

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING) TRANSCRIPT OF
) PROCEEDINGS
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27 Wright Way
Fairfield, New Jersey

Tuesday, February 22, 2022
Commencing at 4:00 p.m.

M E M B E R S P R E S E N T: (Via Telephone)

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER GERARD M. SPIESBACH, TREASURER
- COMMISSIONER CARLA A. STANZIALE, SECRETARY
- COMMISSIONER JACQUELINE YUSTEIN
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER MARK S. DUNEC

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

NIA H. GILL, ESQ. General Counsel **(Via Telephone)**

LUCY SAPINSKI, Director of Operations **(In Person)**

BETSY WILLIAMSON, Administrative Assistant **(In Person)**

JOSEPH CALI, Airport Operations Manager **(Via Telephone)**

STEVEN C. ROTHER, Executive Director **(Via Telephone)**

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

11 Roll call, please.

12
13 (Roll call was taken, all Commissioners
14 respond in the affirmative)

15
16 (Whereupon, the Board discussed and took
17 action on the following items)

18
19 **RE-ORGANIZATION:**

20
21 CHAIRMAN KLINGHOFFER: Next we have the
22 reorganization portion of our meeting. Would
23 someone like to move to nominate and elect 2022
24 and 2023 officers as provided?

25 COMMISSIONER YUSTEIN: I will move it.

1 Would you like me to name the officers?

2 MS. SAPINSKI: Yes, name them for the
3 record, please.

4 COMMISSIONER YUSTEIN: Steven H.
5 Klinghoffer, Chairman.

6 Ron J. Brown, Vice Chairman.

7 Carla A. Stanziale, Secretary.

8 Gerald M. Spiesbach, Treasurer.

9 COMMISSIONER SPIESBACH: It's actually
10 Gerard.

11 COMMISSIONER YUSTEIN: Gerard, I'm sorry.

12 COMMISSIONER SPIESBACH: It's quite all
13 right, Jackie.

14 CHAIRMAN KLINGHOFFER: Okay. And we also
15 have Mark Dunec, Clifford Ross, and Jackie Yustein
16 as commissioners.

17 Would someone like to second that motion?

18 COMMISSIONER ROSS: I'll second it.

19 MS. SAPINSKI: Thank you. Shall we do a
20 roll call?

21 CHAIRMAN KLINGHOFFER: Yes, sure. We need
22 a vote.

23
24 (Roll call was taken, all Commissioners
25 respond in the affirmative)

1 respond in the affirmative)

2

3 CHAIRMAN KLINGHOFFER: I understand we're
4 going to defer executive session to the end of the
5 meeting.

6 Lucy, I'm just wondering going forward if
7 we ought to list executive session at the end of
8 the meeting only because with the phones there's
9 no way we could do it at the beginning of the
10 meeting.

11 MS. SAPINSKI: Okay.

12 CHAIRMAN KLINGHOFFER: I think, unless I
13 don't know if either Mr. Rother or our counsel
14 Gill advise that it's incorrect to put it at the
15 end of the agenda. It seems to make more sense
16 going forward.

17 MR. ROTHER: No.

18 MS. GILL: No.

19 CHAIRMAN KLINGHOFFER: No, it's not a
20 problem or we can't do it?

21 MS. GILL: No, it's not a problem.

22 CHAIRMAN KLINGHOFFER: Okay. Going
23 forward we'll put it at the end.

24 MS. SAPINSKI: Chairman, we have to accept
25 the minutes, yes.

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PUBLIC COMMENTS:

CHAIRMAN KLINGHOFFER: Public Comment.

Any members of the public to comment?

MS. SAPINSKI: No, there's nobody here.

ACCEPTANCE OF MINUTES:

CHAIRMAN KLINGHOFFER: Okay. Then we'll
move on to motion to accept the minutes.

Would someone like to move to accept the
minutes of the regular board meeting of
January 25.

COMMISSIONER SPIESBACH: Yes, move.

COMMISSIONER STANZIALE: Second.

(Roll call was taken, all Commissioners
respond in the affirmative)

(Whereupon, the Board discussed and took
action on the following items)

RESOLUTIONS:

ADMINISTRATIVE:

1 1. #022-15 Resolution authorizing
2 Memorandum of Agreement with Lynann Dragone for
3 transcribing and recording services in 2022 in the
4 amount of \$5,000.00.

5 2. #022-16 Resolution authorizing payment
6 in the amount of \$354.50 to Lynann Dragone for
7 transcription of Board Meeting on 1/25/22.

8 3. #022-017 Resolution ratifying payment
9 of recurring bills (Bill List).

10 4. #022-018 Resolution authorizing
11 purchase of Insurance Policies including Workers
12 Compensation and Cyber.

13 5. #022-019 Resolution approving Betsy
14 Williamson as Qualified Purchasing Agent.

15
16 CHAIRMAN KLINGHOFFER: Before I ask
17 someone to move 1 through 5, I see one of the
18 resolutions appoints Betsy as Qualified Purchasing
19 Agent. Did Betsy have to do something to become
20 qualified? Should we be congratulating her?

21 MS. SAPINSKI: Yes.

22 MR. ROTHER: Absolutely, absolutely. She
23 had to take an instruction and tests.

24 MS. SAPINSKI: She had to take classes to
25 qualify and then a state test, yes.

1 CHAIRMAN KLINGHOFFER: I want to
2 congratulate her.

3 MR. ROTHER: It benefits us. It benefits
4 us because we can now go out on bids that are
5 higher without competing.

6 CHAIRMAN KLINGHOFFER: Oh, interesting.
7 Okay.

8 I don't know if Betsy's on the call or
9 not, but congratulations, Betsy, and thank you.

10 MS. WILLIAMSON: I am here.
11 Thank you.

12 CHAIRMAN KLINGHOFFER: I'm glad you heard
13 everything everybody had nice to say about you.
14 That's great.

15 COMMISSIONER SPIESBACH: Jerry will move
16 Resolutions 1 through 5.

17 COMMISSIONER YUSTEIN: Jackie will second.

18
19 (Roll call was taken, all Commissioners
20 respond in the affirmative)

21
22 (Whereupon, the Board discussed and took
23 action on the following items)

24
25 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL EXPOSURE**

1 6. #22-020 Resolution authorizing payment
2 in the amount of \$68,232.00 to Buchanan, Ingersoll
3 & Rooney, PC for legal services rendered in the
4 month of January.

5 7. #22-021 Resolution ratifying payment
6 in the amount of \$4,060.00 to Buchanan, Ingersoll
7 & Rooney, PC for services rendered by
8 HydroGeoLogic, Inc.

9
10 CHAIRMAN KLINGHOFFER: Would someone
11 please consider moving Resolutions 6 and 7? Both
12 relating to the environmental exposure litigation.

13 COMMISSIONER BROWN: I move it.

14 COMMISSIONER ROSS: Second.

15
16 (Roll call was taken, all Commissioners
17 respond in the affirmative)

18
19 (Whereupon, the Board discussed and took
20 action on the following items)

21
22 **AIRPORT:**

23
24 8. #22-022 Resolution authorizing purchase
25 of 621G Case Wheel Loader with three attache ment

1 (bucket, forks, broom) from GT Mid Atlantic in the
2 amount of \$213,572.00 (ESCNJ 18/19-25 co-op).

3 9. #22-023 Resolution authorizing payment
4 of Air Power Inc. in the amount of \$3,257.02 for
5 electric repairs at the Airport.

6 10. #22-024 Resolution authorizing payment
7 in the amount of \$15,570.00 to Park Place for snow
8 removal and salt spreading services.

9
10 TAXIWAY P & G REHABILITATION PROJECT

11 Project Funded: NJDOT, FAA, AND
12 ECIA/AIRPORT 2019 BOND.

13 11. #22-025 Resolution authorizing
14 reimbursement/payment to C & S Engineers in the
15 amount of \$8,110.00 for permitting fee in
16 connection with the Taxiway P & G Rehab Project.

17
18 APRON B REHABILITATION PROJECT

19
20 PROJECT FUNDED: FAA 100%

21 12. #22-026 Resolution authorizing payment
22 to C & S Engineers, Inc., in the amount of
23 \$36,500.00 for engineering services in connection
24 with the Apron B Rehab - Design.

25

1 CHAIRMAN KLINGHOFFER: Before I ask folks
2 to move Airport Resolutions. The first one number
3 8 is a rather large sum of money. Just, for the
4 record, explain what that is and why we purchased
5 it and so forth.

6 MS. SAPINSKI: Yes.

7 MR. CALI: Yes, this is Joe.

8 CHAIRMAN KLINGHOFFER: Joe, just give your
9 full name, for the record, please.

10 MR. CALI: Sure. Joe Cali, Airport
11 Manager.

12 CHAIRMAN KLINGHOFFER: Thank you.

13 MR. CALI: The front loader that we're
14 looking to purchase is replacing our existing
15 front loader, which it's a bucket loader. Our
16 current one is a 1987 model and this one is
17 looking to replace it. So the age of the machine
18 and the use that it uses, it's pretty much our
19 primary piece of equipment for snow removal and
20 gets probably the most use out of all the
21 equipment that we have. So it's really critical
22 that we look to purchase a new one.

23 COMMISSIONER SPIESBACH: Joe, I assume
24 this was done under the State Cooperative
25 Purchasing Agreement, so we got the best price we

1 could?

2 MR. CALI: Correct. Actually, the ESCNJ
3 is the co-op that we're using for this.

4 CHAIRMAN KLINGHOFFER: Could you explain
5 what ESCNJ is?

6 MR. CALI: Betsy could probably do a
7 better job explaining it, but it's like a
8 cooperative pricing program where I believe they
9 solicit bids from different companies.

10 CHAIRMAN KLINGHOFFER: No, I understand
11 that, but what's the full name of the co-op is
12 what I'm asking?

13 MR. CALI: Betsy can probably give you a
14 better answer than I could on that.

15 MS. WILLIAMSON: It's the Educational
16 Services Commission of New Jersey.

17 CHAIRMAN KLINGHOFFER: Of New Jersey. The
18 NJ was pretty obvious. Okay.

19 Would someone like to it move?

20 MS. SAPINSKI: We joined three different
21 co-ops. It's the Morristown co-op, the Bergen
22 County co-op, and this one. So this is one of the
23 three that we're using.

24 CHAIRMAN KLINGHOFFER: Okay. Any further
25 comments or questions? If not, would someone like

1 to move 8 through 12?

2 COMMISSIONER ROSS: I'll move it.

3 MS. SAPINSKI: Who will second?

4 COMMISSIONER DUNEC: Mark Dunec.

5 MS. SAPINSKI: Thank you, Commissioner.

6

7 (Roll call was taken, all Commissioners
8 respond in the affirmative)

9

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

12

13 **PARKING FACILITIES**

14

15 13. #22-027 Resolution authorizing payment
16 to Precision Technology Solutions in the amount of
17 \$5,302.00 for equipment maintenance and repairs.

18 14. #22-028 Resolution authorizing payment
19 to Arocho Services, LLC in the amount of \$7,420.00
20 for elevators and stairwells cleaning, and snow
21 removal, salt spreading services in January 2022.

22

23 CHAIRMAN KLINGHOFFER: Next two
24 Resolutions, 13 and 14. Someone would like to
25 move those two?

1 COMMISSIONER BROWN: I'll move it.

2 COMMISSIONER STANZIALE: I'll second.

3

4 (Roll call was taken, all Commissioners
5 respond in the affirmative)

6

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

9

10 **FINANCE**

11

12 15. #22-029 Resolution ratifying payment
13 of charges and expenses of the Authority's
14 \$150,000,000.00 Pooled Government Loan Program,
15 Series 1986.

16 Payments due for PGLP Services

17 Galleros Koh, LLP \$2,000.00

18 Program Administrator

19 February 2022

20 ECIA \$7,500.00

21 2021 Audit Fee

22

23 CHAIRMAN KLINGHOFFER: Would someone like
24 to move our last Resolution 15, Finance?

25 COMMISSIONER ROSS: Move it.

1 COMMISSIONER BROWN: I'll move it.

2 MS. SAPINSKI: Commissioner Brown, would
3 you like to second?

4 COMMISSIONER BROWN: I'll second.

5

6 (Roll call was taken, all Commissioners
7 respond in the affirmative)

8

9 **EXECUTIVE SESSION**

10

11 **ADJOURNMENT:**

12

13 CHAIRMAN KLINGHOFFER: Mr. Rother, what's
14 the rush now for going into executive session.

15 MR. ROTHER: Two, one is litigation and
16 the other is contract negotiation.

17 CHAIRMAN KLINGHOFFER: Before I ask for a
18 motion, does everybody have the phone number to go
19 into executive session or do you need Lucy to send
20 it to you? If anybody does, just speak up. Is
21 there anybody who doesn't have it?

22 Okay. In the event would someone please
23 move to go into executive session from which we
24 will then adjourn.

25 COMMISSIONER YUSTEIN: Move.

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COMMISSIONER BROWN: Second.

MS. SAPINSKI: Jackie moved it and
Commissioner Brown second.

Thank you.

(Roll call was taken, all Commissioners
respond in the affirmative)

(Whereupon, the proceedings concluded at
4:15 p.m.)

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C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XIO1388, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the hearing at the time and the date hereinbefore set forth.

I further certify that I am neither attorney nor Counsel for, nor employed by any of the parties to the action in which this hearing was taken.

I further certify that I am not an employee of anyone employed in this case, nor am I financially interested in this action.

Lynann Dragone
LYNANN DRAGONE, CR
Certified Court Reporter