

ESSEX COUNTY  
IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

---

27 Wright Way  
Fairfield, New Jersey

Tuesday, December 27, 2016  
Commencing at 5:01 p.m.

M E M B E R S P R E S E N T:

COMMISSIONER MARK S. DUNEC  
COMMISSIONER JACQUELINE YUSTEIN  
COMMISSIONER RONALD J. BROWN, Vice Chairman  
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

M E M B E R S A B S E N T:

COMMISSIONER CLIFFORD ROSS  
COMMISSIONER GERARD M. SPIESBACH  
COMMISSIONER CARLA A. STANZIALE

A L S O P R E S E N T:

STEVEN C. ROTHER, Executive Director  
NIA H. GILL, ESQ., General Counsel  
LUCY SAPINSKI, Director of Operations  
THOMAS GOMEZ, Airport Manager  
BETSY WILLIAMSON, Administrative Assistant  
JOSEPH CALI, Senior Project Manager/Accounts Receivables  
KIM DiVINCENZO-ROOT, Executive Assistant

|    | <u>I N D E X</u>       |             |
|----|------------------------|-------------|
|    |                        | <u>PAGE</u> |
| 1  |                        |             |
| 2  |                        |             |
| 3  | SUNSHINE NOTICE        | 6           |
| 4  | ROLL CALL              | 6           |
| 5  | PUBLIC COMMENTS        | 7           |
| 6  |                        |             |
| 7  | ACCEPTANCE OF MINUTES  |             |
| 8  | Resolution No. 16-40   | 7           |
| 9  |                        |             |
| 10 | EXECUTIVE SESSION      |             |
| 11 | Resolution No. 16-389  | 30          |
| 12 | Return to Open Session |             |
| 13 | Resolution No. 16-41   | 30          |
| 14 |                        |             |
| 15 | <u>RESOLUTIONS</u>     |             |
| 16 | Resolution No. 16-325  | 8           |
| 17 | Resolution No. 16-326  | 8           |
| 18 | Resolution No. 16-327  | 9           |
| 19 | Resolution No. 16-328  | 9           |
| 20 | Resolution No. 16-329  | 9           |
| 21 | Resolution No. 16-330  | 9           |
| 22 | Resolution No. 16-331  | 9           |
| 23 | Resolution No. 16-332  | 10          |
| 24 | Resolution No. 16-333  | 10          |
| 25 | Resolution No. 16-334  | 11          |

|    |                       |    |
|----|-----------------------|----|
| 1  | Resolution No. 16-335 | 11 |
| 2  | Resolution No. 16-336 | 11 |
| 3  | Resolution No. 16-337 | 11 |
| 4  | Resolution No. 16-338 | 11 |
| 5  | Resolution No. 16-339 | 12 |
| 6  | Resolution No. 16-340 | 12 |
| 7  | Resolution No. 16-341 | 12 |
| 8  | Resolution No. 16-342 | 12 |
| 9  | Resolution No. 16-343 | 13 |
| 10 | Resolution No. 16-344 | 13 |
| 11 | Resolution No. 16-345 | 13 |
| 12 | Resolution No. 16-346 | 13 |
| 13 | Resolution No. 16-347 | 13 |
| 14 | Resolution No. 16-348 | 13 |
| 15 | Resolution No. 16-349 | 14 |
| 16 | Resolution No. 16-350 | 14 |
| 17 | Resolution No. 16-351 | 14 |
| 18 | Resolution No. 16-352 | 14 |
| 19 | Resolution No. 16-353 | 14 |
| 20 | Resolution No. 16-354 | 15 |
| 21 | Resolution No. 16-355 | 16 |
| 22 | Resolution No. 16-356 | 16 |
| 23 | Resolution No. 16-357 | 17 |
| 24 | Resolution No. 16-358 | 17 |
| 25 | Resolution No. 16-359 | 18 |

|    |                       |    |
|----|-----------------------|----|
| 1  | Resolution No. 16-360 | 18 |
| 2  | Resolution No. 16-361 | 19 |
| 3  | Resolution No. 16-362 | 19 |
| 4  | Resolution No. 16-363 | 19 |
| 5  | Resolution No. 16-364 | 20 |
| 6  | Resolution No. 16-365 | 20 |
| 7  | Resolution No. 16-366 | 20 |
| 8  | Resolution No. 16-367 | 21 |
| 9  | Resolution No. 16-368 | 22 |
| 10 | Resolution No. 16-369 | 22 |
| 11 | Resolution No. 16-370 | 23 |
| 12 | Resolution No. 16-371 | 23 |
| 13 | Resolution No. 16-372 | 23 |
| 14 | Resolution No. 16-373 | 23 |
| 15 | Resolution No. 16-374 | 23 |
| 16 | Resolution No. 16-375 | 24 |
| 17 | Resolution No. 16-376 | 24 |
| 18 | Resolution No. 16-377 | 25 |
| 19 | Resolution No. 16-378 | 25 |
| 20 | Resolution No. 16-379 | 26 |
| 21 | Resolution No. 16-380 | 26 |
| 22 | Resolution No. 16-381 | 26 |
| 23 | Resolution No. 16-382 | 27 |
| 24 | Resolution No. 16-383 | 27 |
| 25 | Resolution No. 16-384 | 27 |

|    |                           |    |
|----|---------------------------|----|
| 1  | Resolution No. 16-385     | 27 |
| 2  | Resolution No. 16-386     | 27 |
| 3  | Resolution No. 16-387     | 28 |
| 4  | Resolution No. 16-388     | 28 |
| 5  |                           |    |
| 6  | Motion to adjourn meeting |    |
| 7  | Resolution No. 16-42      | 31 |
| 8  |                           |    |
| 9  |                           |    |
| 10 |                           |    |
| 11 |                           |    |
| 12 |                           |    |
| 13 |                           |    |
| 14 |                           |    |
| 15 |                           |    |
| 16 |                           |    |
| 17 |                           |    |
| 18 |                           |    |
| 19 |                           |    |
| 20 |                           |    |
| 21 |                           |    |
| 22 |                           |    |
| 23 |                           |    |
| 24 |                           |    |
| 25 |                           |    |
| 26 |                           |    |

1 MS. DILLON: Okay.

2 On the record.

3 CHAIRMAN KLINGHOFFER: Okay.

4 Notice was duly given by regular mail and  
5 facsimile to the Essex County Executive, the  
6 Essex County Clerk, the Clerk of the Board of  
7 Chosen Freeholders, Freeholder President  
8 Timberlake, the News Editor of The Herald News,  
9 the News Editor of The Star-Ledger, and notice  
10 was posted on the bulletin board in the Office of  
11 the Essex County Improvement Authority stating  
12 the time, date, and location of this Regular  
13 Board Meeting.

14

15 **ROLL CALL:**

16

17 CHAIRMAN KLINGHOFFER: Roll call.

18 MS. SAPINSKI: Commissioner Brown?

19 VICE CHAIRMAN BROWN: Here.

20 MS. SAPINSKI: Commissioner Dunec?

21 COMMISSIONER DUNEC: Yes.

22 MS. SAPINSKI: Commissioner Spiesbach?

23 Not here.

24 Commissioner Yustein?

25 COMMISSIONER YUSTEIN: Here.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Here.

3

4 **PUBLIC COMMENT:**

5

6 CHAIRMAN KLINGHOFFER: Do we have any  
7 public comments?

8 Seeing none.

9

10 (Whereupon, the Board discussed and took  
11 action on the following item:

12 **ACCEPTANCE OF MINUTES**

13 **RESOLUTION NO. 16-40**

14 **1. REGULAR BOARD MEETING 11-29-16 AND**  
15 **EXECUTIVE SESSION.)**

16

17 CHAIRMAN KLINGHOFFER: We'll move on to  
18 Acceptance of Minutes.

19 Anybody like to move to Accept the Minutes  
20 of November 29th?

21 COMMISSIONER DUNEC: I'll move it.

22 COMMISSIONER YUSTEIN: I'll second it.

23 MS. SAPINSKI: Commissioner Brown?

24 VICE CHAIRMAN BROWN: Yes.

25 MS. SAPINSKI: Commissioner Dunec?

1 COMMISSIONER DUNEC: Yes.

2 MS. SAPINSKI: Commissioner Yustein?

3 COMMISSIONER YUSTEIN: Yes.

4 MS. SAPINSKI: Chairman Klinghoffer?

5 CHAIRMAN KLINGHOFFER: Yes.

6 I understand we're going to defer Executive  
7 Session to the end? Is that --

8 MR. ROTHER: Yeah, we're going to --

9 CHAIRMAN KLINGHOFFER: Not going to --

10 MR. ROTHER: -- just briefly discuss legal  
11 matters and contract negotiations.

12 CHAIRMAN KLINGHOFFER: They affect any of  
13 the items that we're going to vote on.

14 MR. ROTHER: No.

15 CHAIRMAN KLINGHOFFER: Okay.

16 MR. ROTHER: Should not.

17 CHAIRMAN KLINGHOFFER: Okay.

18

19 (Whereupon, the Board discussed and took  
20 action on the following items:

21 **ADMINISTRATIVE**

22 1. RESOLUTION NO. 16-325 - RESOLUTION ADOPTING  
23 THE CASH MANAGEMENT PLAN, PURSUANT TO N.J.S.A.  
24 40A:5-16, FOR THE YEAR 2017;

25 2. RESOLUTION NO. 16-326 - RESOLUTION ADOPTING



1 HOLIDAY SCHEDULE FOR THE YEAR 2017;

2       **3.** RESOLUTION NO. 16-327 - RESOLUTION  
3 AUTHORIZING AN AGREEMENT WITH AUDIO DIGITAL  
4 TRANSCRIPTION SERVICE, LLC FOR TRANSCRIBING AND  
5 RECORDING SERVICES FROM 1-1-17 THROUGH 12-31-17  
6 IN THE AMOUNT OF \$10,000.00;

7       **4.** RESOLUTION NO. 16-328 - RESOLUTION  
8 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH CHIOLI  
9 TECHNOLOGIES IN THE AMOUNT OF \$5,000.00 FOR 2017  
10 MAINTENANCE OF AUTHORITY'S WEBSITE INCLUDING  
11 HOSTING, SUPPORT, DISASTER RECOVERY, AND PORTAL  
12 SYSTEM;

13       **5.** RESOLUTION NO. 16-329 - RESOLUTION  
14 AUTHORIZING PURCHASE OF ECIA INSURANCE POLICIES:  
15 GENERAL LIABILITY, PROPERTY, AUTOMOBILE,  
16 UMBRELLA, EQUIPMENT FLOATER, BOILER AND  
17 MACHINERY, CYBER, PUBLIC OFFICIALS, AND FLOOD FOR  
18 THE PERIOD 1-1-17 TO 12-31-17;

19       **6.** RESOLUTION NO. 16-330 - RESOLUTION  
20 AUTHORIZING PAYMENT TO AUDIO-DIGITAL  
21 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF  
22 BOARD MEETING ON 11-29-16;

23       **7.** RESOLUTION NO. 16-331 - RESOLUTION  
24 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);  
25 and

1           **8.** RESOLUTION NO. 16-332 - RESOLUTION  
2 AUTHORIZING PAYMENT TO MICROSHOP SYSTEMS FOR  
3 COMPUTER REPAIRS AND OTHER IT SERVICES IN THE  
4 AMOUNT OF \$1,100.00.)

5  
6           CHAIRMAN KLINGHOFFER: First group is  
7 Administrative.

8           Items 1 through 8.

9           COMMISSIONER DUNEC: I'll move that.

10          VICE CHAIRMAN BROWN: I'll second it.

11          MS. SAPINSKI: Commissioner Brown?

12          VICE CHAIRMAN BROWN: Yes.

13          MS. SAPINSKI: Commissioner Dunec?

14          COMMISSIONER DUNEC: Yes.

15          MS. SAPINSKI: Commissioner Yustein?

16          COMMISSIONER YUSTEIN: Yes.

17          MS. SAPINSKI: Chairman Klinghoffer?

18          CHAIRMAN KLINGHOFFER: Yes.

19

20                 (Whereupon, the Board discussed and took  
21 action on the following items:

22           **AIRPORT**

23           **9.** RESOLUTION NO. 16-333 - RESOLUTION  
24 AUTHORIZING AN AGREEMENT WITH GALLEROS KOH, LLP  
25 FOR FINANCIAL AND ACCOUNTING SERVICES IN

1 CONNECTION WITH THE AIRPORT MOTOR FUEL TAX  
2 RETURNS FOR THE FISCAL YEAR 2017 IN THE AMOUNT OF  
3 \$3,300.00 (\$275.00 PER MONTH);

4 **10.** RESOLUTION NO. 16-334 - RESOLUTION  
5 AUTHORIZING AN AGREEMENT WITH RACHLES/MICHELE OIL  
6 CO. FOR VEHICLE FUEL DELIVERY IN AN AMOUNT NOT TO  
7 EXCEED \$50,000.00 FOR THE YEAR 2017;

8 **11.** RESOLUTION NO. 16-335 - RESOLUTION  
9 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH FOAM  
10 TECHNOLOGY INC. IN AN AMOUNT NOT TO EXCEED  
11 \$2,800.00 FOR FOAM TESTING IN BUILDING/HANGAR I  
12 AND M FOR THE YEAR 2017;

13 **12.** RESOLUTION NO. 16-336 - RESOLUTION  
14 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AFA  
15 PROTECTIVE SYSTEMS INC., IN THE AMOUNT NOT TO  
16 EXCEED \$1,198.00 FOR MONITORING OF THE FIRE AND  
17 SPRINKLER ALARMS FOR THE YEAR 2017;

18 **13.** RESOLUTION NO. 16-337 - RESOLUTION  
19 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH UNITED  
20 AUTOMATIC FIRE SPRINKLER IN AN AMOUNT NOT TO  
21 EXCEED \$5,510.00 FOR QUARTERLY INSPECTION AND  
22 TESTING OF THE PRE-ACTION FIRE ALARM SYSTEMS IN  
23 BUILDING/HANGARS I, M AND P AND THE WET SPRINKLER  
24 SYSTEMS IN HANGAR P FOR THE YEAR 2017;

25 **14.** RESOLUTION NO. 16-338 - RESOLUTION

1 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
2 INTERSTATE WASTE SERVICES FOR SOLID WASTE REMOVAL  
3 IN THE AMOUNT OF \$285.00 PER MONTH AT THE AIRPORT  
4 FOR THE YEAR 2017;

5 **15.** RESOLUTION NO. 16-339 - RESOLUTION  
6 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH ARROW  
7 ELEVATOR INCORPORATED FOR A FULL MAINTENANCE  
8 SERVICES OF THE HYDRAULIC ELEVATOR AT BUILDING M  
9 IN AN AMOUNT NOT TO EXCEED \$1,860.00 FOR THE YEAR  
10 2017;

11 **16.** RESOLUTION NO. 16-340 - RESOLUTION  
12 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH THOMAS  
13 J. O'BEIRNE & CO. FOR ALL PLUMBING RELATED ISSUES  
14 AT ALL AIRPORT BUILDINGS AND HANGARS IN THE  
15 AMOUNT NOT TO EXCEED \$5,000.00 FOR THE YEAR 2017;

16 **17.** RESOLUTION NO. 16-341 - RESOLUTION  
17 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH S.J.  
18 CARNEY FOR ALL ROOF RELATED ISSUES AT ALL AIRPORT  
19 BUILDINGS AND HANGARS IN THE AMOUNT NOT TO EXCEED  
20 \$5,000.00 FOR THE YEAR 2017;

21 **18.** RESOLUTION NO. 16-342 - RESOLUTION  
22 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AIR  
23 POWER FOR ALL ELECTRIC AND HVAC RELATED ISSUES AT  
24 ALL AIRPORT BUILDINGS AND HANGARS IN THE AMOUNT  
25 NOT TO EXCEED \$10,000.00 FOR THE YEAR 2017;

1       **19.** RESOLUTION NO. 16-343 - RESOLUTION  
2 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH CON-EL  
3 ELECTRIC FOR ELECTRICAL MAINTENANCE AND  
4 TROUBLESHOOTING SERVICES OF AIRFIELD LIGHTING  
5 CIRCUITS IN THE AMOUNT NOT TO EXCEED \$10,000.00  
6 FOR THE YEAR 2017;

7       **20.** RESOLUTION NO. 16-344 - RESOLUTION  
8 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
9 SECURITY 101 FOR MAINTENANCE OF SECURITY  
10 EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$20,674.00  
11 FOR THE YEAR 2017;

12       **21.** RESOLUTION NO. 16-345 - RESOLUTION  
13 APPROVING CHANGES IN FEES FOR TIE-DOWNS AND  
14 T-HANGARS EFFECTIVE JANUARY 1, 2017;

15       **22.** RESOLUTION NO. 16-346 - RESOLUTION  
16 RATIFYING PAYMENT IN THE AMOUNT OF \$2,663.50 TO  
17 TRANE FOR HVAC SYSTEM REPAIRS AT BUILDING/HANGAR  
18 M (NOT COVERED BY MAINTENANCE AGREEMENT);

19       **23.** RESOLUTION NO. 16-347 - RESOLUTION  
20 AUTHORIZING PAYMENT TO C&S ENGINEERING IN THE  
21 AMOUNT OF \$352.95 FOR SERVICES RENDERED IN  
22 CONNECTION WITH AIRPORT LAYOUT PLAN CHANGES  
23 PROJECT;

24       **24.** RESOLUTION NO. 16-348 - RESOLUTION  
25 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN

1 THE AMOUNT OF \$40,921.87 FOR ENGINEERING  
2 SERVICES, SITE REMEDIATION AT HANGAR 1 AREA;

3 **25.** RESOLUTION NO. 16-349 - RESOLUTION  
4 ACCEPTING A PROPOSAL FROM DENVILLE LINE PAINTING  
5 INC., IN THE AMOUNT OF \$21,725.00 FOR REMARKING  
6 OF RUNWAY 4-22;

7 **26.** RESOLUTION NO. 16-350 - RESOLUTION  
8 ACCEPTING A PROPOSAL FROM AIR POWER IN THE AMOUNT  
9 OF \$6,598.00 TO REPLACE HVAC COMPRESSOR AT  
10 HANGER/BUILDING M;

11 **27.** RESOLUTION NO. 16-351 - RESOLUTION  
12 AUTHORIZING REIMBURSEMENT TO AIR BOUND AVIATION  
13 IN THE AMOUNT OF \$5,995.00 FOR FLOOR REPAIRS AT  
14 TERMINAL IN BUILDING M;

15 **28.** RESOLUTION NO. 16-352 - RESOLUTION  
16 RATIFYING PAYMENT IN THE AMOUNT OF \$1,200.00 TO  
17 D. TORLUCCIO FOR SNOW REMOVAL AND SALT SPREADING  
18 ON 12-5-16 AND 12-12-16 ALONG ACCESS ROAD; and

19 **29.** RESOLUTION NO. 16-353 - RESOLUTION  
20 RATIFYING PAYMENT #1 IN THE AMOUNT OF \$32,000.00  
21 TO TREE KING FOR TREE REMOVAL ON PROPERTIES  
22 SURROUNDING THE AIRPORT.)

23

24 CHAIRMAN KLINGHOFFER: Next is Airport.

25 Items 9 through 29.

1 VICE CHAIRMAN BROWN: I'll move it.

2 COMMISSIONER YUSTEIN: I'll --

3 COMMISSIONER DUNEC: Second.

4 COMMISSIONER YUSTEIN: -- second it.

5 MS. SAPINSKI: Commissioner Brown?

6 VICE CHAIRMAN BROWN: Yes.

7 MS. SAPINSKI: Commissioner Dunec?

8 COMMISSIONER DUNEC: Yes.

9 MS. SAPINSKI: Commissioner Yustein?

10 COMMISSIONER YUSTEIN: Yes.

11 MS. SAPINSKI: Chairman Klinghoffer?

12 CHAIRMAN KLINGHOFFER: Yes.

13

14 (Whereupon, the Board discussed and took

15 action on the following item:

16 **CEDAR GROVE PARK PROJECT**

17 **30.** RESOLUTION NO. 16-354 - RESOLUTION

18 AUTHORIZING A PAYMENT OF \$10,959.00 TO CME

19 ASSOCIATES FOR ENGINEERING SERVICES RENDERED IN

20 CONNECTION WITH THE COUNTY DEVELOPMENT OF A NEW

21 PARK THROUGH NOVEMBER 2016.)

22

23 CHAIRMAN KLINGHOFFER: Cedar Grove Park

24 Project.

25 Number 30.

1 COMMISSIONER DUNEC: Move it.

2 VICE CHAIRMAN BROWN: Second.

3 MS. DILLON: I'm sorry, who moved?

4 COMMISSIONER DUNEC: I did.

5 MS. SAPINSKI: Commissioner --

6 MS. DILLON: Thank you.

7 MS. SAPINSKI: Commissioner Brown?

8 VICE CHAIRMAN BROWN: Yes.

9 MS. SAPINSKI: Commissioner Dunec?

10 COMMISSIONER DUNEC: Yes.

11 MS. SAPINSKI: Commissioner Yustein?

12 COMMISSIONER YUSTEIN: Yes.

13 MS. SAPINSKI: Chairman Klinghoffer?

14 CHAIRMAN KLINGHOFFER: Yes.

15

16 (Whereupon, the Board discussed and took  
17 action on the following items:

18 **NEWARK RIVERFRONT PROJECT/LITIGATION**

19 **31.** RESOLUTION NO. 16-355 - RESOLUTION  
20 RATIFYING PAYMENT OF \$3,386.30 TO DE COTIIS,  
21 FITZPATRICK & COLE, LLP FOR LEGAL SERVICES  
22 RENDERED IN THE MONTH OF NOVEMBER 2016; and

23 **32.** RESOLUTION NO. 16-356 - RESOLUTION  
24 AUTHORIZING AN AGREEMENT WITH DE COTIIS,  
25 FITZPATRICK & COLE, LLP IN AN AMOUNT OF



1 \$45,000.00 FOR LEGAL SERVICES FROM 1-1-17 THROUGH  
2 12-31-17.)

3

4 CHAIRMAN KLINGHOFFER: Newark Riverfront  
5 Project/Litigation.

6 Thirty-one and 32.

7 COMMISSIONER DUNEC: I move it.

8 VICE CHAIRMAN BROWN: Second.

9 MS. SAPINSKI: Commissioner Brown?

10 VICE CHAIRMAN BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Yustein?

14 COMMISSIONER YUSTEIN: Yes.

15 MS. SAPINSKI: Chairman Klinghoffer?

16 CHAIRMAN KLINGHOFFER: Yes.

17

18 (Whereupon, the Board discussed and took  
19 action on the following items:

20 **COFFEE SHOP PROJECT AT PARKING FACILITY**

21 **33.** RESOLUTION NO. 16-357 - RESOLUTION  
22 AUTHORIZING A PAYMENT OF \$5,380.00 TO COMITO  
23 ASSOCIATES PC FOR SERVICES RENDERED THROUGH  
24 NOVEMBER 2016;

25 **34.** RESOLUTION NO. 16-358 - RESOLUTION

1 AUTHORIZING AN AGREEMENT WITH COMITO ASSOCIATES  
2 PC IN THE AMOUNT NOT TO EXCEED \$50,000.00 FOR  
3 SERVICES INCLUDING DESIGN, PREPARATION OF BID  
4 DOCUMENTS, CONSTRUCTION OVERSITE FOR THE PERIOD  
5 1-1-17 TO 12-31-17;

6 **35.** RESOLUTION NO. 16-359 - RESOLUTION  
7 AUTHORIZING AN AGREEMENT WITH GIBBONS, PC IN THE  
8 AMOUNT OF \$1,600.00 FOR LEGAL SERVICES IN  
9 CONNECTION WITH THE IMPLEMENTATION OF A COFFEE  
10 SHOP FROM 5-1-16 TO 12-31-16; and

11 **36.** RESOLUTION NO. 16-360 - RESOLUTION  
12 AUTHORIZING A PAYMENT IN THE AMOUNT OF \$1,600.00  
13 TO GIBBONS, PC FOR LEGAL SERVICES RENDERED  
14 THROUGH NOVEMBER 2016.)

15

16 CHAIRMAN KLINGHOFFER: The Coffee Shop  
17 Project at the Parking Facility.

18 Items 33 through 36.

19 VICE CHAIRMAN BROWN: I'll move it.

20 COMMISSIONER YUSTEIN: I'll second.

21 MS. SAPINSKI: Commissioner Brown?

22 VICE CHAIRMAN BROWN: Yes.

23 MS. SAPINSKI: Commissioner Dunec?

24 COMMISSIONER DUNEC: Yes.

25 MS. SAPINSKI: Commissioner Yustein?

1 COMMISSIONER YUSTEIN: Yes.

2 MS. SAPINSKI: Chairman Klinghoffer?

3 CHAIRMAN KLINGHOFFER: Yes.

4

5 (Whereupon, the Board discussed and took  
6 action on the following items:

7 **NEWARK PROPERTY ACQUISITION PROJECT**

8 **37.** RESOLUTION NO. 16-361 - RESOLUTION  
9 AUTHORIZING AN AMENDMENT #2 TO THE AGREEMENT WITH  
10 CHIESA, SHAHINIAN & GIANTOMASI, PC IN THE AMOUNT  
11 OF \$10,000.00 FOR LEGAL SERVICES;

12 **38.** RESOLUTION NO. 16-362 - RESOLUTION  
13 RATIFYING PAYMENT IN THE AMOUNT OF \$7,783.19 FOR  
14 LEGAL SERVICES RENDERED BY CHIESA, SHAHINIAN &  
15 GIANTOMASI, PC FOR THE MONTHS OF OCTOBER AND  
16 NOVEMBER 2016; and

17 **39.** RESOLUTION NO. 16-363 - RESOLUTION  
18 AUTHORIZING AN AGREEMENT WITH CHIESA, SHAHINIAN &  
19 GIANTOMASI, PC FOR LEGAL SERVICES IN THE AMOUNT  
20 NOT TO EXCEED \$45,000.00 FROM JANUARY 1, 2017 TO  
21 DECEMBER 31, 2017.)

22

23 CHAIRMAN KLINGHOFFER: Newark Property  
24 Acquisition Project.

25 Items 37 through 39.

1 COMMISSIONER DUNEC: I'll move it.

2 VICE CHAIRMAN BROWN: I'll second it.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: Yes.

7 MS. SAPINSKI: Commissioner Yustein?

8 COMMISSIONER YUSTEIN: Yes.

9 MS. SAPINSKI: Chairman Klinghoffer?

10 CHAIRMAN KLINGHOFFER: Yes.

11

12 (Whereupon, the Board discussed and took  
13 action on the following items:

14 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

15 **EXPOSURE**

16 **ALL EXPENSES PAID FROM ECIA OPERATIONS ACCOUNT**

17 **40.** RESOLUTION NO. 16-364 - RESOLUTION

18 AUTHORIZING AMENDMENT #3 TO THE AGREEMENT WITH

19 BUCHANAN, INGERSOLL & ROONEY, PC IN THE AMOUNT OF

20 \$80,000.00 FOR LEGAL SERVICES;

21 **41.** RESOLUTION NO. 16-365 - RESOLUTION

22 RATIFYING PAYMENT IN THE AMOUNT OF \$61,389.87 TO

23 BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL

24 SERVICES RENDERED IN THE MONTH OF NOVEMBER 2016;

25 **42.** RESOLUTION NO. 16-366 - RESOLUTION

1 RATIFYING PAYMENT IN THE AMOUNT OF \$13,687.50 TO  
2 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES  
3 RENDERED BY HYDROGEOLOGIC, INC.; and

4 **43.** RESOLUTION NO. 16-367 - RESOLUTION  
5 AUTHORIZING AN AGREEMENT WITH BUCHANAN, INGERSOLL  
6 & ROONEY, PC FOR LEGAL SERVICES IN THE AMOUNT NOT  
7 TO EXCEED \$200,000.00 FROM JANUARY 1, 2017 TO  
8 DECEMBER 31, 2017.)  
9

10 CHAIRMAN KLINGHOFFER: Before we do 40  
11 through 43, just want to make an observation that  
12 item number 43 is unlikely to carry us through  
13 the entire year.

14 MR. ROTHER: Yeah.

15 CHAIRMAN KLINGHOFFER: Just so no one's --

16 MR. ROTHER: Yup.

17 CHAIRMAN KLINGHOFFER: -- mis --

18 MR. ROTHER: And as a matter of fact, --  
19 yeah, we'll be talking about that a little bit in  
20 -- in -- in the Executive Session.

21 It definitely will not take us through the  
22 full year.

23 CHAIRMAN KLINGHOFFER: Someone like to move  
24 40 through 43?

25 COMMISSIONER DUNEC: I'll move it.

1 COMMISSIONER YUSTEIN: I'll second.

2 MS. SAPINSKI: Commissioner Brown?

3 VICE CHAIRMAN BROWN: Yes.

4 MS. SAPINSKI: Commissioner Dunec?

5 COMMISSIONER DUNEC: Yes.

6 MS. SAPINSKI: Commissioner Yustein?

7 COMMISSIONER YUSTEIN: Yes.

8 MS. SAPINSKI: Chairman Klinghoffer?

9 CHAIRMAN KLINGHOFFER: Yes.

10

11 (Whereupon, the Board discussed and took  
12 action on the following items:

13 **PARKING**

14 **44.** RESOLUTION NO. 16-368 - RESOLUTION  
15 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
16 SCHINDLER ELEVATOR CORPORATION FOR FULL  
17 MAINTENANCE SERVICE FOR TWO SCHINDLER HYDRAULIC  
18 PASSENGER ELEVATORS IN THE AMOUNT NOT TO EXCEED  
19 \$8,132.16 FOR THE YEAR 2017;

20 **45.** RESOLUTION NO. 16-369 - RESOLUTION  
21 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
22 PRECISION TECHNOLOGY SOLUTIONS FOR EQUIPMENT  
23 MAINTENANCE INCLUDING COMPUTER SOFTWARE SERVICES  
24 AT IN THE AMOUNT NOT TO EXCEED \$32,500.00 FOR THE  
25 YEAR 2017;

1       **46.** RESOLUTION NO. 16-370 - RESOLUTION  
2 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH HUDSON  
3 COMMUNITY ENTERPRISES FOR LANDSCAPING AND LITTER  
4 MAINTENANCE SERVICE AROUND PARKING FACILITY  
5 COMPLEX FOR THE YEAR 2017 IN THE AMOUNT NOT TO  
6 EXCEED \$33,000.00;

7       **47.** RESOLUTION NO. 16-371 - RESOLUTION  
8 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
9 PROSPECTIVE SYSTEM AND FIRE SAFETY FOR FIRE ALARM  
10 MONITORING FOR THE YEAR 2017 IN THE AMOUNT OF  
11 \$588.00;

12       **48.** RESOLUTION NO. 16-372 - RESOLUTION  
13 AUTHORIZING A MEMORANDUM OF AGREEMENT POSITIVE  
14 ELECTRIC FOR ALL ELECTRIC RELATED ISSUES IN THE  
15 AMOUNT NOT TO EXCEED \$15,000.00 FOR THE YEAR  
16 2017;

17       **49.** RESOLUTION NO. 16-373 - RESOLUTION  
18 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,342.00 TO  
19 PRECISION TECHNOLOGY SOLUTIONS FOR EQUIPMENT  
20 REPAIRS (NOT COVERED UNDER MAINTENANCE  
21 AGREEMENT) ;

22       **50.** RESOLUTION NO. 16-374 - RESOLUTION  
23 AUTHORIZING PAYMENT IN THE AMOUNT OF \$3,260.88 TO  
24 PROSPECTIVE MEASURES SECURITY AND FIRE SYSTEMS  
25 COMPANY TO REPAIR, INSTALL, AND CONNECT FIRE

1 DEVICES; and

2 **51.** RESOLUTION NO. 16-375 - RESOLUTION  
3 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,200.30 TO  
4 SCHINDLER ELEVATOR FOR ELEVATOR REPAIRS (NOT  
5 COVERED UNDER MAINTENANCE AGREEMENT).)

6

7 CHAIRMAN KLINGHOFFER: Parking.

8 Items 44 through 51.

9 VICE CHAIRMAN BROWN: I'll move it.

10 COMMISSIONER YUSTEIN: I'll second.

11 MS. SAPINSKI: Commissioner Brown?

12 VICE CHAIRMAN BROWN: Yes.

13 MS. SAPINSKI: Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Yustein?

16 COMMISSIONER YUSTEIN: Yes.

17 MS. SAPINSKI: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19

20 (Whereupon, the Board discussed and took  
21 action on the following items:

22 **FINANCE**

23 **52.** RESOLUTION NO. 16-376 - RESOLUTION  
24 RATIFYING PAYMENT OF CHARGES AND EXPENSES OF THE  
25 AUTHORITY'S \$160,000,000 POOLED GOVERNMENT LOAN



1 PROGRAM (SERIES 1986)

2 PAYMENTS DUE FOR PGLP SERVICES

3 GALLEROS KOH, LLP, FINANCIAL CONSULTANT -  
4 DECEMBER 2016 - \$2,000.00;

5 WELLS FARGO - LETTER OF CREDIT - 10-1-16 TO  
6 12-31-16 - \$29,514.69;

7 WELLS FARGO - REMARKETING FEE - 10-1-16 TO  
8 12-31-16 - \$4,395.56;

9 PERLMAN & MIRANDA, LLC - LEGAL FEES -  
10 \$1,882.70;

11 ECIA - REIMBURSEMENT FEE - \$10,000.00;

12 **53.** RESOLUTION NO. 16-377 - RESOLUTION

13 AUTHORIZING AN AGREEMENT WITH GALLEROS KOH, LLP  
14 AS FINANCIAL CONSULTANT/PROGRAM ADMINISTRATOR FOR  
15 THE PGLP PROGRAM FROM 1-1-17 TO 12-31-17 IN THE  
16 AMOUNT OF \$24,000.00; and

17 **54.** RESOLUTION NO. 16-378 - RESOLUTION

18 AUTHORIZING AN AGREEMENT WITH ACACIA FOR GENERAL  
19 FINANCIAL ADVISOR SERVICES IN THE AMOUNT NOT TO  
20 EXCEED \$15,000.00 FOR 1-1-17 TO 12-31-17.)

21

22 CHAIRMAN KLINGHOFFER: Finance.

23 Items 52 through 54.

24 COMMISSIONER DUNEC: I'll move it.

25 VICE CHAIRMAN BROWN: I'll second it.

1 MS. SAPINSKI: Commissioner Brown?

2 VICE CHAIRMAN BROWN: Yes.

3 MS. SAPINSKI: Commissioner Dunec?

4 COMMISSIONER DUNEC: Yes.

5 MS. SAPINSKI: Commissioner Yustein?

6 COMMISSIONER YUSTEIN: Yes.

7 MS. SAPINSKI: Chairman Klinghoffer?

8 CHAIRMAN KLINGHOFFER: Yes.

9

10 (Whereupon, the Board discussed and took  
11 action on the following items:

12 **SPORTSPLEX COMPLEX (STADIUM AND PARKING GARAGE)**

13 **55.** RESOLUTION NO. 16-379 - RESOLUTION  
14 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
15 PRECISION FOR EQUIPMENT MAINTENANCE INCLUDING  
16 COMPUTER SOFTWARE SERVICES AT PARKING GARAGE IN  
17 THE AMOUNT NOT TO EXCEED \$12,650.00 FOR THE YEAR  
18 2017;

19 **56.** RESOLUTION NO. 16-380 - RESOLUTION  
20 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
21 STANDARD ELEVATOR FOR ELEVATOR MAINTENANCE  
22 SERVICES AT PARKING GARAGE IN THE AMOUNT NOT TO  
23 EXCEED \$2,884.80 FOR THE YEAR 2017;

24 **57.** RESOLUTION NO. 16-381 - RESOLUTION  
25 AUTHORIZING MEMORANDUM OF AGREEMENT WITH

1 INTEGRATED SYSTEMS AND SERVICES INC. IN AN AMOUNT  
2 NOT TO EXCEED \$366.48 FOR ANNUAL BURGLAR ALARM  
3 MONITORING AT THE PARKING GARAGE IN 2017;

4 **58.** RESOLUTION NO. 16-382 - RESOLUTION  
5 AUTHORIZING MEMORANDUM OF AGREEMENT WITH  
6 INTEGRATED SYSTEMS AND SERVICES INC. IN AN AMOUNT  
7 NOT TO EXCEED \$407.88 FOR ANNUAL ELEVATOR ALARM  
8 MONITORING AT THE PARKING GARAGE IN 2017;

9 **59.** RESOLUTION NO. 16-383 - RESOLUTION  
10 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH HUDSON  
11 COMMUNITY ENTERPRISES FOR LANDSCAPING AND LITTLER  
12 MAINTENANCE SERVICE AROUND COMPLEX FOR THE YEAR  
13 2017 IN THE AMOUNT NOT TO EXCEED \$35,000.00;

14 **60.** RESOLUTION NO. 16-384 - RESOLUTION  
15 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,516.24 TO  
16 ANDERSON HOYT IRRIGATION, LLC FOR SPRINKLER  
17 SYSTEM REPAIRS AND WINTERIZATION OF THE SYSTEM AT  
18 THE STADIUM;

19 **61.** RESOLUTION NO. 16-385 - RESOLUTION  
20 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH  
21 STANDARD ELEVATOR FOR TWO ELEVATORS MAINTENANCE  
22 SERVICE AT STADIUM IN THE AMOUNT NOT TO EXCEED  
23 \$6,489.00 FOR THE YEAR 2017;

24 **62.** RESOLUTION NO. 16-386 - RESOLUTION  
25 AUTHORIZING PAYMENT IN THE AMOUNT OF \$800.00 TO

1 PPMG, LLC FOR VARIOUS REPAIRS SERVICES AT THE  
2 STADIUM;

3 **63.** RESOLUTION NO. 16-387 - RESOLUTION  
4 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,537.53 TO  
5 CONNELL FOLEY FOR LEGAL SERVICES RENDERED IN  
6 CONNECTION WITH THE SALE OF THE STADIUM FOR THE  
7 MONTH OF NOVEMBER 2016; and

8 **64.** RESOLUTION NO. 16-388 - RESOLUTION  
9 AUTHORIZING AGREEMENT WITH CONNELL FOLEY IN THE  
10 AMOUNT OF \$50,000.00 FOR LEGAL SERVICES IN  
11 CONNECTION WITH THE SALE OF THE GARAGE.)

12

13 CHAIRMAN KLINGHOFFER: And the Sportsplex  
14 Complex, Stadium and Parking Garage.

15 Items 55 through 64.

16 VICE CHAIRMAN BROWN: I'll move it.

17 COMMISSIONER YUSTEIN: I'll second it.

18 MS. SAPINSKI: Commissioner Brown?

19 VICE CHAIRMAN BROWN: Yes.

20 MS. SAPINSKI: Commissioner Dunec?

21 COMMISSIONER DUNEC: Yes.

22 MS. SAPINSKI: Commissioner Yustein?

23 COMMISSIONER YUSTEIN: Yes.

24 MS. SAPINSKI: Chairman Klinghoffer?

25 CHAIRMAN KLINGHOFFER: Yes.

1 Do you want to, Mark, ask questions? You  
2 look like you --

3 COMMISSIONER DUNEC: No.

4 CHAIRMAN KLINGHOFFER: Okay.

5 Okay.

6 Executive Session.

7 MR. ROTHER: Yes. We need a Resolution to  
8 discuss --

9 VICE CHAIRMAN BROWN: You need a motion to  
10 go in Executive Session?

11 Or we --

12 MR. ROTHER: Yes.

13 It's -- our motion is a Resolution. Yeah.

14 VICE CHAIRMAN BROWN: Okay.

15 MR. ROTHER: To -- to discuss contract  
16 negotiations and legal matters.

17 VICE CHAIRMAN BROWN: I'll make that  
18 motion.

19 COMMISSIONER YUSTEIN: I'll second it.

20 MS. SAPINSKI: Commissioner Brown?

21 VICE CHAIRMAN BROWN: Yes.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: Yes.

24 MS. SAPINSKI: Commissioner Yustein?

25 COMMISSIONER YUSTEIN: Yes.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Yes.

3 MS. DILLON: If you'll just give me one  
4 moment.

5  
6 (Whereupon, the Board moved to Executive  
7 Session at 5:05 p.m., Resolution Number 16-389.)

8  
9 (Whereupon, the Board returned to Open  
10 Session at 5:32 p.m., Resolution No. 16-41.)

11  
12 MS. DILLON: Okay.

13 On the record.

14  
15 **ADJOURNMENT:**

16  
17 CHAIRMAN KLINGHOFFER: Is there a motion to  
18 adjourn?

19 VICE CHAIRMAN BROWN: I'll move it.

20 COMMISSIONER YUSTEIN: I'll second it.

21 MS. SAPINSKI: Commissioner Brown?

22 VICE CHAIRMAN BROWN: Yes.

23 MS. SAPINSKI: Commissioner Dunec?

24 COMMISSIONER DUNEC: Yes.

25 MS. SAPINSKI: Commissioner Yustein?

1 CHAIRMAN YUSTEIN: Yes.

2 MS. SAPINSKI: Chairman Klinghoffer?

3 CHAIRMAN KLINGHOFFER: Yes.

4 MR. ROTHER: Okay.

5 Once again, --

6 CHAIRMAN KLINGHOFFER: Happy New Year.

7 MR. ROTHER: -- Happy New Year.

8

9 (Whereupon, the proceedings were concluded

10 at 5:32 p.m., Resolution No. 16-42.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, Karen A. Marino, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript of the REGULAR BOARD MEETING  
8 of the ESSEX COUNTY IMPROVEMENT AUTHORITY heard  
9 on Tuesday, December 27, 2016 and digitally  
10 recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon