

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING :
AND :
ANNUAL RE-ORGANIZATION :
MEETING :
_____ :

27 Wright Way
Fairfield, New Jersey

Tuesday, February 25, 2020
Commencing at 5:00 p.m.

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

COMMISSIONER MARK S. DUNEC
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 CLIFFORD ROSS
COMMISSIONER GERARD M. SPIESBACH

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

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1 MS. DILLON: On the record.

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

13 Roll call, please.

14 MS. SAPINSKI: Commissioner Brown?

15 COMMISSIONER BROWN: Yes.

16 MS. SAPINSKI: Commissioner Dunec?

17 COMMISSIONER DUNEC: 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 COMMISSIONER KLINGHOFFER: Yes.

24

25 (Whereupon, the Board discussed and took

1 action on the following item:

2 **RE-ORGANIZATION:**

3 **RESOLUTION NO. 20-04**

4 **A. NOMINATION AND ELECTION OF 2020-2021**

5 **OFFICERS:**

6 **STEVEN H. KLINGHOFFER - CHAIRMAN**

7 **RONALD J. BROWN - VICE CHAIRMAN**

8 **CARLA A. STANZIALE - SECRETARY**

9 **GERARD M. SPIESBACH - TREASURER.)**

10

11 COMMISSIONER KLINGHOFFER: Next is Re-
12 Organization.

13 Would someone like to nominate the
14 officers?

15 COMMISSIONER YUSTEIN: Would you like to
16 nominate them all at once or --

17 Even better.

18 Steven H. Klinghoffer for Chairman.

19 Ronald J. Brown for Vice Chairman.

20 Carla A. Stanziale for Secretary.

21 And Gerald (sic) M. Spiesbach -- Spiesbach
22 for Treasurer.

23 COMMISSIONER KLINGHOFFER: Is there a
24 second to that motion?

25 COMMISSIONER DUNEC: Second.

1 COMMISSIONER KLINGHOFFER: Roll call,
2 please.

3 MS. SAPINSKI: Commissioner Brown?

4 COMMISSIONER BROWN: Yes.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: 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: Yes.

13

14 **PUBLIC COMMENTS:**

15

16 CHAIRMAN KLINGHOFFER: Are there any
17 members of the public to comment?

18 I see no members.

19

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

22 **ACCEPTANCE OF MINUTES:**

23 RESOLUTION NO. 20-05 - Regular Board
24 Meeting 1-28-20 and Executive Session.)

25

1 CHAIRMAN KLINGHOFFER: We'll move on to
2 Acceptance of Minutes.

3 The Regular Board Meeting of January 28th
4 and Executive Session.

5 Would someone like to move to accept those?

6 VICE CHAIRMAN BROWN: Move it.

7 COMMISSIONER DUNEC: Second.

8 COMMISSIONER YUSTEIN: Second.

9 MS. SAPINSKI: Commissioner Brown?

10 VICE CHAIRMAN BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: 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 item:

22 **RE-ORGANIZATION:**

23 **RESOLUTION NO. 20-06**

24 **B. ADOPTION OF 2020-2021 MEETING SCHEDULE.)**

25

1 CHAIRMAN KLINGHOFFER: Thank you, Lucy, for
2 pointing out that we need a motion to adopt the
3 2020-2021 Meeting Schedule.

4 Would someone -- did we correct that?

5 MS. SAPINSKI: No. That's -- that's --
6 yeah, we corrected that.

7 CHAIRMAN KLINGHOFFER: Okay.

8 Is there a motion to -- to adopt that
9 meeting schedule?

10 COMMISSIONER STANZIALE: I'll make a
11 motion.

12 COMMISSIONER DUNEC: I'll second.

13 MS. SAPINSKI: Commissioner Brown?

14 VICE CHAIRMAN BROWN: Yes.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Yes.

17 MS. SAPINSKI: Commissioner Stanziale?

18 COMMISSIONER STANZIALE: Yes.

19 MS. SAPINSKI: Commissioner Yustein?

20 COMMISSIONER YUSTEIN: Yes.

21 MS. SAPINSKI: Chairman Klinghoffer?

22 CHAIRMAN KLINGHOFFER: Yes.

23 We're going to hold Executive Session at
24 the end?

25 MR. ROTHER: At the end.

1 CHAIRMAN KLINGHOFFER: Okay.

2

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

5 **ADMINISTRATIVE**

6 **2.** RESOLUTION NO. 20-021 - RESOLUTION RATIFYING
7 PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION SERVICES,
8 LLC FOR TRANSCRIPTION OF BOARD MEETING ON
9 1-28-20; and

10 **3.** RESOLUTION NO. 20-022 - RESOLUTION RATIFYING
11 PAYMENT OF RECURRING BILLS (BILL LIST); and

12 **4.** RESOLUTION NO. 20-023 - RESOLUTION
13 AUTHORIZING PURCHASE OF INSURANCE POLICIES
14 INCLUDING WORKERS COMPENSATION, POLLUTION
15 (UNDERGROUND TANKS), CYBER, AND CRIME.)

16

17 CHAIRMAN KLINGHOFFER: Would someone like
18 to move Administrative?

19 Resolutions 1 through 3?

20 VICE CHAIRMAN BROWN: I'll move it.

21 COMMISSIONER DUNEC: I'll second.

22 MS. SAPINSKI: Commissioner Brown?

23 VICE CHAIRMAN BROWN: Yes.

24 MS. SAPINSKI: Commissioner Dunec?

25 COMMISSIONER DUNEC: 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 and took
9 action on the following items:

10 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

11 **EXPOSURE**

12 4. RESOLUTION NO. 20-024 - RESOLUTION
13 AUTHORIZING PAYMENT IN THE AMOUNT OF \$88,366.64
14 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
15 SERVICES RENDERED IN THE MONTH OF JANUARY 2020;
16 and

17 5. RESOLUTION NO. 20-025 - RESOLUTION
18 RATIFYING PAYMENT IN THE AMOUNT OF \$8,816.00 TO
19 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES
20 RENDERED BY HYDROGEOLOGIC, INC.)

21

22 CHAIRMAN KLINGHOFFER: Would someone like
23 to move the Correctional Facility/Celanese/
24 Environmental Exposure?

25 Resolutions 4 and 5?

1 VICE CHAIRMAN BROWN: I'll move it.

2 COMMISSIONER YUSTEIN: Second.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: 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 CHAIRMAN KLINGHOFFER: Yes.

13

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

16 **AIRPORT**

17 **6.** RESOLUTION NO. 20-026 - RESOLUTION
18 RATIFYING PAYMENT TO AIR POWER INC. IN THE AMOUNT
19 OF \$6,644.44 FOR ELECTRICAL REPAIRS AT THE
20 AIRPORT; and

21 **7.** RESOLUTION NO. 20-027 - RESOLUTION
22 RATIFYING PAYMENT IN THE AMOUNT OF \$3,980.00 TO
23 PARK PLACE FOR SNOW REMOVAL AND SALT SPREADING
24 SERVICES ALONG ACCESS ROAD; and

25 **8.** RESOLUTION NO. 20-028 - RESOLUTION

1 AUTHORIZING PAYMENT TO SECURITY 101 IN THE AMOUNT
2 OF \$1,286.94 FOR A NEW PTZ CAMERA; and
3 9. RESOLUTION NO. 20-029 - RESOLUTION
4 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
5 THE AMOUNT OF \$270.00 FOR ENGINEERING SERVICES IN
6 CONNECTION WITH THE UNDERGROUND STORAGE TANK
7 COMPLIANCE AS PER NEW DEP REGULATIONS.)

8
9 CHAIRMAN KLINGHOFFER: Would someone like
10 to move Resolutions 6 through 9, dealing with the
11 Airport?

12 COMMISSIONER STANZIALE: I will move it.

13 COMMISSIONER YUSTEIN: Second.

14 MS. SAPINSKI: Commissioner Brown?

15 VICE CHAIRMAN BROWN: Yes.

16 MS. SAPINSKI: Commissioner Dunec?

17 COMMISSIONER DUNEC: 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

25 (Whereupon, the Board discussed and took

1 action on the following items:

2 **PARKING FACILITY**

3 **10.** RESOLUTION NO. 20-030 - RESOLUTION
4 RATIFYING PAYMENT TO AROCHO SERVICES, LLC IN THE
5 AMOUNT OF \$1,325.00 FOR LANDSCAPING, ELEVATOR AND
6 STAIRWELL CLEANING SERVICES IN JANUARY 2020; and

7 **11.** RESOLUTION NO. 20-031 - RESOLUTION
8 RATIFYING PAYMENT TO PRECISION TECHNOLOGY
9 SOLUTIONS IN THE AMOUNT OF \$990.00 FOR A NEW HOLE
10 PUNCH VALIDATOR; and

11 **12.** RESOLUTION NO. 20-032 - RESOLUTION
12 RATIFYING AUTHORIZING PAYMENT TO PPMG IN THE
13 AMOUNT OF \$1,360.00 FOR SNOW REMOVAL AND SALT
14 SPREADING SERVICES IN JANUARY 2020.)

15

16 CHAIRMAN KLINGHOFFER: Would someone like
17 to move the Parking Facility?

18 Resolutions 10 through 12?

19 COMMISSIONER YUSTEIN: Move it.

20 COMMISSIONER STANZIALE: I make a motion.

21 COMMISSIONER YUSTEIN: Oh.

22 I'll second.

23 MS. SAPINSKI: Commissioner Brown?

24 VICE CHAIRMAN BROWN: Yes.

25 MS. SAPINSKI: Commissioner Dunec?

1 COMMISSIONER DUNEC: Yes.

2 MS. SAPINSKI: Commissioner Stanziale?

3 COMMISSIONER STANZIALE: Yes.

4 MS. SAPINSKI: Commissioner Yustein?

5 COMMISSIONER YUSTEIN: Yes.

6 MS. SAPINSKI: Chairman Klinghoffer?

7 CHAIRMAN KLINGHOFFER: Yes.

8

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

11 **FINANCE**

12 **13.** RESOLUTION NO. 20-033 - RESOLUTION
13 AUTHORIZING A THREE (3) YEAR EXTENSION TO THE
14 LETTER OF CREDIT PROVIDED BY WELLS FARGO BANK,
15 N.A. IN CONNECTION WITH THE AUTHORITY'S 1986
16 POOLED GOVERNMENTAL LOAN PROGRAM

17 **14.** RESOLUTION NO. 20-034 - RESOLUTION
18 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF
19 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT
20 LOAN PROGRAM, SERVICES 1986

21 **PAYMENTS DUE OTHERS FOR PGLP SERVICES**

22	GALLEROS KOH, LLP	\$2,000.00
23	FINANCIAL CONSULTANT	
24	FEBRUARY 2020	
25	ECIA	\$7,500.00

1 2019 AUDIT FEE.)

2

3 CHAIRMAN KLINGHOFFER: And that leaves us
4 with the Finance Resolutions, 13 and 14.

5 VICE CHAIRMAN BROWN: I'll move it.

6 COMMISSIONER STANZIALE: Second.

7 MS. SAPINSKI: Commissioner Brown?

8 VICE CHAIRMAN BROWN: Yes.

9 MS. SAPINSKI: Commissioner Dunec?

10 COMMISSIONER DUNEC: Yes.

11 MS. SAPINSKI: Commissioner Stanziale?

12 COMMISSIONER STANZIALE: Yes.

13 MS. SAPINSKI: Commissioner Yustein?

14 COMMISSIONER YUSTEIN: Yes.

15 MS. SAPINSKI: Chairman Klinghoffer?

16 CHAIRMAN KLINGHOFFER: Yes.

17 The rationale for going into Executive
18 Session?

19 MR. ROTHER: Contract matters and the
20 settlement of a potential litigation.

21 And we want to keep our airport folks here,
22 because they're going to be presenting a lot of
23 it.

24 Okay.

25 CHAIRMAN KLINGHOFFER: Is there a motion?

1 VICE CHAIRMAN BROWN: Motion.

2 COMMISSIONER STANZIALE: Second.

3 COMMISSIONER YUSTEIN: Second.

4 MS. SAPINSKI: Commissioner Brown?

5 VICE CHAIRMAN BROWN: Yes.

6 MS. SAPINSKI: Commissioner Dunec?

7 COMMISSIONER DUNEC: 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 moved to Executive
16 Session at 5:04 p.m., Resolution No. 20-035.)

17

18 (Whereupon, the Board returned to Open
19 Session at 5:23 p.m., Resolution No. 20-07.)

20

21 (Whereupon, there was an audio/recording
22 malfunction.)

23

24 (Whereupon, there was a motion by
25 Commissioner Carla A. Stanziale to adjourn the

1 meeting and seconded by Vice Chairman Ronald J.
2 Brown. A roll call vote was taken by Ms. Lucy
3 Sapinski; all members voted in the affirmative.)

4

5 (Whereupon, the proceedings were concluded
6 at 5:24 p.m., Resolution No. 20-08.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

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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 AND
9 ANNUAL RE-ORGANIZATION MEETING of the ESSEX
10 COUNTY IMPROVEMENT AUTHORITY heard on Tuesday,
11 February 25, 2020 and digitally recorded.

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25 Monitored and proofread by: Deborah Dillon