

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING) TRANSCRIPT OF
) PROCEEDINGS
- - - - - * (Via telephone)

27 Wright Way
Fairfield, New Jersey

Tuesday, May 31, 2022
Commencing at 4:00 p.m.

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

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER GERARD M. SPIESBACH, TREASURER
- COMMISSIONER CARLA A. STANZIALE, SECRETARY **(Absent)**
- COMMISSIONER JACQUELINE YUSTEIN
- COMMISSIONER CLIFFORD ROSS **(Absent)**
- 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
LUCY SAPINSKI, Director of Operations
BETSY WILLIAMSON, Administrative Assistant
JOSEPH CALI, Airport Operations Manager
STEVEN C. ROTHER, Executive Director

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 present respond in the affirmative)

15
16 **PUBLIC COMMENTS**

17
18 CHAIRMAN KLINGHOFFER: Do we have any
19 members of the public present that would like to
20 make comments?

21 MS. SAPINSKI: There's nobody here.
22

23 **ACCEPTANCE OF MINUTES**

24
25 CHAIRMAN KLINGHOFFER: Hearing none, we'll

1 move on to the acceptance of minutes.

2 CHAIRMAN KLINGHOFFER: Would someone like
3 to move to accept the minutes of the regular board
4 meeting on April 26, 2022?

5 COMMISSIONER BROWN: I'll move.

6 COMMISSIONER SPIESBACH:: Second.

7

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

10

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

13

14 **RESOLUTIONS**

15 **ADMINISTRATIVE**

16

17 1. #22-066 Resolution ratifying payment to Lynann
18 Dragone, Certified Court Reporter for transcription of
19 Board Meeting on 4-26-22.

20 2. #22-067 Resolution ratifying payment of recurring
21 bills (Bill List).

22

23 CHAIRMAN KLINGHOFFER: Would someone like
24 to move Administrative Resolutions 1 and 2.

25 COMMISSIONER DUNEC: Move.

1 COMMISSIONER YUSTEIN: Second.

2

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

5

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

8

9 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL EXPOSURE**

10 3. #22-068 Resolution authorizing payment in the amount
11 of \$108,420.25 to Buchanan, Ingersoll & Rooney, PC for
12 legal services rendered in April.

13

14 CHAIRMAN KLINGHOFFER: Next is Resolution
15 number 3 authorizing payment to Buchanan,
16 Ingersoll & Rooney on the environmental.

17 Would someone like to move it?

18 MR. ROTHER: I'm very sorry for the amount
19 there. They're involved right now in that
20 litigation with Occidental, but the positive side
21 is we're getting much closer to settlement so
22 hopefully this will come to an end soon.

23 CHAIRMAN KLINGHOFFER: Mr. Rother, is this
24 one month only? I don't remember if we did an
25 approval last month?

1 MS. SAPINSKI: No, it's one month only.

2 MR. ROTHER: That's why I'm saying, I'm
3 sorry, but there's so much going on with that
4 litigation, at the same time that there's a lot
5 going on for settlement at the same time so that's
6 the reason for the larger amount. But as I said,
7 we're getting much, much closer to settlement so
8 there's just constant redrafting of the settlement
9 documents with the EPA.

10 CHAIRMAN KLINGHOFFER: All right.

11 COMMISSIONER SPIESBACH: Move item number
12 3.

13 COMMISSIONER DUNEC: Second.

14 MS. SAPINSKI: Thank you.

15

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

18

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

21

22 **PARKING FACILITIES**

23

24 4. #22-069 Resolution authorizing payment to Arocho
25 Services, LLC in the amount of \$1,900.00 for elevators

1 and stairwells cleaning services, and landscaping
2 services in April.

3 CHAIRMAN KLINGHOFFER: Next we have the
4 Resolution number 4 for Parking Facilities.

5 Would someone like to move that?

6 COMMISSIONER BROWN: I'll move it.

7 COMMISSIONER SPIESBACH: Second.

8 MS. SAPINSKI: Thank you.

9
10 (Roll call was taken, all Commissioners
11 present respond in the affirmative)

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

15
16 **FINANCE**

17
18 5. #22-070 Resolution ratifying payment of charges and
19 expenses of the Authority's \$150,000,000.00 Pooled
20 Government Loan Program, Series 1986.

21 **Payments for PGLP Services**

22 Galleros-Koh, LLP \$2,000.00
23 Program Administrator
24 May 2022

25 CHAIRMAN KLINGHOFFER: Next we have number

1 5, Finance Resolution regarding expenses for the
2 Pooled Government Loan Program.

3 Would someone like to move that?

4 COMMISSIONER DUNEC: Move.

5 COMMISSIONER BROWN: Second.

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

9
10 Whereupon, the Board discussed and took
11 action on the following items:

12
13 **AIRPORT**

14 6. #22-071 Disposition of Bids for the delivery of
15 Aviation Fuel * Award of a Contract to Titam Aviation
16 Fuels *

17
18 7. #22-072 Resolution authorizing payment in the amount
19 of \$495.00 to S.J. Carney for roof repairs an
20 Hangar/Building M.

21
22 8. #22-072 Resolution authorizing payment in the amount
23 of \$14,565.81 to Air Power Inc. For electrical repairs
24 and replacement of lights to LED at various Airport
25 locations.

1 9. #22-074 Resolution authorizing payment in the amount
2 of \$18,986.00 to Cifelli & Son Contracting for concrete
3 curb and sidewalk repairs at various Airport locations

4 10. #22-075 Resolution authorizing payment in the amount
5 of \$6,005.44 to Butler Sign Company for 20 new reflecting
6 T-Hangar signs.

7
8 11. #22-076 #22-072 Resolution authorizing payment in the
9 amount of \$18,014.16 to Groome Door & Mechanical Systems
10 for T-Hangars repairs.

11
12 12. #22-077 Resolution authorizing payment in the amount
13 of \$508.30 to Thomas J. O'Beirne for plumbing services at
14 Hangar P.

15
16 13. #22-078 Resolution authorizing payment in the amount
17 of \$12,500.00 to Carlopicking for facility maintenance
18 and repairs.

19
20 14. #22-079 Resolution accepting a Proposal from H2M
21 Associates, Inc. in the amount of \$7,100.00 to continue
22 the Underground Storage Tank Compliance Services as per
23 DEP regulations.

24
25 TAXIWAY P & G REHABILITATION PROJECT

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

1 15. #22-080 Resolution authorizing payment to C & S
2 Engineers in the amount of \$505.50 for services rendered
3 in connection with the Design of the Taxiway P & G Rehab
4 Project - Final Invoices

5
6 16. #22-081 Resolution authorizing payment C & C
7 Engineers in the amount of \$7,046.50 for services
8 rendered in connection with the Construction
9 Observation/Administration of the Taxiway P & G Rehab
10 Project.

11 NAVAID'S PROJECT

12 Project Funded: NJDOT and ECIA/AIRPORT BOND

13 17. Resolution authorizing payment C & C Engineers, Inc.,
14 in the amount of \$14,250.00 for engineering services in
15 connection with the Design of the NAVAIDS system.

16
17 CHAIRMAN KLINGHOFFER: Before we move the
18 Airport Resolution, if Mr. Cali is on I wonder if
19 he could explain number 17 first, the Design of
20 the NAVAIDS system, what's happening with that.

21 MR. CALI: Yes. This is Joe Cali. I'm
22 Airport Manager.

23 So the NAVAIDS project, are you looking
24 for an explanation as to what we are doing with
25 that project or as progress?

1 CHAIRMAN KLINGHOFFER: Well, both, how's
2 that?

3 MR. CALI: Okay. It's currently in the
4 design phase and with that project what we're
5 doing is currently on Runway 22 right now we have
6 a PAPI, which is a light guidance system into the
7 airport with a guide flow and we also have REILs,
8 which are runway end lights that flash for
9 guidance into the airport. What we're doing with
10 this project is we're adding the same thing to
11 Runway 4 and at the same time upgrading on Runway
12 22 so that it's a newer system because a lot of
13 the parts on our current system are out of date
14 and outdated. So, yeah, what we're doing is
15 adding to Runway 4 and replacing what's on Runway
16 22.

17 CHAIRMAN KLINGHOFFER: Will that make
18 Runway 4 more useable during visibility issues?

19 MR. CALI: Yes, exactly. It will give us
20 better guidance into Runway 4.

21 CHAIRMAN KLINGHOFFER: Sounds like a
22 safety factor also.

23 MR. CALI: Correct.

24 CHAIRMAN KLINGHOFFER: Okay. Anybody else
25 have questions on the Airport Resolutions?

1 If not, will someone move Airport
2 Resolutions 6 through 16?

3 COMMISSIONER YUSTEIN: I'll move it.

4 COMMISSIONER BROWN: Second.

5

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

8

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

11

12 **LATE STARTER**

13 **AIRPORT**

14

15 1. #22-083 Resolution authorizing payment to Township of
16 Fairfield in the amount of \$100,000.00.

17

18 CHAIRMAN KLINGHOFFER: We have one Late
19 Starter regarding a contribution to Fairfield.

20 Mr. Rother, do you want to explain just in
21 general terms what this is?

22

23 MR. ROTHER: Yes. This goes back into a
24 couple of years ago with the volunteer fire
25 department was making a purchase which had to be
 paid for by Fairfield and Fairfield called us in

1 to ask for a donation in excess of \$170,000 for
2 some of the additions that they said this
3 equipment were necessary to fight fires on the
4 airport.

5 As you probably saw, if you saw the email
6 I sent days ago, we had a series of meetings, Phil
7 Alagia and I, with them and I took the information
8 they gave me about the purchase of this fire
9 equipment to two other fire chiefs to ask whether
10 it made sense for us to make that kind of a
11 donation. As you probably saw from those letters,
12 they said that's really not true, that they would
13 need that kind of equipment in any event. For
14 that reason Phil and I suggested to them that we
15 reduce it from 170 something thousand to a hundred
16 thousand, which would be more than half of the
17 amount subject to approval by the board. Back
18 then we discussed this off the record and the
19 board advised me to tell them that if and when
20 they ever made the purchase and they confirmed the
21 purchase that we would pay them a donation of a
22 hundred thousand dollars.

23 By the way, there were several other
24 reasons the fire chiefs gave me why we should
25 reduce it to a hundred thousand dollars. So

1 that's where we are and they have now confirmed it
2 today. We received a letter confirming that they
3 had in fact purchased the equipment for that
4 price.

5 CHAIRMAN KLINGHOFFER: Any questions?

6 If not, if someone would like to move the
7 Late Starter Resolution?

8 COMMISSIONER DUNEC: Move.

9 COMMISSIONER BROWN: Second.

10
11 (Roll call was taken, all Commissioners
12 respond in the affirmative)

13
14 **EXECUTIVE SESSION**

15
16 CHAIRMAN KLINGHOFFER: Mr. Rother, is
17 there any reason to have execution session today?

18 MR. ROTHER: No, none. The only reason we
19 might have is the settlement process, but that
20 still is fluid and I'd like it to be a bit more
21 settled before we have another executive session
22 to discuss that.

23 COMMISSIONER BROWN: Chairman...

24 CHAIRMAN KLINGHOFFER: Go ahead.

25 COMMISSIONER BROWN: I'd like to ask you,

1 have you received a letter from them showing
2 exactly that they spent a hundred thousand on the
3 new equipment?

4 MR. ROTHER: Oh, yes. They spent more
5 than a hundred thousand.

6 COMMISSIONER BROWN: You have the letter?
7 I'm saying you have the letter?

8 MR. ROTHER: Yes, yes, we got the letter.

9 COMMISSIONER BROWN: Okay. All right.

10 CHAIRMAN KLINGHOFFER: Just to be clear,
11 the entire purchase was I think 800 some odd
12 thousand dollars.

13 MS. SAPINSKI: Yes, the whole purchase is
14 \$884,117.35.

15 COMMISSIONER BROWN: I understand that. I
16 was just making sure that they had sent us a
17 letter saying they had done their due diligence.

18 MS. SAPINSKI: Commissioner, we just
19 received it in the mail today at 2:30 p.m. we got
20 the letter. I will scan it and forward to
21 everybody so everybody has it.

22 COMMISSIONER BROWN: Okay.

23 MR. ROTHER: They included the resolution
24 authorizing the purchase, so we have that as well.

25 CHAIRMAN KLINGHOFFER: That's why we

1 called it a "Late Starter". We just got it this
2 afternoon.

3
4 **ADJOURNMENT**

5
6 CHAIRMAN KLINGHOFFER: In that event,
7 would anybody like to move to adjourn?

8 COMMISSIONER BROWN: I'll move it.

9 COMMISSIONER DUNEC: Second.

10
11 (Roll call was taken, all Commissioners
12 present respond in the affirmative)

13
14 CHAIRMAN KLINGHOFFER: We'll talk to
15 everybody on June 28th. Be well, be safe.

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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, CCR
Certified Court Reporter