

ESSEX COUNTY  
IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
\_\_\_\_\_ :

27 Wright Way  
Fairfield, New Jersey

Tuesday, July 27, 2021

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

COMMISSIONER GERARD M. SPIESBACH, (Via telephone)  
COMMISSIONER CARLA A. STANZIALE, (Via telephone)  
COMMISSIONER RONALD J. BROWN, Vice Chairman,  
(Via telephone)  
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman,  
(Via telephone)

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

COMMISSIONER MARK S. DUNEC  
COMMISSIONER CLIFFORD ROSS  
COMMISSIONER JACQUELINE YUSTEIN

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)

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

BETSY WILLIAMSON, Administrative Assistant,  
(Via telephone)  
JOSEPH CALI, Airport Operations Manager,  
(Via telephone)

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1 CHAIRMAN KLINGHOFFER: Okay.

2 Lucy, you all set?

3 MS. SAPINSKI: Yes, I'm all ready.

4 CHAIRMAN KLINGHOFFER: Okay.

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

15

16 **ROLL CALL:**

17

18 CHAIRMAN KLINGHOFFER: Roll call, please.

19 MS. SAPINSKI: Commissioner Brown?

20 VICE CHAIRMAN BROWN: Here.

21 MS. SAPINSKI: Commissioner Dunec?

22 Commissioner Ross?

23 Commissioner Spiesbach?

24 COMMISSIONER SPIESBACH: Here.

25 MS. SAPINSKI: Commissioner Stanziale?

1 COMMISSIONER STANZIALE: Here.

2 MS. SAPINSKI: Commissioner Yustein?

3 Commiss-- Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Here.

5

6 **PUBLIC COMMENTS:**

7

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

11 MS. SAPINSKI: There's nobody present --

12 CHAIRMAN KLINGHOFFER: Hearing none, --

13 MS. SAPINSKI: -- in the office.

14 CHAIRMAN KLINGHOFFER: -- we'll move on.

15 Okay.

16

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

19 **ACCEPTANCE OF MINUTES**

20 RESOLUTION NO. 21-09

21 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**

22 JUNE 29, 2021.)

23

24 CHAIRMAN KLINGHOFFER: We'll move on to

25 Acceptance of Minutes.

1           Is there a motion to accept the minutes --  
2 the Regular Board Meeting and Executive Session  
3 Minutes of June --

4           COMMISSIONER SPIESBACH: Gerry.

5           CHAIRMAN KLINGHOFFER: -- 29, 2021?

6           COMMISSIONER SPIESBACH: Yeah.

7           Gerry will move to accept minutes.

8           CHAIRMAN KLINGHOFFER: Commissioner  
9 Spiesbach.

10          Okay.

11          VICE CHAIRMAN BROWN: Brown will second it.

12          MS. SAPINSKI: Thank you.

13          Commissioner Brown?

14          VICE CHAIRMAN BROWN: Yes.

15          MS. SAPINSKI: Commissioner Spiesbach?

16          COMMISSIONER SPIESBACH: Yes.

17          MS. SAPINSKI: Commissioner Stanziale?

18          COMMISSIONER STANZIALE: Yes.

19          MS. SAPINSKI: Chairman Klinghoffer?

20          CHAIRMAN KLINGHOFFER: Yes.

21          We're going to move Executive Session -- is  
22 that correct, Mr. Rother, we'll move it to the  
23 end?

24          MR. ROTHER: Yes. Correct.

25          CHAIRMAN KLINGHOFFER: Okay.

1           Okay.

2

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

5    **ADMINISTRATIVE**

6           **1.** RESOLUTION NO. 21-107 - RESOLUTION  
7 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION  
8 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING  
9 ON 6-29-2021; and

10          **2.** RESOLUTION NO. 21-108 - RESOLUTION  
11 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);  
12 and

13          **3.** RESOLUTION NO. 21-109 - RESOLUTION  
14 AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE  
15 MORRIS COUNTY COOPERATIVE PRICING COUNCIL TO  
16 BECOME A MEMBER FROM OCTOBER 1, 2021 THROUGH  
17 SEPTEMBER 30, 2026.)

18

19           CHAIRMAN KLINGHOFFER: Next we'll move  
20 Administrative.

21           Resolutions 1 through 3.

22           Would anybody like to move them?

23           VICE CHAIRMAN BROWN: I'll move --

24           COMMISSIONER STANZIALE: Carla will move --

25           MS. SAPINSKI: So Commissioner Brown moved.



1 And Carla Stanziale second.

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Thank you.

4 Commissioner Brown?

5 VICE CHAIRMAN BROWN: Yes.

6 MS. SAPINSKI: Commissioner Spiesbach?

7 COMMISSIONER SPIESBACH: Yes.

8 MS. SAPINSKI: Commissioner Stanziale?

9 COMMISSIONER STANZIALE: 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. 21-110 - RESOLUTION  
18 AUTHORIZING PAYMENT IN THE AMOUNT OF \$72,516.00  
19 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL  
20 SERVICES RENDERED IN JUNE 2021; and

21 5. RESOLUTION NO. 21-111 - RESOLUTION  
22 AUTHORIZING PAYMENT IN THE AMOUNT OF \$3,074.00 TO  
23 BUCHANAN, INGERSOLL & ROONEY, PC, FOR  
24 REIMBURSEMENT FOR SERVICES RENDERED BY  
25 HYDROGEOLOGIC, INC.)

1  
2 CHAIRMAN KLINGHOFFER: Next is Res-- is  
3 items 4 and 5 on our agenda, which deal with the  
4 Celanese litigation.

5 Would someone like to move those two?

6 COMMISSIONER SPIESBACH: Gerry; I'll move  
7 Resolutions 4 and 5.

8 VICE CHAIRMAN BROWN: I'll second it.

9 MS. SAPINSKI: Commissioner Brown?

10 VICE CHAIRMAN BROWN: Yes.

11 MS. SAPINSKI: Commissioner Spiesbach?

12 COMMISSIONER SPIESBACH: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: 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 **PARKING FACILITY**

21 6. RESOLUTION NO. 21-112 - RESOLUTION  
22 AUTHORIZING PAYMENT TO AROCHO SERVICES, LLC IN  
23 THE AMOUNT OF \$2,075.00 FOR LANDSCAPING, ELEVATOR  
24 AND STAIRWELLS CLEANING SERVICES IN JUNE;

25 7. RESOLUTION NO. 21-113 - RESOLUTION

1 AUTHORIZING PAYMENT TO PROTECTIVE MEASURES  
2 SECURITY AND FIRE SYSTEMS IN THE AMOUNT OF  
3 \$434.50 FOR FIRE SYSTEM EQUIPMENT REPAIRS; and  
4       **8.** RESOLUTION NO. 21-114 - RESOLUTION  
5 RATIFYING PAYMENT/REIMBURSEMENT OF \$71,500.00 TO  
6 DEPARTMENT OF PUBLIC WORKS FOR SNOW REMOVAL  
7 SERVICES.)

8  
9           CHAIRMAN KLINGHOFFER: Next are the Parking  
10 Facility.

11           We have items 6, 7 and 8.

12           Would somebody like to move those three?

13           VICE CHAIRMAN BROWN: I'll move it.

14           COMMISSIONER SPIESBACH: I'll second.

15           COMMISSIONER STANZIALE: Carla will second.

16           COMMISSIONER SPIESBACH: Okay, Carla can  
17 second.

18           MS. SAPINSKI: Commissioner Brown; move.

19           And -- and Carla; second.

20           Thank you.

21           Commissioner Brown?

22           VICE CHAIRMAN BROWN: Yes.

23           MS. SAPINSKI: Commissioner -- Commissioner  
24 Spiesbach?

25           COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: 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 **AIRPORT**

9 9. RESOLUTION NO. 21-115 - RESOLUTION  
10 AUTHORIZING A PURCHASE OF THE AIRPORT GENERAL  
11 LIABILITY INSURANCE POLICY IN THE AMOUNT OF  
12 \$43,761.00 FROM AUGUST 1, 2021 TO AUGUST 1, 2022;

13 10. RESOLUTION NO. 21-116 - RESOLUTION  
14 AUTHORIZING A PURCHASE OF JOHN DEERE RIDE ON  
15 MOWER WITH 60" HC CUTTING DECK FROM POWER PLACE  
16 INC. IN THE AMOUNT OF \$7,364.78 (BERGEN CO-OP);

17 11. RESOLUTION NO. 21-117 - RESOLUTION  
18 AUTHORIZING PAYMENT IN THE AMOUNT OF \$5,250.00 TO  
19 AURORA ENVIRONMENTAL INC. FOR FUEL FARM REPAIRS;

20 12. RESOLUTION NO. 21-118 - RESOLUTION  
21 AUTHORIZING PAYMENT IN THE AMOUNT OF \$4,600.00 TO  
22 CARLOPIKING CONSTRUCTION FOR HANGAR I AND  
23 T-HANGARS DOOR REPAIRS;

24 13. RESOLUTION NO. 21-119 - RESOLUTION  
25 AUTHORIZING PAYMENT IN THE AMOUNT OF \$4,475.00 TO

1 MARTIN CONTRACTING LLC FOR ASPHALT REPAIRS  
2 BETWEEN T-HANGARS AT THE AIRPORT;

3 **14.** RESOLUTION NO. 21-120 - RESOLUTION  
4 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH NJ  
5 DOOR FOR ALL HANGARS AND T-HANGARS DOOR RELATED  
6 ISSUES AT THE AIRPORT IN THE AMOUNT NOT TO EXCEED  
7 \$44,000.00;

8 **15.** RESOLUTION NO. 21-121 - RESOLUTION  
9 ACCEPTING A PROPOSAL FROM DIAMOND CONTRACTING OF  
10 NJ IN THE AMOUNT OF \$7,500.00 FOR VEGETATION  
11 CLEARING ON APPROACH END OF RUNWAY 22;

12 **16.** RESOLUTION NO. 21-122 - RESOLUTION  
13 ACCEPTING A PROPOSAL FROM CIFELLI & SON  
14 CONTRACTING IN THE AMOUNT OF \$58,535.00 FOR  
15 CONCRETE CURB AND SIDEWALK REPAIRS AT VARIOUS  
16 LOCATIONS AT THE AIRPORT;

17 **TAXIWAY P & G REHABILITATION PROJECT DESIGN &**  
18 **CONSTRUCTION**

19 **Project Funded: NJDOT, FAA AND ECIA/AIRPORT 2019**  
20 **BOND**

21 **17.** RESOLUTION NO. 21-123 - RESOLUTION  
22 RATIFYING THE ACCEPTANCE OF FAA GRANT #46-21 IN  
23 THE AMOUNT OF \$510,000.00 FOR TAXIWAY P & G  
24 REHABILITATION PROJECT (Phase II Construction);

25 **DRAINAGE IMPROVEMENTS PROJECT**

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

2 **18.** RESOLUTION NO. 21-124 - RESOLUTION  
3 AUTHORIZING CHANGE ORDER #1 AND FINAL TO RAILROAD  
4 CONSTRUCTION COMPANY IN THE CREDIT AMOUNT OF  
5 (-\$17,756.91);

6 **RUNWAY 4-22 NAVAID PROJECT (DESIGN)**

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

8 **19.** RESOLUTION NO. 21-125 - RESOLUTION  
9 AUTHORIZING THE ACCEPTANCE OF NJDOT AIRPORT  
10 IMPROVEMENT PROGRAM GRANT IN THE AMOUNT OF  
11 \$126,000.00 FOR RUNWAY 4-22 NAVAID PROJECT (PHASE  
12 I - DESIGN) AGREEMENT #6107313; and

13 **20.** RESOLUTION NO. 21-126 - RESOLUTION  
14 AUTHORIZING AN AGREEMENT WITH C&S ENGINEERS, INC.  
15 IN THE AMOUNT OF \$150,000.00 FOR DESIGN SERVICES  
16 IN CONNECTION WITH RUNWAY 4-22 NAVAID PROJECT.)

17

18 CHAIRMAN KLINGHOFFER: Next we have  
19 Airport.

20 Resolutions 9 through 20.

21 Did I do that right, Lucy?

22 MS. SAPINSKI: Yes.

23 That's correct.

24 CHAIRMAN KLINGHOFFER: Would someone like  
25 to move these Resolutions?

1 VICE CHAIRMAN BROWN: I'll move.

2 COMMISSIONER SPIESBACH: I'll move them.

3 All right; then I'll second.

4 MS. SAPINSKI: Okay. So Commissioner

5 Brown --

6 VICE CHAIRMAN BROWN: Yes.

7 MS. SAPINSKI: -- moved it.

8 And Commissioner Spiesbach; second.

9 Thank you.

10 Commissioner Brown?

11 VICE CHAIRMAN BROWN: Yes.

12 MS. SAPINSKI: Commissioner Spiesbach?

13 COMMISSIONER SPIESBACH: Yes.

14 MS. SAPINSKI: Commissioner Stanziale?

15 COMMISSIONER STANZIALE: Yes.

16 MS. SAPINSKI: Chairman Klinghoffer?

17 CHAIRMAN KLINGHOFFER: Yes.

18

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

21 **FINANCE**

22 **21.** RESOLUTION NO. 21-127 - RESOLUTION

23 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF

24 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT

25 LOAN PROGRAM, SERIES 1986

1                   **Payments for PGLP Services**

2                   GALLEROS-ROBINSON, CPAs LLP - PROGRAM

3 ADMINISTRATOR - JULY 2021 - \$2,000.00;

4                   WELLS FARGO BANK, N.A. - REMARKETING FEE -

5 4/1/21 - 6/30/21 - \$4,347.78;

6                   BNY MELLON - TRUSTEE FEE - 7/1/2021 -

7 9/30/2021 - \$4,000;00;

8                   MOODY'S INVESTOR SERVICES - ANNUAL FEE -

9 RATING AGENT - \$5,000.00; and

10                   ECIA - REIMBURSEMENT - \$2,000.00.)

11

12                   CHAIRMAN KLINGHOFFER: The one remaining

13 item is on Finance.

14                   Item number 21.

15                   Would someone like to move that?

16                   VICE CHAIRMAN BROWN: I'll move it.

17                   MS. SAPINSKI: Was that Commissioner Brown?

18                   COMMISSIONER SPIESBACH: I'll second.

19                   MS. SAPINSKI: Thank you.

20                   COMMISSIONER SPIESBACH: Gerry.

21                   MS. SAPINSKI: Commissioner -- Commissioner

22 Brown?

23                   VICE CHAIRMAN BROWN: Yes.

24                   MS. SAPINSKI: Commissioner Spiesbach?

25                   COMMISSIONER SPIESBACH: Yes.



1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5 Mr. Rother, what is the rationale for going  
6 into Executive Session?

7 MR. ROTHER: Twofold. It -- it involves  
8 litigation and advice of counsel.

9 CHAIRMAN KLINGHOFFER: Okay.

10 Would someone like to move going into  
11 Executive Session to be followed by adj-- by  
12 adjournment?

13 COMMISSIONER SPIESBACH: I'll move that;  
14 Gerry.

15 VICE CHAIRMAN BROWN: I'll second it; Ron.

16 MS. SAPINSKI: Thank you.

17 Commissioner Brown?

18 VICE CHAIRMAN BROWN: Yes.

19 MS. SAPINSKI: Commissioner Spiesbach?

20 COMMISSIONER SPIESBACH: Yes.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Yes.

23 MS. SAPINSKI: Commissioner Klinghoffer?

24 CHAIRMAN KLINGHOFFER: Yes.

25 Okay.

1 Call back on the Executive Session phone  
2 number.

3 MS. SAPINSKI: Thank you.

4

5 (Whereupon, the Board moved to Executive  
6 Session, Resolution No. 21-128.)

7

8 (Whereupon, the Board returned to Open  
9 Session.)

10

11 **ADJOURNMENT:**

12

13 (Whereupon, the proceedings were  
14 concluded.)

15

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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, July 27, 2021 and digitally recorded.

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24 Monitored by Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon