

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

27 Wright Way
Fairfield, New Jersey

Tuesday, December 29, 2020
Commencing at 5:02 p.m.

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

COMMISSIONER MARK S. DUNEC, (Via telephone)
COMMISSIONER CLIFFORD ROSS, (Via telephone)
COMMISSIONER GERARD M. SPIESBACH, (Via telephone)
COMMISSIONER JACQUELINE YUSTEIN, (Arrived at
5:06 p.m., via telephone)
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman,
(Via telephone)

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

COMMISSIONER CARLA A. STANZIALE
COMMISSIONER RONALD J. BROWN, Vice Chairman

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

STEVEN C. ROTHER, Executive Director, (Via telephone)
NIA H. GILL, ESQ., General Counsel, (Via telephone)
LUCY SAPINSKI, Director of Operations, (In Person)
BETSY WILLIAMSON, Administrative Assistant,
(Via telephone)
JOSEPH CALI, Airport Operations Manager,
(Via telephone)

	<u>I N D E X</u>	
		<u>PAGE</u>
1		
2		
3	SUNSHINE NOTICE	5
4	ROLL CALL	5
5	PUBLIC COMMENTS	6
6	<u>ACCEPTANCE OF MINUTES</u>	
7	Resolution No. 20-28	6
8	<u>EXECUTIVE SESSION</u>	
9	Resolution No. 20-272	27
10	Return to Open Session	
11	Resolution No. 20-29	27
12	<u>RESOLUTIONS</u>	
13	Resolution No. 20-219	9
14	Resolution No. 20-220	9
15	Resolution No. 20-221	9
16	Resolution No. 20-222	9
17	Resolution No. 20-223	9
18	Resolution No. 20-224	9
19	Resolution No. 20-225	9
20	Resolution No. 20-226	10
21	Resolution No. 20-227	10
22	Resolution No. 20-228	10
23	Resolution No. 20-229	10
24	Resolution No. 20-230	12
25	Resolution No. 20-231	12

1	Resolution No. 20-232	12
2	Resolution No. 20-233	13
3	Resolution No. 20-234	14
4	Resolution No. 20-235	14
5	Resolution No. 20-236	14
6	Resolution No. 20-237	14
7	Resolution No. 20-238	14
8	Resolution No. 20-239	14
9	Resolution No. 20-240	15
10	Resolution No. 20-241	15
11	Resolution No. 20-242	15
12	Resolution No. 20-243	15
13	Resolution No. 20-244	17
14	Resolution No. 20-245	17
15	Resolution No. 20-246	17
16	Resolution No. 20-247	17
17	Resolution No. 20-248	17
18	Resolution No. 20-249	17
19	Resolution No. 20-250	18
20	Resolution No. 20-251	18
21	Resolution No. 20-252	18
22	Resolution No. 20-253	18
23	Resolution No. 20-254	18
24	Resolution No. 20-255	18
25	Resolution No. 20-256	19

1	Resolution No. 20-257	19
2	Resolution No. 20-258	19
3	Resolution No. 20-259	19
4	Resolution No. 20-260	20
5	Resolution No. 20-261	20
6	Resolution No. 20-262	20
7	Resolution No. 20-263	20
8	Resolution No. 20-264	21
9	Resolution No. 20-265	21
10	Resolution No. 20-266	21
11	Resolution No. 20-267	21
12	Resolution No. 20-268	21
13	Resolution No. 20-269	23
14	Resolution No. 20-270	23
15	Resolution No. 20-271	23
16	Adjournment	27
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 CHAIRMAN KLINGHOFFER: On the record?

2 MS. DILLON: On the record.

3 CHAIRMAN KLINGHOFFER: On the record?

4 MS. DILLON: Yes.

5 CHAIRMAN KLINGHOFFER: Okay.

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

16

17 **ROLL CALL:**

18

19 CHAIRMAN KLINGHOFFER: Roll call, please.

20 MS. SAPINSKI: Commissioner Brown?

21 Commissioner Dunec?

22 COMMISSIONER DUNEC: Here.

23 MS. SAPINSKI: Commissioner Ross?

24 COMMISSIONER ROSS: Here.

25 MS. SAPINSKI: Commissioner Spiesbach?

1 COMMISSIONER SPIESBACH: Here.

2 MS. SAPINSKI: Commissioner Yustein?

3 Chairman Klinghoffer?

4 COMMISSIONER KLINGHOFFER: Here.

5

6 **PUBLIC COMMENTS:**

7

8 CHAIRMAN KLINGHOFFER: Do we have any
9 members of the public that would like to comment?

10 MS. SAPINSKI: Nobody here.

11 CHAIRMAN KLINGHOFFER: Hear -- hear --
12 okay. Hearing none.

13

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

16 **ACCEPTANCE OF MINUTES:**

17 **RESOLUTION NO. 20-28**

18 REGULAR BOARD MEETING AND EXECUTIVE SESSION,
19 NOVEMBER 24, 2020.)

20

21 CHAIRMAN KLINGHOFFER: We'll move on to
22 Acceptance of Minutes.

23 Would someone please move to accept the
24 minutes of the Regular Board Meeting and
25 Executive Session of November 24, 2020?

1 COMMISSIONER SPIESBACH: Move. Move to
2 accept.

3 Commissioner Spiesbach.

4 COMMISSIONER ROSS: Second.

5 Ross.

6 MS. SAPINSKI: Commissioner Dunec?

7 COMMISSIONER DUNEC: I have a question on
8 that.

9 I wasn't present. Am I still allowed to
10 vote?

11 MS. SAPINSKI: Yes.

12 CHAIRMAN KLINGHOFFER: A motion to accept,
13 not to -- not to approve. Yes.

14 COMMISSIONER DUNEC: Okay.

15 Yes.

16 MS. SAPINSKI: Commissioner Ross?

17 COMMISSIONER ROSS: Yes.

18 MS. SAPINSKI: Commissioner Spiesbach?

19 COMMISSIONER SPIESBACH: Yes.

20 MS. SAPINSKI: Chairman Klinghoffer?

21 CHAIRMAN KLINGHOFFER: Yes.

22 I apologize.

23 Is -- is Nia on the phone?

24 She really should have answered that, not
25 me.

1 MS. SAPINSKI: Yes, she is.

2 Nia -- Nia, are you on?

3 Hello?

4 MS. GILL: I'm here.

5 CHAIRMAN KLINGHOFFER: Nia?

6 Nia?

7 MS. GILL: I'm on mute.

8 CHAIRMAN KLINGHOFFER: Do you -- okay.

9 Nia, do you agree that one who is not present can
10 -- can still vote to accept minutes?

11 MS. GILL: Yes. Yes.

12 CHAIRMAN KLINGHOFFER: Okay.

13 MS. GILL: Yes.

14 CHAIRMAN KLINGHOFFER: Thank you. I will
15 not be --

16 MS. GILL: Thank you.

17 CHAIRMAN KLINGHOFFER: -- precipitous next
18 time. Okay.

19 MS. GILL: Okay.

20

21 (Whereupon, Commissioner Jacqueline Yustein
22 arrived, via telephone, at 5:06 p.m.)

23

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

1 **ADMINISTRATIVE :**

2 **1.** RESOLUTION NO. 20-219 - RESOLUTION
3 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
4 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING
5 ON 11-24-20; and

6 **2.** RESOLUTION NO. 20-220 - RESOLUTION
7 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);
8 and

9 **3.** RESOLUTION NO. 20-221 - RESOLUTION ADOPTING
10 THE CASH MANAGEMENT PLAN, PURSUANT TO N.J.S.A.
11 40A:5-16, FOR THE YEAR 2021; and

12 **4.** RESOLUTION NO. 20-222 - RESOLUTION
13 DESIGNATING PUBLIC AGENCY COMPLIANCE OFFICER
14 (P.A.C.O.) FOR THE AUTHORITY FOR THE YEAR 2021,
15 PURSUANT TO N.J.S.C. 17:27-3.2; and

16 **5.** RESOLUTION NO. 20-223 - RESOLUTION ADOPTING
17 HOLIDAY SCHEDULE FOR THE YEAR 2021; and

18 **6.** RESOLUTION NO. 20-224 - RESOLUTION
19 AUTHORIZING AN AGREEMENT WITH AUDIO-DIGITAL
20 TRANSCRIPTION SERVICE, LLC FOR TRANSCRIBING AND
21 RECORDING SERVICES FROM 1-1-21 THROUGH 12-31-21
22 IN THE AMOUNT OF \$10,000.00; and

23 **7.** RESOLUTION NO. 20-225 - RESOLUTION
24 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH KESZL
25 TECHNOLOGIES IN THE AMOUNT OF \$5,500.00 FOR 2021

1 MAINTENANCE OF AUTHORITY'S WEBSITE INCLUDING
2 HOSTING, SUPPORT, DISASTER RECOVERY AND
3 PURCHASING PORTAL SYSTEM; and

4 **8.** RESOLUTION NO. 20-226 - RESOLUTION
5 AUTHORIZING ANNUAL RENEWAL OF THE AGREEMENT WITH
6 THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL AND
7 A PAYMENT OF \$1,100.00 FOR MEMBERSHIP FEE FOR
8 2021; and

9 **9.** RESOLUTION NO. 20-227 - RESOLUTION
10 AUTHORIZING ANNUAL RENEWAL OF THE AGREEMENT WITH
11 THE COUNTY OF BERGEN FOR CO-OPERATIVE PRICING
12 PROGRAM FOR 2021; and

13 **10.** RESOLUTION NO. 20-228 - RESOLUTION
14 AUTHORIZING AN AGREEMENT WITH NEW JERSEY
15 GOVERNMENTAL SERVICES IN THE AMOUNT NOT TO EXCEED
16 \$5,000.00 FOR ACCOUNTING AND FINANCING CONSULTING
17 SERVICES; and

18 **11.** RESOLUTION NO. 20-229 - RESOLUTION
19 AUTHORIZING PURCHASE OF ECIA INSURANCE POLICIES:
20 GENERAL LIABILITY, PROPERTY, AUTOMOBILE,
21 UMBRELLA, EQUIPMENT FLOATER, BOILER AND
22 MACHINERY, CYBER, PUBLIC OFFICIALS AND FLOOD FOR
23 THE PERIOD 1-1-21 TO 12-31-21.)

24

25 CHAIRMAN KLINGHOFFER: Would someone like

1 to move Administrative?

2 Resolutions 1 through 11?

3 MR. ROTHER: If -- if we could, I -- we'd
4 like to apologize for the ratification of so many
5 bills. But it -- it's being the end of the year,
6 dealing with all of the folks we do business
7 with, and our own accounting, this is one of the
8 best ways to handle that.

9 We do apologize, though, for that -- all
10 those ratifications.

11 CHAIRMAN KLINGHOFFER: I -- I don't think
12 that's -- no, not necessary. This is a typical
13 -- this is a typical December agenda.

14 MR. ROTHER: Yes. Yes.

15 COMMISSIONER SPIESBACH: Well, then I would
16 move items 1 through 11.

17 Commissioner Spiesbach.

18 COMMISSIONER DUNEC: I'll second it.

19 Mark Dunec.

20 MS. SAPINSKI: Commissioner Dunec?

21 COMMISSIONER DUNEC: Yes.

22 MS. SAPINSKI: Commissioner Ross?

23 COMMISSIONER ROSS: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Yustein?

2 COMMISSIONER YUSTEIN: Yes.

3 MS. SAPINSKI: Thank you.

4 Chairman Klinghoffer?

5 CHAIRMAN KLINGHOFFER: Yes.

6

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

9 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

10 **EXPOSURE:**

11 **12.** RESOLUTION NO. 20-230 - RESOLUTION
12 RATIFYING PAYMENT IN THE AMOUNT OF \$37,434.00 TO
13 BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
14 SERVICES RENDERED IN THE MONTH OF NOVEMBER 2020;
15 and

16 **13.** RESOLUTION NO. 20-231 - RESOLUTION
17 RATIFYING PAYMENT IN THE AMOUNT OF \$4,872.00 TO
18 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES
19 RENDERED BY HYDROGEOLOGIC, INC.; and

20 **14.** RESOLUTION NO. 20-232 - RESOLUTION
21 AUTHORIZING AN AGREEMENT WITH BUCHANAN, INGERSOLL
22 & ROONEY, PC FOR LEGAL SERVICES IN THE AMOUNT NOT
23 TO EXCEED \$500,000.00 FROM JANUARY 1, 2021 TO
24 DECEMBER 31, 2021.)

25

1 CHAIRMAN KLINGHOFFER: Next we have
2 Resolutions 12 through 14, dealing with the
3 Correctional Facility and the environmental
4 litigation.

5 Would someone like to move those three
6 items?

7 COMMISSIONER ROSS: I'll move it.

8 Ross.

9 COMMISSIONER DUNEC: And I'll second.
10 Mark.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Ross?

14 COMMISSIONER ROSS: Yes.

15 MS. SAPINSKI: Commissioner Spiesbach?

16 COMMISSIONER SPIESBACH: Yes.

17 MS. SAPINSKI: Commissioner Yustein?

18 COMMISSIONER YUSTEIN: Yes.

19 MS. SAPINSKI: Chairman Klinghoffer?

20 CHAIRMAN KLINGHOFFER: Yes.

21

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

24 **PARKING FACILITY:**

25 **15. RESOLUTION NO. 20-233 - RESOLUTION RATIFYING**

1 PAYMENT TO AECOM IN THE AMOUNT OF \$3,200.00 FOR
2 SERVICES RENDERED IN CONNECTION WITH THE DESIGN
3 AND CONSTRUCTION OBSERVATION AND INSPECTION FOR
4 JUROR PARKING LOT SITE IMPROVEMENTS PROJECT; and
5 **16.** RESOLUTION NO. 20-234 - RESOLUTION RATIFYING
6 PAYMENT TO PROTECTIVE MEASURES SECURITY AND FIRE
7 SYSTEMS IN THE AMOUNT OF \$339.50 FOR FIRE SYSTEM
8 EQUIPMENT REPAIRS; and
9 **17.** RESOLUTION NO. 20-235 - RESOLUTION RATIFYING
10 PAYMENT IN THE AMOUNT OF \$5,177.20 TO POSITIVE
11 ELECTRIC FOR LIGHT BULBS REPLACEMENT; and
12 **18.** RESOLUTION NO. 20-236 - RESOLUTION
13 RATIFYING PAYMENT TO AROCHO SERVICES, LLC IN THE
14 AMOUNT OF \$3,975.00 FOR LANDSCAPING, ELEVATOR,
15 AND STAIRWELLS CLEANING SERVICES; and
16 **19.** RESOLUTION NO. 20-237 - RESOLUTION
17 RATIFYING PAYMENT IN THE AMOUNT OF \$1,180.00 TO
18 PPMG, LLC FOR REMOVAL AND DISPOSAL OF A WOOD
19 RETAINING WALL; and
20 **20.** RESOLUTION NO. 20-238 - RESOLUTION
21 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
22 POSITIVE ELECTRIC FOR ALL ELECTRIC RELATED ISSUES
23 IN THE AMOUNT NOT TO EXCEED \$44,000.00 FOR THE
24 YEAR 2021; and
25 **21.** RESOLUTION NO. 20-239 - RESOLUTION

1 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH HUDSON
2 COMMUNITY ENTERPRISES FOR LITTER PATROL SERVICES
3 IN THE AMOUNT NOT TO EXCEED \$35,160.00 FOR THE
4 YEAR 2021; and

5 **22.** RESOLUTION NO. 20-240 - RESOLUTION
6 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
7 STANDARD ELEVATOR FOR ELEVATOR MAINTENANCE
8 SERVICES IN THE AMOUNT NOT TO EXCEED \$3,291.60
9 (\$274.30 PER MONTH) FOR THE YEAR 2021; and

10 **23.** RESOLUTION NO. 20-241 - RESOLUTION
11 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AROCHO
12 SERVICES FOR GENERAL MAINTENANCE SERVICES FOR THE
13 YEAR 2021 IN THE AMOUNT NOT TO EXCEED \$44,000.00;
14 and

15 **24.** RESOLUTION NO. 20-242 - RESOLUTION
16 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
17 PROTECTIVE MEASURES SYSTEM AND FIRE SAFETY FOR
18 FIRE ALARM MONITORING FOR THE YEAR 2021 IN THE
19 AMOUNT OF \$588.00; and

20 **25.** RESOLUTION NO. 20-243 - RESOLUTION
21 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
22 SCHINDLER ELEVATOR CORPORATION FOR FULL
23 MAINTENANCE SERVICE FOR TWO SCHINDLER HYDRAULIC
24 PASSENGER ELEVATORS IN THE AMOUNT NOT TO EXCEED
25 \$10,000.00 FOR THE YEAR 2021.)

1
2 CHAIRMAN KLINGHOFFER: Next we have Parking
3 Facility.

4 Resolutions 15 through 25.

5 Would someone like to move them?

6 COMMISSIONER ROSS: I'll move it.

7 COMMISSIONER SPIESBACH: And I will second.

8 Spiesbach second.

9 MS. SAPINSKI: And it was moved by
10 Commissioner Ross?

11 COMMISSIONER ROSS: Yes.

12 MS. SAPINSKI: Thank you.

13 Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Ross?

16 COMMISSIONER ROSS: Yes.

17 MS. SAPINSKI: Commissioner Spiesbach?

18 COMMISSIONER SPIESBACH: Yes.

19 MS. SAPINSKI: Commissioner Yustein?

20 COMMISSIONER YUSTEIN: Yes.

21 MS. SAPINSKI: Chairman Klinghoffer?

22 CHAIRMAN KLINGHOFFER: Yes.

23

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

1 **AIRPORT :**

2 **26.** RESOLUTION NO. 20-244 - RESOLUTION
3 RATIFYING PAYMENT IN THE AMOUNT OF \$775.00 TO
4 PARK PLACE FOR SNOW REMOVAL AND SALT SPREADING
5 SERVICES ALONG ACCESS ROAD; and

6 **27.** RESOLUTION NO. 20-245 - RESOLUTION
7 RATIFYING PAYMENT IN THE AMOUNT OF \$3,077.33 TO
8 SMITH TRACTOR & EQUIPMENT FOR TRACTOR REPAIRS;
9 and

10 **28.** RESOLUTION NO. 20-246 - RESOLUTION
11 RATIFYING PAYMENT IN THE AMOUNT OF \$325.00 TO SJ
12 CARNEY MAINTENANCE FOR ROOF REPAIRS AT
13 HANGAR/BUILDING M AND I; and

14 **29.** RESOLUTION NO. 20-247 - RESOLUTION
15 RATIFYING PAYMENT IN THE AMOUNT OF \$2,262.00 TO
16 FOX FENCE FOR GATES REPAIRS AT THE AIRPORT; and

17 **30.** RESOLUTION NO. 20-248 - RESOLUTION
18 RATIFYING PAYMENT TO H2M ASSOCIATES INC., IN THE
19 AMOUNT OF \$647.86 FOR ENGINEERING SERVICES IN
20 CONNECTION WITH THE UNDERGROUND STORAGE TANK
21 COMPLIANCE AS PER NEW DEP REGULATIONS; and

22 **31.** RESOLUTION NO. 20-249 - RESOLUTION
23 RATIFYING PAYMENT TO THOMAS J. O'BEIRNE & CO.,
24 INC., IN THE AMOUNT OF \$5,795.23 FOR PLUMBING
25 SERVICES AT AIRPORT; and

1 **32.** RESOLUTION NO. 20-250 - RESOLUTION
2 RATIFYING PAYMENT TO GARY KUBIAK & SON ELECTRIC
3 IN THE AMOUNT OF \$1,332.94 FOR REILS REPAIRS; and

4 **33.** RESOLUTION NO. 20-251 - RESOLUTION
5 RATIFYING PAYMENT TO GROOME DOOR & MECHANICAL
6 SYSTEMS IN THE AMOUNT OF \$9,664.84 FOR T-HANGARS
7 DOOR REPAIRS; and

8 **34.** RESOLUTION NO. 20-252 - RESOLUTION
9 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
10 SECURITY 101 FOR MAINTENANCE OF SECURITY
11 EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$18,281.00
12 FOR THE YEAR 2021; and

13 **35.** RESOLUTION NO. 20-253 - RESOLUTION
14 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AURORA
15 ENVIRONMENTAL, INC. FOR ANNUAL INSPECTION AND
16 MAINTENANCE OF DIESEL AND UNLEADED FUELING
17 EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$1,750.00
18 FOR THE YEAR 2021; and

19 **36.** RESOLUTION NO. 20-254 - RESOLUTION
20 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH KESZL
21 TECHNOLOGIES IN THE AMOUNT OF \$1,500.00 FOR 2021
22 MAINTENANCE OF AIRPORT WEBSITE INCLUDING HOSTING,
23 SUPPORT, DISASTER RECOVERY; and

24 **37.** RESOLUTION NO. 20-255 - RESOLUTION
25 AUTHORIZING AN AGREEMENT WITH GALLEROS ROBINSON

1 FOR ACCOUNTING SERVICES IN CONNECTION WITH THE
2 MONTHLY PREPARATION OF AIRPORT MOTOR FUEL TAX
3 RETURNS FOR THE FISCAL YEAR 2021 IN THE AMOUNT OF
4 \$3,300.00 (\$275.00 PER MONTH); and

5 **38.** RESOLUTION NO. 20-256 - RESOLUTION
6 AUTHORIZING AN AGREEMENT WITH RACHLES/MICHELE OIL
7 CO. FOR VEHICLE FUEL DELIVERY IN AN AMOUNT NOT TO
8 EXCEED \$50,000.00 FOR THE YEAR 2021 (STATE
9 CONTRACT); and

10 **39.** RESOLUTION NO. 20-257 - RESOLUTION
11 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
12 INTERSTATE WASTE SERVICES FOR SOLID WASTE REMOVAL
13 IN THE AMOUNT NOT TO EXCEED \$5,700.00 AT THE
14 AIRPORT FOR THE YEAR 2021; and

15 **40.** RESOLUTION NO. 20-258 - RESOLUTION
16 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AIR
17 POWER FOR ALL ELECTRIC AND HVAC RELATED ISSUES AT
18 ALL AIRPORT BUILDINGS AND HANGARS IN THE AMOUNT
19 NOT TO EXCEED \$44,000.00 FOR THE YEAR 2021; and

20 **41.** RESOLUTION NO. 20-259 - RESOLUTION
21 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH ARROW
22 ELEVATOR INCORPORATED FOR A FULL MAINTENANCE
23 SERVICES OF THE HYDRAULIC ELEVATOR AT
24 HANGAR/BUILDING M IN AN AMOUNT NOT TO EXCEED
25 \$2,126.00 FOR THE YEAR 2021; and

1 **42.** RESOLUTION NO. 20-260 - RESOLUTION
2 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH THOMAS
3 J. O'BEIRNE & CO. FOR ALL PLUMBING RELATED ISSUES
4 AT ALL AIRPORT BUILDINGS AND HANGARS IN THE
5 AMOUNT NOT TO EXCEED \$44,000.00 FOR THE YEAR
6 2021; and

7 **43.** RESOLUTION NO. 20-261 - RESOLUTION
8 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH S.J.
9 CARNEY FOR ALL ROOF RELATED ISSUES AT ALL AIRPORT
10 BUILDINGS AND HANGARS IN THE AMOUNT NOT TO EXCEED
11 \$20,000.00 FOR THE YEAR 2021; and

12 **44.** RESOLUTION NO. 20-262 - RESOLUTION
13 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH GARY
14 KUBIAK & SON ELECTRIC INC. FOR ELECTRICAL
15 MAINTENANCE AND TROUBLESHOOTING SERVICES OF
16 AIRFIELD LIGHTING CIRCUITS IN THE AMOUNT NOT TO
17 EXCEED \$20,000.00 FOR THE YEAR 2021; and

18 **45.** RESOLUTION NO. 20-263 - RESOLUTION
19 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH GROOME
20 DOOR & MECHANICAL SYSTEMS FOR ALL HANGARS AND T-
21 HANGARS DOOR RELATED ISSUES AT THE AIRPORT IN THE
22 AMOUNT NOT TO EXCEED \$44,000.00 FOR THE YEAR
23 2021; and

24 **DRAINAGE IMPROVEMENTS PROJECT**

25 **PROJECT FUNDED: NJDOT 90%, ECIA 10%**

1 **46.** RESOLUTION NO. 20-264 - RESOLUTION
2 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
3 THE AMOUNT OF \$2,877.28 FOR ENGINEERING SERVICES
4 IN CONNECTION WITH THE CONSTRUCTION OBSERVATION
5 AND INSPECTION FOR THE PERIOD THROUGH 12-4-2020;
6 and

7 **RUNWAY 4-22 REHABILITATION PROJECT**

8 **PROJECT FUNDED: NJDOT 90%, ECIA 10%**

9 **47.** RESOLUTION NO. 20-265 - RESOLUTION
10 RATIFYING PAYMENT #3 TO PAVING MATERIALS &
11 CONTRACTING, LLC IN THE AMOUNT OF \$252,196.63 FOR
12 SERVICES RENDERED THROUGH NOVEMBER 4, 2020; and

13 **48.** RESOLUTION NO. 20-266 - RESOLUTION
14 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
15 THE AMOUNT OF \$34,091.29 FOR ENGINEERING SERVICES
16 IN CONNECTION WITH THE CONSTRUCTION OBSERVATION
17 AND INSPECTION FOR THE PERIOD THROUGH 12-4-2020;
18 and

19 **FIRE SUPPRESSION SYSTEM PROJECT**

20 **PROJECT FUNDED: ECIA/AIRPORT**

21 **49.** RESOLUTION NO. 20-267 - RESOLUTION
22 RATIFYING CHANGE ORDER #5 & FINAL TO STAR FIRE &
23 SAFETY IN THE AMOUNT OF \$9,720.00 FOR ADDITIONAL
24 SERVICES RENDERED IN HANGAR/BUILDING I; and

25 **50.** RESOLUTION NO. 20-268 - RESOLUTION

1 RATIFYING PAYMENT #4 TO STAR FIRE & SAFETY, INC.
2 IN THE AMOUNT OF \$88,205.14 FOR SERVICES RENDERED
3 THROUGH DECEMBER 11, 2020.)
4

5 CHAIRMAN KLINGHOFFER: Next we have Airport
6 Resolutions.

7 Twenty-six through 45.

8 MS. SAPINSKI: Through 50.

9 CHAIRMAN KLINGHOFFER: I'm sorry. Through
10 40 -- no, 26 through 50.

11 MS. SAPINSKI: That's right.

12 CHAIRMAN KLINGHOFFER: Yeah. That's --
13 that's a long list. Yeah. Okay.

14 COMMISSIONER DUNEC: I'll move it.

15 Mark.

16 COMMISSIONER YUSTEIN: I'll second it.

17 Jackie.

18 MS. SAPINSKI: Thank you.

19 Commissioner Ross?

20 Commissioner Ross?

21 COMMISSIONER ROSS: Yes.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: 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 **FINANCE:**

9 **51.** RESOLUTION NO. 20-269 - RESOLUTION
10 ACCEPTING A PROPOSAL FROM DIGITAL ASSURANCE
11 CERTIFICATION IN THE AMOUNT NOT TO EXCEED
12 \$4,000.00 FOR DISSEMINATION AGENT SERVICES IN
13 CONNECTION WITH ONGOING COMPLIANCE AND SUPPORT
14 FOR CONTINUING DISCLOSURE FILLINGS (SIC) WITH
15 EMMA OF ALL ECIA BONDS FOR THE YEAR 2021; and

16 **52.** RESOLUTION NO. 20-270 - RESOLUTION
17 AUTHORIZING AN AGREEMENT WITH GALLEROS ROBINSON,
18 LLP AS FINANCIAL CONSULTANT/PROGRAM ADMINISTRATOR
19 FOR THE PGLP PROGRAM FROM 1-1-21 TO 12-31-21 IN
20 THE AMOUNT OF \$24,000.00; and

21 **53.** RESOLUTION NO. 20-271 - RESOLUTION RATIFYING
22 PAYMENT OF CHARGES AND EXPENSES OF THE
23 AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT
24 LOAN PROGRAM, SERIES 2086 (SIC)

25 **PAYMENTS DUE FOR PGLP SERVICES**

1 GALLEROS ROBINSON, LLP \$ 2,000.00
2 PROGRAM ADMINISTRATOR
3 DECEMBER 2020
4 ECIA \$ 5,000.00
5 REIMBURSEMENT FEE
6 WELLS FARGO \$36,588.86
7 LETTER OF CREDIT
8 10-1-20 TO 12-31-20.)
9
10 CHAIRMAN KLINGHOFFER: Lucy, just make sure
11 I haven't missed anything, please.
12 MS. SAPINSKI: No. Yes.
13 CHAIRMAN KLINGHOFFER: I think we're up to
14 51.
15 Is that correct?
16 MS. SAPINSKI: That's correct.
17 CHAIRMAN KLINGHOFFER: Okay.
18 MS. SAPINSKI: Yeah, 51, yeah.
19 CHAIRMAN KLINGHOFFER: Okay.
20 Would someone like to move Finance
21 Resolutions?
22 Fifty-one through 53?
23 COMMISSIONER ROSS: I'll move it.
24 Ross.
25 COMMISSIONER DUNEC: I'll second.

1 Mark.

2 MS. SAPINSKI: Commissioner Dunec?

3 COMMISSIONER DUNEC: Yes.

4 MS. SAPINSKI: Commissioner Ross?

5 COMMISSIONER ROSS: Yes.

6 MS. SAPINSKI: Commissioner Spiesbach?

7 COMMISSIONER SPIESBACH: Yes.

8 MS. SAPINSKI: Commissioner Yustein?

9 COMMISSIONER YUSTEIN: Yes.

10 MS. SAPINSKI: Chairman Klinghoffer?

11 CHAIRMAN KLINGHOFFER: Yes.

12 Mr. Rother, I understand we have need for
13 an Executive Session.

14 MR. ROTHER: Yes, which it deals with
15 pending litigation.

16 CHAIRMAN KLINGHOFFER: Would someone like
17 to move --

18 MR. ROTHER: Yes.

19 CHAIRMAN KLINGHOFFER: -- going into
20 Executive Session, followed by adjournment?

21 COMMISSIONER SPIESBACH: Yes.

22 Gerry will move to go to Executive,
23 followed by adjournment.

24 COMMISSIONER YUSTEIN: Jackie will second.

25 MS. SAPINSKI: Commissioner Dunec?

1 COMMISSIONER DUNEC: Yes.

2 MS. SAPINSKI: Commissioner Ross?

3 COMMISSIONER ROSS: Yes.

4 MS. SAPINSKI: Commissioner Spiesbach?

5 COMMISSIONER SPIESBACH: Yes.

6 MS. SAPINSKI: Commissioner Yustein?

7 COMMISSIONER YUSTEIN: Yes.

8 MS. SAPINSKI: Chairman Klinghoffer?

9 CHAIRMAN KLINGHOFFER: Yes.

10 And before we jump off, there's another
11 phone number, which we're not going to announce,
12 does anybody need it -- need it emailed to them
13 again?

14 COMMISSIONER SPIESBACH: Give me a moment.

15 CHAIRMAN KLINGHOFFER: Make sure everybody
16 -- make sure everybody's got it before we hang
17 up.

18 COMMISSIONER SPIESBACH: Right. It should
19 be --

20 CHAIRMAN KLINGHOFFER: It's in the original
21 email.

22 COMMISSIONER SPIESBACH: Right. It is. It
23 was on Wednesday, right, Lucy?

24 MS. SAPINSKI: It was Tuesday, the 22nd, I
25 sent it.

1 CHAIRMAN KLINGHOFFER: Tuesday.

2 MS. SAPINSKI: Yes.

3 CHAIRMAN KLINGHOFFER: Four -- 4:15 p.m.,
4 if that helps.

5 COMMISSIONER SPIESBACH: Okay.

6 All right.

7 I'm good.

8 CHAIRMAN KLINGHOFFER: Everybody's got it?

9 MS. SAPINSKI: Okay.

10 CHAIRMAN KLINGHOFFER: Okay.

11 So, we're going to hang up and redial then.

12 Okay.

13 Thank you.

14 MS. SAPINSKI: Thank you.

15

16 (Whereupon, the Board moved to Executive
17 Session at 5:09 p.m., Resolution No. 20-272.)

18

19 (Whereupon, the Board returned to Open
20 Session, Resolution No. 20-29.)

21

22 **ADJOURNMENT:**

23

24 (Whereupon, the proceedings were
25 concluded.)

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 of the ESSEX COUNTY IMPROVEMENT AUTHORITY heard
10 on Tuesday, December 29, 2020 and digitally
11 recorded.

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and proofread by: Deborah Dillon