

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
: _____ :

27 Wright Way
Fairfield, New Jersey

Tuesday, January 26, 2021
Commencing at 5:01 p.m.

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

COMMISSIONER MARK S. DUNEC, (Via telephone)
COMMISSIONER CARLA A. STANZIALE, (Via telephone)
COMMISSIONER JACQUELINE YUSTEIN, (Via telephone)
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman,
(Via telephone)

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

COMMISSIONER CLIFFORD ROSS
COMMISSIONER GERARD M. SPIESBACH
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	4
4	ROLL CALL	4
5	PUBLIC COMMENTS	5
6	ACCEPTANCE OF MINUTES	
7	Resolution No. 21-01	5
8	EXECUTIVE SESSION	
9	Resolution No. 21-017	17
10	<u>RESOLUTIONS</u>	
11	Resolution No. 21-001	7
12	Resolution No. 21-002	7
13	Resolution No. 21-003	7
14	Resolution No. 21-004	8
15	Resolution No. 21-005	8
16	Resolution No. 21-006	9
17	Resolution No. 21-007	11
18	Resolution No. 21-008	11
19	Resolution No. 21-009	11
20	Resolution No. 21-010	11
21	Resolution No. 21-011	11
22	Resolution No. 21-012	12
23	Resolution No. 21-013	12
24	Resolution No. 21-014	12
25	Resolution No. 21-015	12

I N D E X: Continued...

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Resolution No. 21-016
ADJOURNMENT

PAGE
14
17

1 CHAIRMAN KLINGHOFFER: Okay.

2 On the record?

3 MR. DILLON: Yes, we're all good. You can
4 begin.

5 MS. SAPINSKI: Kevin, are we ready?

6 Yes.

7 CHAIRMAN KLINGHOFFER: Okay.

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

18

19 **ROLL CALL:**

20

21 CHAIRMAN KLINGHOFFER: Roll call, please.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: Yeah.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 Okay, he's not.

1 Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes. Here.

3 MS. SAPINSKI: Commissioner Yustein?

4 COMMISSIONER YUSTEIN: Here.

5 MS. SAPINSKI: Chairman Klinghoffer?

6 CHAIRMAN KLINGHOFFER: Here.

7

8 **PUBLIC COMMENTS:**

9

10 CHAIRMAN KLINGHOFFER: Do we have any
11 members of the public present to make comment?

12 MS. SAPINSKI: Nobody's present.

13 CHAIRMAN KLINGHOFFER: Hearing none.

14 Okay.

15 Hearing none; we'll move on.

16

17 (Whereupon, the Board discussed and took
18 action on the following item:

19 **ACCEPTANCE OF MINUTES**

20 **RESOLUTION NO. 21-01**

21 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**
22 DECEMBER 29, 2020.)

23

24 CHAIRMAN KLINGHOFFER: Would anybody like
25 to move to Accept the Minutes of the December 29,

1 2020 Regular Board Meeting and the Executive
2 Session?

3 COMMISSIONER STANZIALE: Commissioner
4 Stanziale will make a motion.

5 COMMISSIONER DUNEC: I'll move it.

6 COMMISSIONER YUSTEIN: I --

7 MS. SAPINSKI: Commissioner Dunec; --

8 CHAIRMAN KLINGHOFFER: Stanz--

9 MS. SAPINSKI: -- second.

10 CHAIRMAN KLINGHOFFER: Second.

11 MS. SAPINSKI: Okay.

12 CHAIRMAN KLINGHOFFER: Yeah.

13 MS. SAPINSKI: Thank you.

14 Commissioner Dunec?

15 COMMISSIONER DUNEC: Yeah.

16 MS. SAPINSKI: Commissioner Stanziale?

17 COMMISSIONER STANZIALE: Yes.

18 MS. SAPINSKI: Commissioner Yustein?

19 COMMISSIONER YUSTEIN: Yes.

20 MS. SAPINSKI: Chairman Klinghoffer?

21 CHAIRMAN KLINGHOFFER: Yes.

22 We're going to defer Executive Session
23 until the end of the meeting.

24

25 (Whereupon, the Board discussed and took

1 action on the following items:

2 **ADMINISTRATIVE**

3 1. RESOLUTION NO. 21-001 - RESOLUTION
4 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
5 SERVICES, LLC FOR TRANSCRIPTION OF REGULAR BOARD
6 MEETING ON 12-29-20;

7 2. RESOLUTION NO. 21-002 - RESOLUTION
8 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);
9 and

10 3. RESOLUTION NO. 21-003 - RESOLUTION AMENDING
11 2021 POOL OF APPROVED LAW FIRMS IN ACCORDANCE
12 WITH THE "PAY TO PLAY LAW - FAIR AND OPEN
13 PROCESS" - NJSA 19:44A-20.4.)

14

15 CHAIRMAN KLINGHOFFER: Next we have
16 Administrative Resolutions.

17 One through 3.

18 Would someone like to move them?

19 COMMISSIONER DUNEC: I'll move it.

20 COMMISSIONER STANZIALE: Commissioner
21 Stanziale --

22 COMMISSIONER YUSTEIN: Commissioner
23 Yustein --

24 COMMISSIONER STANZIALE: -- will second.

25 COMMISSIONER YUSTEIN: -- will second.

1 Oh.

2 MS. SAPINSKI: Okay.

3 Thank you.

4 Commissioner Dunec?

5 COMMISSIONER DUNEC: 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

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

15 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

16 **EXPOSURE**

17 4. RESOLUTION NO. 21-004 - RESOLUTION
18 AUTHORIZING PAYMENT IN THE AMOUNT OF \$39,439.50
19 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
20 SERVICES RENDERED IN THE MONTH OF DECEMBER 2020;
21 and

22 5. RESOLUTION NO. 21-005 - RESOLUTION
23 AUTHORIZING PAYMENT IN THE AMOUNT OF \$754.00 TO
24 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES
25 RENDERED BY HYDROGEOLOGIC, INC.)

1

2 CHAIRMAN KLINGHOFFER: Next we have the
3 Correctional Facility/Celanese/Environmental
4 Exposure.

5

Resolutions 4 and 5.

6

COMMISSIONER DUNEC: I'll make a motion.

7

CHAIRMAN KLINGHOFFER: Do we have a second?

8

COMMISSIONER STANZIALE: Commissioner

9

Stanziale will second.

10

MS. SAPINSKI: Thank you.

11

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

PARKING FACILITY

23

6. RESOLUTION NO. 21-006 - RESOLUTION

24

RATIFYING PAYMENT TO PPMG IN THE AMOUNT OF

25

\$1,750.00 FOR SALT SPREADING AND SNOW REMOVAL

1 SERVICES IN DECEMBER 2020.)

2

3 CHAIRMAN KLINGHOFFER: Next, Parking
4 Facility.

5 Resolution -- our sixth item on our agenda.
6 Would someone like to move that?

7 COMMISSIONER DUNEC: I'll move it.

8 COMMISSIONER YUSTEIN: Commissioner Yustein
9 will move that.

10 COMMISSIONER DUNEC: I'll second.

11 MS. SAPINSKI: Okay.

12 So, Commissioner Yustein; moving.

13 And Commissioner Dunec; second.

14 Thank you.

15 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

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

1 **AIRPORT**

2 **7.** RESOLUTION NO. 21-007 - RESOLUTION
3 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH STAR
4 FIRE & SAFETY INC. IN THE AMOUNT OF \$6,780.00 FOR
5 ANNUAL INSPECTION, QUARTERLY TESTING, AND
6 MONITORING SERVICES FOR THE FIRE ALARM AND FIRE
7 PROTECTION SYSTEM AT HANGAR P;

8 **8.** RESOLUTION NO. 21-008 - RESOLUTION
9 RATIFYING PAYMENT TO PARK PLACE IN THE AMOUNT OF
10 \$9,257.50 FOR SNOW REMOVAL AND SALT SPREADING;

11 **9.** RESOLUTION NO. 21-009 - RESOLUTION
12 RATIFYING PAYMENT TO H2M ASSOCIATES INC., IN THE
13 AMOUNT OF \$405.00 FOR ENGINEERING SERVICES IN
14 CONNECTION WITH THE UNDERGROUND STORAGE TANK
15 COMPLIANCE AS PER DEP REGULATIONS;

16 **TAXIWAY P & G REHABILITATION PROJECT (DESIGN)**

17 **Project Funded: NJDOT AND ECIA/AIRPORT 2019 BOND**

18 **10.** RESOLUTION NO. 21-010 - RESOLUTION
19 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
20 THE AMOUNT OF \$35,500.00 FOR ENGINEERING SERVICES
21 IN CONNECTION WITH THE DESIGN;

22 **APRON B REHABILITATION PROJECT (DESIGN)**

23 **Project Funded: FAA 100%**

24 **11.** RESOLUTION NO. 21-011 - RESOLUTION
25 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN

1 THE AMOUNT OF \$29,200.00 FOR ENGINEERING SERVICES
2 IN CONNECTION WITH THE DESIGN;

3 **FIRE SUPPRESSION SYSTEM PROJECT**

4 **Project Funded: ECIA/AIRPORT 2019 Bond**

5 12. RESOLUTION NO. 21-012 - RESOLUTION
6 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
7 THE AMOUNT OF \$22,014.18 FOR ENGINEERING SERVICES
8 IN CONNECTION WITH THE CONSTRUCTION OBSERVATION
9 AND INSPECTION;

10 **DRAINAGE IMPROVEMENTS PROJECT**

11 **Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND**

12 13. RESOLUTION NO. 21-013 - RESOLUTION
13 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
14 THE AMOUNT OF \$1,475.05 FOR ENGINEERING SERVICES
15 IN CONNECTION WITH THE CONSTRUCTION OBSERVATION
16 AND INSPECTION;

17 **RUNWAY 4-22 REHABILITATION PROJECT**

18 **Project Funded: FAA 90% and ECIA/AIRPORT 2019**
19 **BOND 10%**

20 14. RESOLUTION NO. 21-014 - RESOLUTION
21 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
22 THE AMOUNT OF \$9,241.98 FOR ENGINEERING SERVICES
23 IN CONNECTION WITH THE CONSTRUCTION OBSERVATION
24 AND INSPECTION; and

25 15. RESOLUTION NO. 21-015 - RESOLUTION

1 AUTHORIZING CHANGE ORDER #1 & FINAL IN THE CREDIT
2 AMOUNT OF (\$136,336.73) TO PAVING MATERIALS IN
3 CONNECTION WITH THE RUNWAY 4-22 REHAB PROJECT.)
4

5 CHAIRMAN KLINGHOFFER: Next we have
6 Airport.

7 Resolutions 7 through 15.

8 Someone like to move them?

9 COMMISSIONER STANZIALE: I'll make a
10 motion; Commissioner Stanziale.

11 COMMISSIONER YUSTEIN: Commissioner Yustein
12 will second it.

13 MS. SAPINSKI: Thank you.

14 Commissioner Dunec?

15 COMMISSIONER DUNEC: Yes.

16 MS. SAPINSKI: Commissioner Stanziale?

17 COMMISSIONER STANZIALE: Yes.

18 MS. SAPINSKI: Commissioner Yustein?

19 COMMISSIONER YUSTEIN: Yes.

20 MS. SAPINSKI: Chairman Klinghoffer?

21 CHAIRMAN KLINGHOFFER: Yes.
22

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

25 **FINANCE**

1 **16.** RESOLUTION NO. 21-016 - RESOLUTION
2 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF
3 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT
4 LOAN PROGRAM, SERIES 1986

5 **Payments for PGLP Services**

6 GALLEROS-ROBINSON CPAs, LLP - PROGRAM
7 ADMINISTRATOR - JANUARY 2021 - \$2,000.00;

8 WELLS FARGO - REMARKETING FEE - 10/1/2020
9 TO 12/31/2020 - \$4,395.56;

10 BNY MELLON - TRUSTEE FEE - 1/1/2021 TO
11 3/31/2021 - \$4,250.00.)

12

13 CHAIRMAN KLINGHOFFER: And -- and Finance
14 Resolution.

15 Number 16 on our agenda.

16 Would someone like to move them?

17 COMMISSIONER DUNEC: I'll move them.

18 COMMISSIONER STANZIALE: I'll second;

19 Commissioner Stanziale.

20 MS. SAPINSKI: Thank you.

21 Commissioner Dunec?

22 COMMISSIONER DUNEC: 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, what's the rationale for going
5 into Executive Session?

6 MR. ROTHER: Pending -- pending litigation.

7 CHAIRMAN KLINGHOFFER: Okay.

8 MS. SAPINSKI: And --

9 CHAIRMAN KLINGHOFFER: Someone --

10 MS. SAPINSKI: And adjournment of the
11 meeting.

12 CHAIRMAN KLINGHOFFER: Don't worry, give me
13 a chance.

14 Would someone like to move to go into
15 Executive Session and to adjourn the meeting when
16 -- when we complete Executive Session?

17 COMMISSIONER STANZIALE: I'll move those;
18 Commissioner Stanziale.

19 COMMISSIONER DUNEC: I'll second.

20 COMMISSIONER YUSTEIN: Commissioner Yustein
21 will second.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: 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 Okay, we're going to recall in next to the

6 --

7 Is the number in your email?

8 Yes. Okay.

9 MS. SAPINSKI: Yes.

10 CHAIRMAN KLINGHOFFER: Does everybody have

11 -- have -- does everybody have that number?

12 MR. DILLON: I'm sorry.

13 I'm going to hop off.

14 Are you -- are you now in Executive

15 Session?

16 Sorry to interrupt.

17 MS. SAPINSKI: We're going in right now.

18 CHAIRMAN KLINGHOFFER: We're going --

19 MR. DILLON: Okay, so I shouldn't -- I

20 shouldn't stop the recording?

21 MS. SAPINSKI: Yes. That's it, Kevin.

22 That's -- that's it for you, yes.

23 MR. DILLON: Okay.

24 All right, have a good day, everyone.

25 Sorry for the interruption.

1 CHAIRMAN KLINGHOFFER: Thank you.

2 MR. DILLON: Good bye.

3 MS. SAPINSKI: Thank you.

4 CHAIRMAN KLINGHOFFER: Okay. Bye.

5 Thank you.

6

7 (Whereupon, the Board moved to Executive

8 Session at 5:06 p.m., Resolution No. 21-017.)

9

10 **ADJOURNMENT :**

11

12 (Whereupon, the Board returned to Open

13 Session.)

14

15 (Whereupon, the proceedings were

16 concluded.)

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, January 26, 2021 and digitally
10 recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon