

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, November 30, 2021
Commencing at 4:03 p.m.

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

COMMISSIONER MARK S. DUNEC, (Via telephone)
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 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,
(In Person)
JOSEPH CALI, Airport Operations Manager,
(In Person)

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1 CHAIRMAN KLINGHOFFER: Okay to go?

2 MS. DILLON: Yes.

3 On the record.

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: Present.

21 MS. SAPINSKI: Commissioner Dunec?

22 COMMISSIONER DUNEC: Present.

23 MS. SAPINSKI: Commissioner Ross?

24 Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Here.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Here.

3 MS. SAPINSKI: Commissioner Yustein?

4 Chairman Klinghoffer?

5 CHAIRMAN KLINGHOFFER: Here.

6

7 **PUBLIC COMMENTS:**

8

9 CHAIRMAN KLINGHOFFER: Are there any
10 members of the public who would like to comment?

11 Are there any members of the public
12 present?

13 MS. SAPINSKI: There's nobody in the
14 office.

15 CHAIRMAN KLINGHOFFER: Okay.

16 And there's no one on the phone for
17 comment.

18

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

21 **ACCEPTANCE OF MINUTES**

22 RESOLUTION NO. 21-15

23 **1. REGULAR BOARD MEETING AND EXECUTIVE**
24 **SESSION, OCTOBER 26, 2021.)**

25

1 CHAIRMAN KLINGHOFFER: So, would someone
2 care to move to Accept the Minutes of the October
3 26, 2021 Regular Board Meeting and Executive
4 Session?

5 COMMISSIONER SPIESBACH: Gerry will move to
6 accept.

7 COMMISSIONER DUNEC: I'll second.

8 VICE CHAIRMAN BROWN: Brown will second.

9 MS. SAPINSKI: Commissioner Brown?

10 VICE CHAIRMAN BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Spiesbach?

14 COMMISSIONER SPIESBACH: Yes.

15 MS. SAPINSKI: Commissioner Stanziale?

16 COMMISSIONER STANZIALE: Yes.

17 MS. SAPINSKI: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19 Mr. Rother, is there a need for Executive
20 Session today?

21 MR. ROTHER: No there is not.

22 CHAIRMAN KLINGHOFFER: Okay.

23

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

1 ADMINISTRATIVE

2 **1.** RESOLUTION NO. 21-176 - RESOLUTION
3 ADOPTING THE AUTHORITY'S 2022 ANNUAL BUDGET AND
4 THE CAPITAL BUDGET/PROGRAM;

5 **2.** RESOLUTION NO. 21-177 - RESOLUTION
6 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
7 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING
8 ON 10/26/21; and

9 **3.** RESOLUTION NO. 21-178 - RESOLUTION
10 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST.)

11

12 CHAIRMAN KLINGHOFFER: The next order of
13 business are the Administrative.

14 Resolutions 1 through 3.

15 Would someone like to move them?

16 COMMISSIONER STANZIALE: Commissioner
17 Stanziale will move them.

18 COMMISSIONER DUNEC: Dunec will second.

19 VICE CHAIRMAN BROWN: Brown will second
20 them.

21 MS. SAPINSKI: Commissioner Dunec, we will
22 pick you; you were first.

23 Thank you.

24 Commissioner Brown?

25 VICE CHAIRMAN BROWN: Yes.

1 MS. SAPINSKI: Commissioner Dunec?

2 COMMISSIONER DUNEC: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Commissioner Stanziale?

6 COMMISSIONER STANZIALE: Yes.

7 MS. SAPINSKI: Chairman Klinghoffer?

8 CHAIRMAN KLINGHOFFER: Yes.

9

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

12 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

13 **EXPOSURE**

14 4. RESOLUTION NO. 21-179 - RESOLUTION
15 AUTHORIZING PAYMENT IN THE AMOUNT OF \$79,410.50
16 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
17 SERVICES RENDERED IN THE MONTH OF OCTOBER; and

18 5. RESOLUTION NO. 21-180 - RESOLUTION
19 RATIFYING PAYMENT IN THE AMOUNT OF \$7,830.00 TO
20 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES
21 RENDERED BY HYDROGEOLOGIC, INC.)

22

23 CHAIRMAN KLINGHOFFER: Next we have
24 Correctional Facility/Celanese/Environmental
25 litigation.

1 Resolutions 4 and 5.

2 Would someone like to move them?

3 COMMISSIONER DUNEC: I'll move it; Dunec.

4 CHAIRMAN KLINGHOFFER: Is there a second?

5 COMMISSIONER SPIESBACH: Gerry. Gerry will
6 second.

7 MS. SAPINSKI: Thank you.

8 Commissioner Brown?

9 VICE CHAIRMAN BROWN: Yes.

10 MS. SAPINSKI: Commissioner Dunec?

11 COMMISSIONER DUNEC: 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 items:

21 **PARKING FACILITY**

22 6. RESOLUTION NO. 21-181 - RESOLUTION

23 AUTHORIZING PAYMENT TO AROCHO SERVICES, LLC IN

24 THE AMOUNT OF \$2,175.00 FOR LANDSCAPING, ELEVATOR

25 AND STAIRWELLS CLEANING SERVICES IN OCTOBER;

1 **7.** RESOLUTION NO. 21-182 - RESOLUTION
2 AUTHORIZING PAYMENT TO PRECISION TECHNOLOGY
3 SOLUTIONS IN THE AMOUNT OF \$7,173.00 FOR
4 EQUIPMENT MAINTENANCE AND REPAIRS;

5 **8.** RESOLUTION NO. 21-183 - RESOLUTION
6 AUTHORIZING PAYMENT TO POSITIVE ELECTRIC IN THE
7 AMOUNT OF \$3,956.70 FOR LIGHT BULBS AND BALLASTS
8 REPLACEMENT; and

9 **9.** RESOLUTION NO. 21-184 - RESOLUTION
10 AUTHORIZING PAYMENT TO CONNELL FOLEY IN THE
11 AMOUNT OF \$630.00 FOR LEGAL SERVICES RENDERED.)

12

13 CHAIRMAN KLINGHOFFER: Next we have Parking
14 Facility.

15 Resolutions 6 through 9.

16 Would someone like to move those?

17 VICE CHAIRMAN BROWN: I'll move it.

18 Commissioner Brown moves it.

19 CHAIRMAN KLINGHOFFER: Okay.

20 COMMISSIONER SPIESBACH: Gerry; second.

21 COMMISSIONER STANZIALE: Commissioner

22 Stanziale.

23 MS. SAPINSKI: Commissioner Brown moved it.

24 Commissioner Spiesbach; second.

25 Thank you.

1 Commissioner Brown?

2 VICE CHAIRMAN BROWN: Yes.

3 MS. SAPINSKI: Commissioner Dunec?

4 COMMISSIONER DUNEC: Yes.

5 MS. SAPINSKI: Commissioner Spiesbach?

6 COMMISSIONER SPIESBACH: Yes.

7 MS. SAPINSKI: Commissioner Stanziale?

8 COMMISSIONER STANZIALE: Yes.

9 MS. SAPINSKI: Chairman Klinghoffer?

10 CHAIRMAN KLINGHOFFER: Yes.

11

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

14 **AIRPORT**

15 **10.** RESOLUTION NO. 21-185 - RESOLUTION
16 AUTHORIZING PAYMENT TO NEW JERSEY DOOR WORKS, LLC
17 IN THE AMOUNT OF \$7,220.00 FOR AIRPORT GARAGE
18 DOOR MAINTENANCE AND REPAIRS;

19 **11.** RESOLUTION NO. 21-186 - RESOLUTION
20 AUTHORIZING PAYMENT TO DIAMOND CONSTRUCTING OF NJ
21 IN THE AMOUNT OF \$4,950.00 FOR SUPPLY AND
22 INSTALLMENT OF RIP RAP MATERIAL TO STABILIZE AND
23 PROTECT SOIL ALONG TAXIWAY PAPA;

24 **12.** RESOLUTION NO. 21-187 - RESOLUTION
25 AUTHORIZING PAYMENT TO CARLOPIKING IN THE AMOUNT

1 OF \$6,500.00 FOR FACILITY MAINTENANCE AND
2 REPAIRS;

3 **13.** RESOLUTION NO. 21-188 - RESOLUTION
4 AUTHORIZING PAYMENT TO GT MID ATLANTIC IN THE
5 AMOUNT OF \$2,310.87 FOR FRONT LOADER MAINTENANCE
6 AND REPAIRS;

7 **14.** RESOLUTION NO. 21-189 - RESOLUTION
8 AUTHORIZING PAYMENT TO SJ CARNEY MAINTENANCE LLC
9 IN THE AMOUNT OF \$245.00 FOR ROOF MAINTENANCE AND
10 REPAIRS;

11 **15.** RESOLUTION NO. 21-190 - RESOLUTION
12 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
13 THE AMOUNT OF \$950.00 FOR ENGINEERING SERVICES IN
14 CONNECTION WITH THE UNDERGROUND STORAGE TANK
15 COMPLIANCE AS PER NEW DEP REGULATIONS;

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

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

18 **16.** RESOLUTION NO. 21-191 - RESOLUTION
19 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
20 THE AMOUNT OF \$12,474.00 FOR ENGINEERING SERVICES
21 IN CONNECTION WITH THE DESIGN.)

22

23 CHAIRMAN KLINGHOFFER: Next we have the
24 Airport.

25 Resolutions 10 through 16.

1 Would someone like to move those
2 Resolutions?

3 COMMISSIONER DUNEC: Dunec will move it.

4 COMMISSIONER STANZIALE: Commissioner
5 Stanziale --

6 COMMISSIONER DUNEC: Dunec will second.

7 MS. SAPINSKI: Perfect.

8 Thank you.

9 Commissioner Stanziale moved.

10 And Commissioner Dunec second.

11 Thank you.

12 Commissioner Brown?

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Dunec?

15 COMMISSIONER DUNEC: Yes.

16 MS. SAPINSKI: Commissioner Spiesbach?

17 COMMISSIONER SPIESBACH: Yes.

18 MS. SAPINSKI: Commissioner Stanziale?

19 COMMISSIONER STANZIALE: Yes.

20 MS. SAPINSKI: Chairman Klinghoffer?

21 CHAIRMAN KLINGHOFFER: Yes.

22

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

25 **2022 POOLS**

1 **17.** RESOLUTION NO. 21-192 - RESOLUTION
2 ESTABLISHING 2022 POOL OF APPROVED LAW FIRMS IN
3 ACCORDANCE WITH THE "PAY TO PLAY LAW - FAIR AND
4 OPEN PROCESS" - N.J.S.A. 19:44A-20.4;

5 **18.** RESOLUTION NO. 21-193 - RESOLUTION
6 ESTABLISHING 2022 POOL OF APPROVED INSURANCE
7 BROKERS FOR THE PROCUREMENT OF THE INSURANCE
8 COVERAGE IN ACCORDANCE WITH THE "PAY TO PLAY LAW
9 - FAIR AND OPEN PROCESS" NJSA 19:44A-20.4;

10 **19.** RESOLUTION NO. 21-194 - RESOLUTION
11 ESTABLISHING 2022 POOL OF APPROVED SURVEYORS
12 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
13 FAIR AND OPEN PROCESS" NJSA 19:44A-20.4;

14 **20.** RESOLUTION NO. 21-195 - RESOLUTION
15 ESTABLISHING 2022 POOL OF APPROVED REAL ESTATE
16 APPRAISERS FIRMS IN ACCORDANCE WITH THE "PAY TO
17 PLAY LAW - FAIR AND OPEN PROCESS" - NJSA
18 19:44A-20.4;

19 **21.** RESOLUTION NO. 21-196 - RESOLUTION
20 ESTABLISHING 2022 POOL OF APPROVED ARCHITECTS
21 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
22 FAIR AND OPEN PROCESS" - NJSA 19:44A-20.4;

23 **22.** RESOLUTION NO. 21-197 - RESOLUTION
24 ESTABLISHING 2022 POOL OF APPROVED ENGINEERING
25 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -

1 FAIR AND OPEN PROCESS" - NJSA 19:44A-20.4;

2 **23.** RESOLUTION NO. 21-198 - RESOLUTION
3 ESTABLISHING 2022 POOL OF APPROVED FINANCIAL
4 ADVISORS IN ACCORDANCE WITH THE "PAY TO PLAY LAW
5 - FAIR AND OPEN PROCESS" NJSA 19:44A-20.4; and

6 **24.** RESOLUTION NO. 21-199 - RESOLUTION
7 ESTABLISHING 2022 POOL OF APPROVED UNDERWRITING
8 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
9 FAIR AND OPEN PROCESS" NJSA 19:44A-20.4.)

10

11 CHAIRMAN KLINGHOFFER: Next we have our --
12 our annual Pools.

13 Resolutions 17 through 24.

14 Would anyone care to move those
15 resolutions?

16 COMMISSIONER SPIESBACH: Gerry; I'll move
17 those.

18 COMMISSIONER DUNEC: Dunec will second.

19 VICE CHAIRMAN BROWN: Commissioner Brown
20 will second.

21 MS. SAPINSKI: Commissioner Dunec was
22 first.

23 Thank you.

24 Commissioner Brown?

25 VICE CHAIRMAN BROWN: Yes.

1 MS. SAPINSKI: Commissioner Dunec?

2 COMMISSIONER DUNEC: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Commissioner Stanziale?

6 COMMISSIONER STANZIALE: Yes.

7 MS. SAPINSKI: Chairman Klinghoffer?

8 CHAIRMAN KLINGHOFFER: Yes.

9

10 (Whereupon, the Board discussed and took
11 action on the following item:

12 **FINANCE**

13 **25.** RESOLUTION NO. 21-200 - RESOLUTION
14 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF
15 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT
16 LOAN PROGRAM, SERIES 1986

17 **Payments due for PGLP Services**

18 GALLEROS-ROBINSON CPAs, LLP - PROGRAM

19 ADMINISTRATOR - NOVEMBER - \$2,000.00;

20 ECIA - REIMBURSEMENT FEE - \$4,000.00.)

21

22 CHAIRMAN KLINGHOFFER: And on the -- the
23 final on the agenda is number 25, our Finance
24 Resolution.

25 Would some like to move that?

1 COMMISSIONER STANZIALE: Commissioner
2 Stanziale will move it.

3 COMMISSIONER DUNEC: Dunec will second.

4 VICE CHAIRMAN BROWN: Commissioner Brown
5 will second.

6 MS. SAPINSKI: Commissioner Brown is
7 second.

8 Thank you.

9 Commissioner Brown?

10 VICE CHAIRMAN BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Spiesbach?

14 COMMISSIONER SPIESBACH: Yes.

15 MS. SAPINSKI: Commissioner Stanziale?

16 COMMISSIONER STANZIALE: Yes.

17 MS. SAPINSKI: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19 Before I ask for a Resolution to adjourn,
20 Mr. Rother, do we have anything else?

21 MR. ROTHER: No.

22 There -- there's been nothing -- nothing
23 new in the Passaic River matter, which is the --
24 the only active matter right now, potentially, on
25 the agenda.

1 And there's really nothing new to report
2 there.

3 CHAIRMAN KLINGHOFFER: Okay.

4

5 **ADJOURNMENT:**

6

7 CHAIRMAN KLINGHOFFER: Would someone like
8 to move to adjourn?

9 VICE CHAIRMAN BROWN: I'll move it;
10 Commissioner Brown.

11 COMMISSIONER DUNEC: Dunec will second.

12 MS. SAPINSKI: Thank you.

13 Commissioner Brown?

14 VICE CHAIRMAN BROWN: Yes.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Yes.

17 MS. SAPINSKI: Commissioner Spiesbach?

18 COMMISSIONER SPIESBACH: Yes.

19 MS. SAPINSKI: Commissioner Stanziale?

20 COMMISSIONER STANZIALE: Yes.

21 MS. SAPINSKI: Chairman Klinghoffer?

22 CHAIRMAN KLINGHOFFER: Yes.

23 Thank you very much, everybody.

24 See you or talk to you on Tuesday, December
25 28th at four p.m.

1 MS. SAPINSKI: Thank you.

2 MS. GILL: Happy holiday.

3 CHAIRMAN KLINGHOFFER: Have a happy
4 holiday.

5

6 (Whereupon, the proceedings were concluded
7 at 4:09 p.m., Resolution number 21-16.)

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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, November 30, 2021 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon