

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
AND : PROCEEDINGS
ANNUAL RE-ORGANIZATION :
_____ :

27 Wright Way
Fairfield, New Jersey

Tuesday, February 28, 2017
Commencing at 5:00 p.m.

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

COMMISSIONER CLIFFORD ROSS
COMMISSIONER GERARD M. SPIESBACH
COMMISSIONER CARLA A. STANZIALE
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 MARK S. DUNEC

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

STEVEN C. ROTHER, Executive Director
NIA H. GILL, ESQ., General Counsel, (Via telephone)
LUCY SAPINSKI, Director of Operations
CLYDE L. OTIS, III, Esq., Director of Development/
Assistant General Counsel
THOMAS GOMEZ, Airport Manager
JOSEPH CALI, Senior Project Manager/
Accounts Receivables
KIM DiVINCENZO-ROOT, Executive Assistant

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1 COMMISSIONER KLINGHOFFER: Okay.

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

12 Yeah. You're missing roll call.

13 Oh, we do -- we do re-organization before
14 the roll call?

15 We have to know who's here, don't we?

16 MS. SAPINSKI: Okay.

17 COMMISSIONER KLINGHOFFER: Let's do roll
18 call --

19 MS. SAPINSKI: Okay.

20 COMMISSIONER KLINGHOFFER: -- I think.
21 Yeah.

22 MS. SAPINSKI: Commissioner Brown?

23 COMMISSIONER BROWN: Here.

24 MS. SAPINSKI: Commissioner Ross?

25 COMMISSIONER ROSS: Here.

1 MS. SAPINSKI: Commissioner Spiesbach?

2 COMMISSIONER SPIESBACH: Here.

3 MS. SAPINSKI: Commissioner Stanziale?

4 COMMISSIONER STANZIALE: Here.

5 MS. SAPINSKI: Commissioner Yustein?

6 COMMISSIONER YUSTEIN: Here.

7 MS. SAPINSKI: Commissioner -- Chairman

8 Klinghoffer?

9 COMMISSIONER KLINGHOFFER: Here.

10 Okay. Do we have a list of officers, or --

11 MS. SAPINSKI: Yes.

12 COMMISSIONER KLINGHOFFER: We do.

13 (Whereupon, there was a pause in the
14 proceedings.)

15 COMMISSIONER KLINGHOFFER: Okay. You got
16 my name wrong, but that's -- that said, okay.

17 Do we move ourselves?

18 COMMISSIONER BROWN: You know, technically,
19 if I remember right, the Director would turn
20 around and hold the meeting, until we get an
21 executive -- until we get a chairman.

22 And then, from there, once we get a
23 chairman, then the chairman would then take over.
24 And then, we do roll call.

25 COMMISSIONER SPIESBACH: Okay. That works.

1 Or the -- the attorney.

2 COMMISSIONER KLINGHOFFER: Well, we did the
3 roll call. That was wrong. I shouldn't have
4 done the roll call. Okay.

5 It's all yours.

6

7 (Whereupon, the Board discussed and took
8 action on the following item:

9 **3. RE-ORGANIZATION**

10 **A. NOMINATION AND ELECTION OF 2017-2018**
11 **OFFICERS**

12 RESOLUTION NO. 17-05 - **CHAIRMAN** -
13 **NOMINATION OF STEVEN H. KLINGHOFFER.)**

14

15 MR. ROTHER: Okay. All right.

16 We're -- we have nominations open for --
17 for Chairman.

18 Can I have a nomination?

19 COMMISSIONER BROWN: Move it.

20 MR. ROTHER: Okay.

21 COMMISSIONER YUSTEIN: Second.

22 MR. ROTHER: Second.

23 Thank you.

24 Okay.

25 Can we have a roll call on that?

1 MS. SAPINSKI: Commissioner Brown?
2 COMMISSIONER BROWN: Yes.
3 MS. SAPINSKI: Commissioner Ross?
4 COMMISSIONER ROSS: Yes.
5 MS. SAPINSKI: Commissioner Spiesbach?
6 COMMISSIONER SPIESBACH: Yes.
7 MS. SAPINSKI: Commissioner Stanziale?
8 COMMISSIONER STANZIALE: Yes.
9 MS. SAPINSKI: Commissioner Yustein?
10 COMMISSIONER YUSTEIN: Yes.
11 MS. SAPINSKI: Chairman Klinghoffer?
12 COMMISSIONER KLINGHOFFER: Can I vote for
13 myself?
14 COMMISSIONER BROWN: Yes.
15 MR. ROTHER: Of course you can.
16 COMMISSIONER KLINGHOFFER: Okay. Okay.
17 Yes.
18 MR. ROTHER: All right. We would hope you
19 would, otherwise --
20 CHAIRMAN KLINGHOFFER: Okay. Okay. Now, I
21 --
22 MR. ROTHER: Chairman, it's yours now.
23 COMMISSIONER BROWN: Now you take over.
24 CHAIRMAN KLINGHOFFER: Now, okay.
25 MR. ROTHER: Now you take over.

1

2 (Whereupon, the Board discussed and took
3 action on the following item:

4 **3. RE-ORGANIZATION**

5 **A. NOMINATION AND ELECTION OF 2017-2018**
6 **OFFICERS**

7 RESOLUTION NO. 17-06 - **VICE CHAIRMAN** -
8 NOMINATION OF RONALD J. BROWN.)

9

10 CHAIRMAN KLINGHOFFER: We have nomination
11 for Vice Chair.

12 COMMISSIONER BROWN: I'll move it.

13 COMMISSIONER ROSS: Second.

14 COMMISSIONER BROWN: You can move yours, I
15 can move mine.

16 MS. SAPINSKI: Commissioner Brown?

17 COMMISSIONER BROWN: You got to get a
18 second.

19 COMMISSIONER ROSS: Yeah. I did.

20 MS. SAPINSKI: We got it.

21 MR. ROTHER: Oh, okay.

22 MS. SAPINSKI: Second was --

23 COMMISSIONER BROWN: Yes.

24 MS. SAPINSKI: -- Commissioner Ross.

25 Commissioner Ross?

1 COMMISSIONER ROSS: Yes.

2 MS. SAPINSKI: Commissioner Spiesbach?

3 COMMISSIONER SPIESBACH: Yes.

4 MS. SAPINSKI: Commissioner Stanziale?

5 COMMISSIONER STANZIALE: 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 item:

13 **3. RE-ORGANIZATION**

14 **A.** Nomination and Election of 2017-2018
15 Officers

16 RESOLUTION NO. 17-07 - **SECRETARY** -
17 NOMINATION OF CARLA A. STANZIALE.)

18

19 CHAIRMAN KLINGHOFFER: Nomination for
20 Secretary.

21 COMMISSIONER YUSTEIN: I'll nominate Carla.

22 CHAIRMAN KLINGHOFFER: Is there a second?

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Commissioner Brown?

25 VICE CHAIRMAN BROWN: Yes.

1 MS. SAPINSKI: Commissioner Spiesbach?

2 COMMISSIONER SPIESBACH: Yes.

3 MS. SAPINSKI: Commissioner Ross?

4 COMMISSIONER ROSS: Yes.

5 MS. SAPINSKI: Commissioner Stanziale?

6 COMMISSIONER STANZIALE: 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 item:

14 **3. RE-ORGANIZATION**

15 **A.** Nomination and Election of 2017-2018
16 Officers

17 RESOLUTION NO. 17-08 - **TREASURER** -
18 NOMINATION OF GERARD M. SPIESBACH.)

19

20 CHAIRMAN KLINGHOFFER: And a nomination for
21 Treasurer.

22 VICE CHAIRMAN BROWN: I'll move it.

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Commissioner Brown?

25 VICE CHAIRMAN BROWN: Yes.

1 MS. SAPINSKI: Commissioner Ross?

2 COMMISSIONER ROSS: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Commissioner Stanziale?

6 COMMISSIONER STANZIALE: Yes.

7 MS. SAPINSKI: Commissioner Yustein?

8 COMMISSIONER YUSTEIN: Yes.

9 MS. SAPINSKI: Chairman Klinghoffer?

10 CHAIRMAN KLINGHOFFER: Yes.

11 Do we have any members of the public here
12 for Public Comment?

13 VICE CHAIRMAN BROWN: Excuse me?

14 I'm not sure, but you have to move the
15 Commissioners, too.

16 This is a whole new reorg.

17 MR. ROTHER: No.

18 VICE CHAIRMAN BROWN: Right?

19 MR. ROTHER: No, you don't. No, no,
20 because we don't -- we don't appoint the
21 Commissioners.

22 CHAIRMAN KLINGHOFFER: The Freeholder Board
23 does.

24 COMMISSIONER SPIESBACH: But we do have to
25 do the adopting of the meeting schedule.

1 MS. SAPINSKI: Yes.

2 MR. ROTHER: That we do.

3 CHAIRMAN KLINGHOFFER: You're right.

4 Thank you.

5 Boy, I'm --

6

7 (Whereupon, the Board discussed and took
8 action on the following item:

9 **B. RESOLUTION NO. 17-09 - ADOPTION OF**
10 **2017-2018 MEETING SCHEDULE.)**

11

12 CHAIRMAN KLINGHOFFER: Okay. Is there a
13 motion to adopt the meeting schedule?

14 COMMISSIONER SPIESBACH: I'll make that
15 motion.

16 VICE CHAIRMAN BROWN: I'll second it.

17 MS. SAPINSKI: Commissioner Brown?

18 VICE CHAIRMAN BROWN: Yes.

19 MS. SAPINSKI: Commissioner Ross?

20 COMMISSIONER ROSS: Yes.

21 MS. SAPINSKI: Commissioner Spiesbach?

22 COMMISSIONER SPIESBACH: Yes.

23 MS. SAPINSKI: Commissioner Stanziale?

24 COMMISSIONER STANZIALE: Yes.

25 MS. SAPINSKI: Commissioner Yustein?

1 COMMISSIONER YUSTEIN: Yes.

2 MS. SAPINSKI: Chairman Klinghoffer?

3 CHAIRMAN KLINGHOFFER: Yes.

4 MR. ROTHER: Congratulations, all.

5 CHAIRMAN KLINGHOFFER: Thank you.

6 COMMISSIONER STANZIALE: Thank you.

7 CHAIRMAN KLINGHOFFER: Anything else before

8 we go on to Public Comment?

9 Did I miss anything?

10 No? Okay.

11 Seeing no members of the public here for

12 Public Comment.

13

14 (Whereupon, the Board discussed and took

15 action on the following item:

16 **6. ACCEPTANCE OF MINUTES**

17 RESOLUTION NO. 17-10 - 1. REGULAR BOARD

18 MEETING 1-31-17 AND EXECUTIVE SESSION;

19 2. SPECIAL BOARD MEETING 2-17-17.)

20

21 CHAIRMAN KLINGHOFFER: Is there a motion to

22 accept the minutes of January 31st Regular Meeting

23 and Executive Session, and Special Board Meeting

24 of February 17?

25 COMMISSIONER STANZIALE: I'll make a

1 motion.

2 COMMISSIONER SPIESBACH: Second.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Ross?

6 COMMISSIONER ROSS: Yes.

7 MS. SAPINSKI: Commissioner Spiesbach?

8 COMMISSIONER SPIESBACH: Yes.

9 MS. SAPINSKI: Commissioner Stanziale?

10 COMMISSIONER STANZIALE: Yes.

11 MS. SAPINSKI: Commissioner Yustein?

12 COMMISSIONER YUSTEIN: Yes.

13 MS. SAPINSKI: Chairman Klinghoffer?

14 CHAIRMAN KLINGHOFFER: Yes.

15 Executive Session.

16 MR. ROTHER: One brief one, before we start
17 the agenda, a matter of personnel.

18 And we'll have one afterward, as well, but
19 need just a few moments before we begin the
20 agenda.

21 COMMISSIONER SPIESBACH: Move to go into
22 Executive Session.

23 COMMISSIONER ROSS: Second.

24 VICE CHAIRMAN BROWN: Second it.

25 MS. SAPINSKI: Commissioner Brown?

1 VICE CHAIRMAN BROWN: Yes.

2 MS. SAPINSKI: Commissioner Ross?

3 COMMISSIONER ROSS: Yes.

4 MS. SAPINSKI: Commissioner Spiesbach?

5 COMMISSIONER SPIESBACH: Yes.

6 MS. SAPINSKI: Commissioner Stanziale?

7 COMMISSIONER STANZIALE: Yes.

8 MS. SAPINSKI: Commissioner Yustein?

9 COMMISSIONER YUSTEIN: Yes.

10 MS. SAPINSKI: Chairman Klinghoffer?

11 CHAIRMAN KLINGHOFFER: Yes.

12 MS. DILLON: Okay. Just give me a moment.

13

14 (Whereupon, the Board moved to Executive
15 Session I at 5:05 p.m., Resolution No. 17-051.)

16

17 (Whereupon, the Board returned to Open
18 Session at 5:16 p.m., Resolution No. 17-11.)

19

20 MS. DILLON: Okay.

21 On the record.

22

23 (Whereupon, the Board discussed and took
24 action on the following items:

25 **ADMINISTRATIVE**

1 **1.** RESOLUTION NO. 17-026 - RESOLUTION
2 AUTHORIZING PAYMENT TO AUDIO-DIGITAL
3 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF
4 BOARD MEETING ON 1-31-17 AND SPECIAL BOARD
5 MEETING ON 2-17-17; and

6 **2.** RESOLUTION NO. 17-027 - RESOLUTION
7 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);
8 and

9 **3.** RESOLUTION NO. 17-028 - RESOLUTION
10 AUTHORIZING PURCHASE OF ECIA INSURANCE POLICIES
11 FOR WORKER'S COMPENSATION, UNDERGROUND TANKS, AND
12 CRIME POLICY FOR THE PERIOD 3-1-17 TO 3-1-18.)

13

14 CHAIRMAN KLINGHOFFER: Okay.

15 Onto Administrative.

16 Resolutions 1 through 3.

17 VICE CHAIRMAN BROWN: I'll move it.

18 COMMISSIONER SPIESBACH: Second.

19 MS. SAPINSKI: Commissioner Brown?

20 VICE CHAIRMAN BROWN: Yes.

21 MS. SAPINSKI: Commissioner Ross?

22 COMMISSIONER ROSS: Yes.

23 MS. SAPINSKI: Commissioner Spiesbach?

24 COMMISSIONER SPIESBACH: Yes.

25 MS. SAPINSKI: Commissioner Stanziale?

1 COMMISSIONER STANZIALE: Yes.

2 MS. SAPINSKI: Commissioner Yustein?

3 COMMISSIONER YUSTEIN: Yes.

4 MS. SAPINSKI: Chairman Klinghoffer?

5 CHAIRMAN KLINGHOFFER: Yes.

6

7 (Whereupon, the Board discussed and took
8 action on the following item:

9 **NEWARK RIVERFRONT PROJECT/LITIGATION**

10 4. RESOLUTION NO. 17-029 - RESOLUTION
11 AUTHORIZING PAYMENT OF \$7,472.50 TO DeCOTIIS,
12 FITZPATRICK & COLE, LLP FOR LEGAL SERVICES
13 RENDERED IN THE MONTH OF JANUARY 2017.)

14

15 CHAIRMAN KLINGHOFFER: Newark Riverfront
16 Project/Litigation.

17 Number 4 on the agenda.

18 COMMISSIONER STANZIALE: I make a motion.

19 COMMISSIONER YUSTEIN: I'll second it.

20 MS. SAPINSKI: Commissioner Brown?

21 VICE CHAIRMAN BROWN: Yes.

22 MS. SAPINSKI: Commissioner Ross?

23 COMMISSIONER ROSS: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Commissioner Yustein?

4 COMMISSIONER YUSTEIN: Yes.

5 MS. SAPINSKI: Chairman Klinghoffer?

6 CHAIRMAN KLINGHOFFER: Yes.

7

8 (Whereupon, the Board discussed the
9 following item:

10 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

11 **EXPOSURE**

12 * ALL EXPENSES PAID FROM ECIA OPERATIONS ACCOUNT

13 5. RESOLUTION NO. 17-030 - *WITHDRAWING* -

14 RESOLUTION AUTHORIZING PAYMENT IN THE AMOUNT OF
15 \$50,343.24 TO BUCHANAN, INGERSOLL & ROONEY, PC
16 FOR LEGAL SERVICES RENDERED IN THE MONTH OF
17 JANUARY 2017.)

18

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

21 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

22 **EXPOSURE**

23 * ALL EXPENSES PAID FROM ECIA OPERATIONS ACCOUNT

24 6. RESOLUTION NO. 17-031 - RESOLUTION

25 RATIFYING PAYMENT IN THE AMOUNT OF \$14,673.00 TO

1 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES
2 RENDERED BY HYDROGEOLOGIC, INC.)

3

4 CHAIRMAN KLINGHOFFER: On the Correctional
5 Facility, the Celanese, Environmental Exposure,
6 number 5 is being -- is being withdrawn?

7 MS. SAPINSKI: Yes.

8 CHAIRMAN KLINGHOFFER: Okay.

9 MS. SAPINSKI: And we have a recent --

10 CHAIRMAN KLINGHOFFER: So, it's only number
11 6.

12 COMMISSIONER ROSS: Move it.

13 VICE CHAIRMAN BROWN: Second it.

14 MS. SAPINSKI: Commissioner Brown?

15 VICE CHAIRMAN BROWN: Yes.

16 MS. SAPINSKI: Commissioner Ross?

17 COMMISSIONER ROSS: Yes.

18 MS. SAPINSKI: Commissioner Spiesbach?

19 COMMISSIONER SPIESBACH: Yes.

20 MS. SAPINSKI: Commissioner Stanziale?

21 COMMISSIONER STANZIALE: Yes.

22 MS. SAPINSKI: Commissioner Yustein?

23 COMMISSIONER YUSTEIN: Yes.

24 MS. SAPINSKI: Chairman Klinghoffer?

25 CHAIRMAN KLINGHOFFER: Yes.

1

2 (Whereupon, the Board discussed and took
3 action on the following item:

4 **CEDAR GROVE PARK PROJECT**

5 7. RESOLUTION NO. 17-032 - RESOLUTION
6 AUTHORIZING A PAYMENT OF \$387.50 TO CME
7 ASSOCIATES FOR ENGINEERING SERVICES IN CONNECTION
8 WITH THE COUNTY DEVELOPMENT OF A NEW PARK.)

9

10 CHAIRMAN KLINGHOFFER: On the Cedar Grove
11 Park Project.

12 Number 7.

13 COMMISSIONER ROSS: Move it.

14 COMMISSIONER STANZIALE: Second.

15 MS. SAPINSKI: Commissioner Brown?

16 VICE CHAIRMAN BROWN: Yes.

17 MS. SAPINSKI: Commissioner Ross?

18 COMMISSIONER ROSS: Yes.

19 MS. SAPINSKI: Commissioner Spiesbach?

20 COMMISSIONER SPIESBACH: Yes.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Yes.

23 MS. SAPINSKI: Commissioner Yustein?

24 COMMISSIONER YUSTEIN: Yes.

25 MS. SAPINSKI: Chairman Klinghoffer?

1 CHAIRMAN KLINGHOFFER: Yes.

2

3 (Whereupon, the Board discussed and took
4 action on the following items:

5 **PARKING FACILITY**

6 8. RESOLUTION NO. 17-033 - RESOLUTION
7 RATIFYING PAYMENT TO PPMG, LLC IN THE AMOUNT OF
8 \$850.00 FOR FLOOR REPAIRS OF TWO ELEVATORS AT THE
9 PARKING GARAGE; and

10 9. RESOLUTION NO. 17-034 - RESOLUTION
11 AUTHORIZING PAYMENT TO PRECISION TECHNOLOGY IN
12 THE AMOUNT OF \$1,010.00 FOR EQUIPMENT REPAIRS.)

13

14 CHAIRMAN KLINGHOFFER: Parking Facility; 8
15 and 9.

16 COMMISSIONER ROSS: Move it.

17 COMMISSIONER YUSTEIN: Second.

18 MS. SAPINSKI: Commissioner Brown?

19 VICE CHAIRMAN BROWN: Yes.

20 MS. SAPINSKI: Commissioner Ross?

21 COMMISSIONER ROSS: Yes.

22 MS. SAPINSKI: Commissioner Spiesbach?

23 COMMISSIONER SPIESBACH: Yes.

24 MS. SAPINSKI: Commissioner Stanziale?

25 COMMISSIONER STANZIALE: Yes.

1 MS. SAPINSKI: Commissioner Yustein?

2 COMMISSIONER YUSTEIN: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5

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

8 **SPORTSPLEX COMPLEX**

9 **10.** RESOLUTION NO. 17-035 - RESOLUTION
10 AUTHORIZING PAYMENT IN THE AMOUNT OF \$3,439.60 TO
11 CONNELL FOLEY FOR LEGAL SERVICES RENDERED IN THE
12 MONTH OF JANUARY 2017; and

13 **11.** RESOLUTION NO. 17-036 - RESOLUTION
14 AUTHORIZING PAYMENT TO PPMG, LLC IN THE AMOUNT OF
15 \$2,585.00 FOR SNOW/ICE REMOVAL; and

16 **12.** RESOLUTION NO. 17-037 - RESOLUTION
17 AUTHORIZING PAYMENT TO PRECISION TECHNOLOGY IN
18 THE AMOUNT OF \$1,480.00 FOR EQUIPMENT REPAIRS;
19 and

20 **13.** RESOLUTION NO. 17-038 - RESOLUTION
21 AUTHORIZING PURCHASE OF ECIA SPORTSPLEX INSURANCE
22 POLICIES: COMMERCIAL PROPERTY, GENERAL LIABILITY
23 AND UMBRELLA FOR THE PERIOD 3-1-17 TO 3-1-18.)

24 CHAIRMAN KLINGHOFFER: Sportsplex Complex;
25 10 through 13.

1 COMMISSIONER ROSS: Move it.

2 COMMISSIONER STANZIALE: Second.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Ross?

6 COMMISSIONER ROSS: Yes.

7 MS. SAPINSKI: Commissioner Spiesbach?

8 COMMISSIONER SPIESBACH: Yes.

9 MS. SAPINSKI: Commissioner Stanziale?

10 COMMISSIONER STANZIALE: 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 **AIRPORT**

19 **14.** RESOLUTION NO. 17-039 - RESOLUTION

20 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,200.00 TO

21 D. TORLUCCIO FOR SNOW REMOVAL AND SALT SPREADING

22 SERVICES ALONG ACCESS ROAD; and

23 **15.** RESOLUTION NO. 17-040 - RESOLUTION

24 AUTHORIZING AMENDMENT #1 TO THE MAINTENANCE

25 AGREEMENT WITH AIR POWER, INC., IN THE AMOUNT OF

1 \$7,500.00 FOR ALL ELECTRIC AND HVAC RELATED
2 SERVICES AT THE AIRPORT; and

3 **16.** RESOLUTION NO. 17-041 - RESOLUTION
4 AUTHORIZING PAYMENT TO AIR POWER, INC., IN THE
5 AMOUNT OF \$2,917.00 FOR HVAC SYSTEM REPAIRS AT
6 HANGAR M AND I; and

7 **17.** RESOLUTION NO. 17-042 - RESOLUTION
8 AUTHORIZING PAYMENT TO H2M ASSOCIATES, INC., IN
9 THE AMOUNT OF \$9,328.22 FOR ENGINEERING SERVICES,
10 SITE REMEDIATION AT HANGAR 1 AREA; and

11 **OBSTRUCTION REMOVAL PROJECT**

12 PROJECT FUNDED:

13 ECIA/AIRPORT 100%

14 **18.** RESOLUTION NO. 17-043 - RESOLUTION
15 AUTHORIZING AN AGREEMENT WITH C & S ENGINEERS,
16 INC., IN THE AMOUNT OF \$5,000.00 FOR ENGINEERING
17 SERVICES IN CONNECTION WITH ONGOING OBSTRUCTION
18 REMOVAL AND UPDATING THE OBSTRUCTION ACTION PLAN;
19 and

20 **19.** RESOLUTION NO. 17-044 - RESOLUTION
21 AUTHORIZING PAYMENT TO GC STEWART IN THE AMOUNT
22 OF \$3,400.00 FOR ADDITIONAL SURVEYING SERVICES;
23 and

24 **20.** RESOLUTION NO. 17-045 - RESOLUTION
25 AUTHORIZING PAYMENT TO JOHN J. CURLEY, LLC, IN

1 THE AMOUNT OF \$940.00 FOR LEGAL SERVICES RENDERED
2 IN THE MONTH OF JANUARY 2017; and

3 **21.** RESOLUTION NO. 17-046 - RESOLUTION
4 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
5 THE AMOUNT OF \$449.80 FOR ENGINEERING SERVICES
6 RENDERED THROUGH JANUARY 2017.)

7

8 CHAIRMAN KLINGHOFFER: Mr. Rother, is there
9 any reason we can't move 14 through 21? They're
10 all the Airport.

11 MR. ROTHER: Go ahead. That's fine.

12 CHAIRMAN KLINGHOFFER: Okay.

13 Anybody like to move 14 through 21?

14 VICE CHAIRMAN BROWN: I'll move it.

15 COMMISSIONER YUSTEIN: Second.

16 MS. SAPINSKI: Commissioner Brown?

17 VICE CHAIRMAN BROWN: Yes.

18 MS. SAPINSKI: Commissioner Ross?

19 COMMISSIONER ROSS: Yes.

20 MS. SAPINSKI: Commissioner Spiesbach?

21 COMMISSIONER SPIESBACH: Yes.

22 MS. SAPINSKI: Commissioner Stanziale?

23 COMMISSIONER STANZIALE: Yes.

24 MS. SAPINSKI: Commissioner Yustein?

25 COMMISSIONER YUSTEIN: Yes.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Yes.

3

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

6 **FINANCE**

7 **22.** RESOLUTION NO. 17-047 - RESOLUTION
8 AUTHORIZING AN AGREEMENT WITH GALLEROS-KOH, LLP
9 FOR FINANCIAL AND ACCOUNTING SERVICES FOR THE
10 FISCAL YEAR 2017 IN THE AMOUNT OF \$127,200.00;

11 and

12 **23.** RESOLUTION NO. 17-048 - RESOLUTION
13 RATIFYING PAYMENT OF CHARGES AND EXPENSES OF THE
14 AUTHORITY'S \$150,000,000 POOLED GOVERNMENT LOAN
15 PROGRAM, SERIES 1986

16 PAYMENTS DUE OTHERS FOR PGLP SERVICES

17 GALLEROS KOH, LLP \$2,000.00

18 FINANCIAL CONSULTANT

19 FEBRUARY 2017

20 PERLMAN & MIRANDA, LLC \$675.00

21 LEGAL FEES.)

22

23 CHAIRMAN KLINGHOFFER: Number 22 and 23,

24 under Finance.

25 COMMISSIONER ROSS: Move it.

1 COMMISSIONER STANZIALE: Second.
2 MS. SAPINSKI: Commissioner Brown?
3 VICE CHAIRMAN BROWN: Yes.
4 MS. SAPINSKI: Commissioner Ross?
5 COMMISSIONER ROSS: Yes.
6 MS. SAPINSKI: Commissioner Spiesbach?
7 COMMISSIONER SPIESBACH: Yes.
8 MS. SAPINSKI: Commissioner Stanziale?
9 COMMISSIONER STANZIALE: Yes.
10 MS. SAPINSKI: Commissioner Yustein?
11 COMMISSIONER YUSTEIN: Yes.
12 MS. SAPINSKI: Chairman Klinghoffer?
13 CHAIRMAN KLINGHOFFER: Yes.

14

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

17 **LATE STARTERS**

18 **ADMINISTRATIVE**

19 1. RESOLUTION NO. 17-049 - RESOLUTION
20 AUTHORIZING SALARY RANGE CHART FOR ECIA
21 EMPLOYEES; and

22 2. RESOLUTION NO. 17-050 - RESOLUTION
23 AUTHORIZING SALARIES FOR ECIA EMPLOYEES FOR
24 2017.)

25

1 CHAIRMAN KLINGHOFFER: And the two Late
2 Starters, which are Administrative 1 and 2,
3 dealing with salary range and authorizing
4 salaries.

5 Someone like to move that?

6 VICE CHAIRMAN BROWN: I'll move it.

7 COMMISSIONER ROSS: Second.

8 MS. SAPINSKI: Commissioner Brown?

9 VICE CHAIRMAN BROWN: Yes.

10 MS. SAPINSKI: Commissioner Ross?

11 COMMISSIONER ROSS: Yes.

12 MS. SAPINSKI: Commissioner Spiesbach?

13 COMMISSIONER SPIESBACH: Yes.

14 MS. SAPINSKI: Commissioner Stanziale?

15 COMMISSIONER STANZIALE: Yes.

16 MS. SAPINSKI: Commissioner Yustein?

17 COMMISSIONER YUSTEIN: Yes.

18 MS. SAPINSKI: Chairman Klinghoffer?

19 CHAIRMAN KLINGHOFFER: Yes.

20 Executive Session?

21 MR. ROTHER: Yes.

22 CHAIRMAN KLINGHOFFER: Okay.

23 MR. ROTHER: And the first item I want to
24 talk about, I'd like the staff to be here --

25 CHAIRMAN KLINGHOFFER: Okay.

1 MR. ROTHER: -- again. All right? But
2 we'll --

3 MS. SAPINSKI: What's the --

4 MR. ROTHER: -- take it separate.

5 CHAIRMAN KLINGHOFFER: What's the rationale
6 for going into Executive Session?

7 MR. ROTHER: The -- the rationale is
8 contract negotiation, litigation -- contract
9 negotiation, litigation.

10 That's basically it.

11 MS. SAPINSKI: Ongoing.

12 MR. ROTHER: Those two.

13 MS. SAPINSKI: Ongoing --

14 MR. ROTHER: Contract negotiation --

15 MS. SAPINSKI: Ongoing litigation.

16 MR. ROTHER: -- and -- and --

17 MS. SAPINSKI: Definite.

18 MR. ROTHER: -- litigation. Those are the
19 -- the two -- the two reasons.

20 CHAIRMAN KLINGHOFFER: Is there a motion to
21 go into --

22 COMMISSIONER SPIESBACH: Move to Executive
23 Session.

24 CHAIRMAN KLINGHOFFER: Second?

25 VICE CHAIRMAN BROWN: Second.

1 MS. SAPINSKI: Commissioner Brown?

2 VICE CHAIRMAN BROWN: You're staying,
3 right?

4 MR. ROTHER: Yeah.

5 VICE CHAIRMAN BROWN: Okay.

6 CHAIRMAN KLINGHOFFER: We still have to --

7 VICE CHAIRMAN BROWN: Close the door?

8 CHAIRMAN KLINGHOFFER: -- close the door,
9 put the sign up.

10 MR. ROTHER: And we're going off --

11 MS. SAPINSKI: Commissioner Brown?

12 MR. ROTHER: -- the record here.

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Ross?

15 COMMISSIONER ROSS: Yes.

16 MS. SAPINSKI: Commissioner Spiesbach?

17 COMMISSIONER SPIESBACH: Yes.

18 MS. SAPINSKI: Commissioner Stanziale?

19 COMMISSIONER STANZIALE: Yes.

20 MS. SAPINSKI: Commissioner Yustein?

21 COMMISSIONER YUSTEIN: Yes.

22 MS. SAPINSKI: Chairman Klinghoffer?

23 CHAIRMAN KLINGHOFFER: Yes.

24 MS. DILLON: Okay.

25 One moment.

1 CHAIRMAN KLINGHOFFER: Take your time.

2

3 (Whereupon, the Board moved to Executive
4 Session II at 5:19 p.m., Resolution No. 17-052.)

5

6 (Whereupon, the Board returned to Open
7 Session at 6:10 p.m., Resolution No. 17-12.)

8

9 MS. DILLON: Okay.

10 On the record.

11 CHAIRMAN KLINGHOFFER: Is there a motion to
12 adjourn?

13 VICE CHAIRMAN BROWN: Move it.

14 COMMISSIONER SPIESBACH: Second.

15 MS. SAPINSKI: Commissioner Brown?

16 VICE CHAIRMAN BROWN: Yes.

17 MS. SAPINSKI: Commissioner Ross?

18 COMMISSIONER ROSS: Yes.

19 MS. SAPINSKI: Commissioner Spiesbach?

20 COMMISSIONER SPIESBACH: Yes.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Yes.

23 MS. SAPINSKI: Commissioner Yustein?

24 COMMISSIONER YUSTEIN: Yes.

25 MS. SAPINSKI: Chairman Klinghoffer?

1 CHAIRMAN KLINGHOFFER: Yes.

2 Thank you, everybody.

3 MR. ROTHER: Thank you.

4

5 (Whereupon, the proceedings were concluded

6 at 6:10 p.m., Resolution No. 17-13.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5

6 I, DEBRA A. KASZNIAK, assigned transcriber,
7 do hereby affirm that the foregoing is a true and
8 accurate transcript of the REGULAR BOARD MEETING
9 AND ANNUAL RE-ORGANIZATION of the ESSEX COUNTY
10 IMPROVEMENT AUTHORITY heard on Tuesday, February
11 28, 2017 and digitally recorded.

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25 Monitored and proofread by: Deborah Dillon