

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way  
Fairfield, New Jersey

Tuesday, July 26, 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 **(Absent)**

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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 either on the phone or  
20 physically present who would like to comment?

21 MS. SAPINSKI: Nobody here on the phone.  
22

23 **ACCEPTANCE OF MINUTES**

24  
25 CHAIRMAN KLINGHOFFER: Okay. Hearing

1 none, we'll move to Acceptance of Minutes.

2 Is there a motion to accept the minutes of  
3 of the Regular Board Meeting of June 28, 2022.

4 COMMISSIONER SPIESBACH: Move to accept.

5 COMMISSIONER YUSTEIN: Second.

6 MS. SAPINSKI: Thank you.

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 1. #22-102 Resolution ratifying payment to Lynann  
17 Dragone, Certified Court Reporter for transcription of  
18 June 28, 2022 Board Meeting.

19

20 2. #22-103 Resolution ratifying payment of recurring  
21 bills (Bill List)

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

25 COMMISSIONER BROWN: I'll move 1 and 2.

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COMMISSIONER SPIESBACH: Second.

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

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

**CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL EXPOSURE**

3. #22-104 Resolution authorizing Amendment #1 to the Agreement with Buchanan, Ingersoll & Rooney, PC in the amount of \$500,000.00 for additional legal services.

4. #22-105 Resolution authorizing payment in the amount of \$134,792.80 to Buchanan, Ingersoll & Rooney, PC for legal services rendered in June.

5. #22-106 Resolution authorizing payment in the amount of \$11,136.00 to Buchanan, Ingersoll & Rooney, PC, for reimbursement for services rendered by HydroGeoLogic, Inc.

CHAIRMAN KLINGHOFFER: Next we have the Litigation Resolutions 3, 4, and 5.

COMMISSIONER BROWN: I'll move it.

1 COMMISSIONER SPIESBACH: I'll second.

2 MS. SAPINSKI: Thank you.

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

6

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

9

10 **PARKING FACILITIES**

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12 5. #22-107 Resolution authorizing payment to Precision  
13 Technology Solutions in the amount of \$712.00 for parking  
14 equipment repairs

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16 6. #22-108 Resolution authorizing payment to Arocho  
17 Services, LLC in the amount of \$2,120.00 for elevators  
18 and stairwells cleaning, and landscaping services in  
19 June.

20

21 CHAIRMAN KLINGHOFFER: Next we have  
22 Parking Facilities 6 and 7. Would someone like to  
23 move it?

23 COMMISSIONER YUSTEIN: I'll move it.

24 COMMISSIONER SPIESBACH: I'll second.

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

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

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7 **AIRPORT**

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9 8. #22-109 Resolution authorizing a purchase of the  
10 Airport General Liability Insurance Policy in the amount  
11 of \$49,020.00 from August 1, 2022 to August 1, 2023

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13 9. #22-110 Resolution authorizing payment in the amount  
14 of \$5,200.00 to Diamond Contracting for trees removal on  
15 properties off the Airport

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17 10. #22-111 Resolution authorizing payment in the amount  
18 of \$22,064.70 to Thomas J. O'Bierne & Co., Inc. sewer  
19 pumps replacement at the Airport.

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21 **NAVAID'S PROJECT**

22 Project Funded: NJDOT and ECIA/AIRPORT BOND

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24 11. #22-112 Resolution authorizing payment to C & S  
25 Engineers, Inc., in the amount of \$14,247.40 for

1 engineering services in connection with the Design of the  
2 NAVAIDS system.

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4 TAXIWAY P & G REHABILITATION PROJECT

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

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7 12. #22-113 Resolution authorizing payment to C & S  
8 Engineers in the amount of \$44,786.16 for services  
9 rendered in connection with the CO/CA of the Taxiway P &  
10 G Rehab Project.

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12 13. #22-114 Resolution authorizing Pay App#2 to Paving  
13 Materials & Contracting in the amount of \$606,139.78 for  
14 services rendered in connection with the Construction of  
15 the Taxiway P & G Rehab Project.

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17 CHAIRMAN KLINGHOFFER: Next we have  
18 Airport Resolutions 8 through 13. Anyone would  
19 like to move it?

20 COMMISSIONER BROWN: I'll move it.

21 COMMISSIONER YUSTEIN: I'll second it.

22 MS. SAPINSKI: Thank you.

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

1                   Whereupon, the Board discussed and took  
2                   action on the following items:

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4                   **FINANCE**

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6                   14. #22-115 Resolution authorizing payment of charges  
7                   and expenses of the Authority's \$150,000,000.00 Pooled  
8                   Government Loan Program, Series 1986

9  
10                  Payments for PGLP Services

11                  Galleros-Koh, LLP                   \$2,000.00  
12                  Program Administrator  
13                  June 2022

14                  BNY Mellon                           \$4,000.00  
15                  Trustee Fee  
16                  7/01/2022 - 9/30/2022

17                  Moody's Investor Services       \$5,000.00  
18                  Annual Fee  
19                  Rating Agent

20                  Wells Fargo                           \$4,347.78  
21                  Remarketing Fee  
22                  4/1/2022 - 6/30/2022

23                                   CHAIRMAN KLINGHOFFER:    We have a final  
24                                   matter. It's a Finance Resolution number 14 on  
25                                   the agenda. Would someone like to move that?

                                  COMMISSIONER SPIESBACH:   I'll move it  
                                  item 14.

1 COMMISSIONER BROWN: I'll second it.

2 MS. SAPINSKI: Thank you.

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

6

7 **EXECUTIVE SESSION**

8

9 CHAIRMAN KLINGHOFFER: I understand, Mr.  
10 Rother, we have no need for executive session. Is  
11 that correct?

12 MR. ROTHER: Yes. I will be calling  
13 O'Toole when we're finished and I will call you  
14 and let you know what's cooking.

15

16 **ADJOURNMENT**

17

18 CHAIRMAN KLINGHOFFER: Okay. Would  
19 someone then like to move to adjourn?

20 COMMISSIONER BROWN: I'll move it.

21 COMMISSIONER YUSTEIN: I'll second

22 MS. SAPINSKI: Thank you.

23

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

1                   CHAIRMAN KLINGHOFFER:    See everybody on  
2                   August 30th at 4:00 p.m., virtually see everyone  
3                   on Tuesday, August 30th, 4:00 p.m. Stay safe;  
4                   stay healthy.

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6                   (Whereupon, the proceedings concluded at  
7                   4:09 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, CCR  
Certified Court Reporter