 30 Park Lane North, the injured worker was put in a garbage bin and removed from the tenth floor by crane rather than by emergency services. Supervisors on the ground floor attempted and failed to painfully load the injured worker into a vehicle on site before calling an ambulance.

National Labor Relations Board Unfair Labor Practice Settlement

- In October 2024, the National Labor Relations Board (NLRB) issued a complaint alleging that Concrete Rising and its subcontractor Signatura Laboris, as joint employers, threatened employees with termination if they communicated with or supported the union. The complaint further alleged that three employees were unlawfully fired for raising concerns about wages, hours or unsafe working conditions, thereby violating the workers' legally-protected rights to engage in concerted activity on the job. In May 2025, Concrete Rising reached a settlement with the Laborers Eastern Region Organizing Fund agreeing to pay impacted workers back wages.

Leadership Concerns

- Concrete Rising's Thomas Bertoli, a former Hudson County political operative, pled guilty in 2022 to corrupt interference with tax laws. He failed to file returns from 2009-2013 and falsely claimed employment at a construction company to hide his business earnings. He was sentenced to one year of house arrest and three years probation. Thomas Bertoli is also accused of orchestrating voter fraud connected to Steve Fulop's upset city council victory in Jersey City in 2005.