

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, August 30, 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 (**Via Phone**)

COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN (**Via Phone**)

COMMISSIONER GERARD M. SPIESBACH, TREASURER  
COMMISSIONER CARLA A. STANZIALE, SECRETARY (**Absent**)  
COMMISSIONER JACQUELINE YUSTEIN  
COMMISSIONER CLIFFORD ROSS  
COMMISSIONER ANTHONY S. NARDONE

LYNANN DRAGONE  
CERTIFIED COURT REPORTER  
54 STIRLING TERRACE  
TOTOWA, NEW JERSEY 07512  
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lynanna220@gmail.com

## 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 COMMISSIONER SPIESBACH: 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 was  
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  
12 **SWEARING IN CEREMONY**

13  
14 COMMISSIONER SPIESBACH: Our first order  
15 of business is a swearing in of our new  
16 Commissioner and our new appointed Commissioner.

17  
18 (Whereupon, Anthony S. Nardone was sworn  
19 in as a new Commissioner. Commissioners Ronald J.  
20 Brown and Clifford Ross were reappointed and sworn  
21 in as Commissioners)

22  
23 COMMISSIONER SPIESBACH: So now that we've  
24 done the swearing in ceremony, welcome to our new  
25 Commissioner, your first meeting and now you're

1 actually a sworn in Commissioner to participate.

2 We'll now go to roll call, please.

3

4 (Roll call was taken, all Commissioners

5 respond in the affirmative. Commissioner

6 Stanziale is absent)

7

8 **PUBLIC COMMENTS**

9

10 COMMISSIONER SPIESBACH: At this point we  
11 would open the floor to Public Comments. Seeing  
12 that there's no one in the public that wish to  
13 speak, we will close Public Comments and move now  
14 to the acceptance of the minutes.

15

16 **ACCEPTANCE OF THE MINUTES**

17

18 COMMISSIONER SPIESBACH: The acceptance of  
19 the minutes of our regular board meeting of July  
20 26th.

21 Can I have a motion please to accept?

22 COMMISSIONER BROWN: Motion to accept.

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Thank you.

25 Roll call.

1 (Roll call was taken, all Commissioners  
2 respond in the affirmative. Commissioner  
3 Stanziale is absent)

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

7  
8 **RESOLUTIONS**

9 **ADMINISTRATIVE**

10  
11 1. #22-216 #22-102 Resolution ratifying payment to Lynann  
12 Dragone, Certified Court Reporter for transcription of  
13 July 26, 2022 Board Meeting.

14  
15 2. #22-217 Resolution ratifying payment of recurring  
16 bills (Bill List).

17  
18 COMMISSIONER SPIESBACH: Now we'll move to  
19 the Resolutions. We'll start first with items  
20 number 1 and 2 under Administrative.

21 Can we have a motion, unless any of the  
22 Commissioners have a question on either of those  
23 items.

24 COMMISSIONER ROSS: I'll move it.

25 COMMISSIONER BROWN: Second.

1 MS. SAPINSKI: Thank you.

2

3 (Roll call was taken, all Commissioners  
4 respond in the affirmative. Commissioner  
5 Stanziale is absent)

6

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

9

10 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL EXPOSURE**

11

12 3. #22-218 Resolution authorizing payment in the amount  
13 of \$96,658.50 to Buchanan, Ingersoll & Rooney, PC legal  
14 services rendered in July.

15

16 4. #22-219 Resolution authorizing payment in the amount  
17 of \$580.00 to Buchanan, Ingersoll & Rooney, PC for  
18 reimbursement for services rendered by HydroGeoLogic,  
19 Inc.

20

21 COMMISSIONER SPIESBACH: Okay. Under  
22 Correctional Facility/Celanese/Environmental  
23 Exposure, we have two Resolutions, 3 and 4.

24

Can I have a motion?

25

MR. ROTHER: Before you accept that, I

1 just want to assure everybody that we're getting  
2 very, very close to the settlement. There's  
3 nothing to discuss in the executive session today,  
4 but we're getting closer.

5 COMMISSIONER SPIESBACH: Good, because  
6 that would have been one of my questions.

7 MR. ROTHER: Yes.

8 COMMISSIONER SPIESBACH: Having said that,  
9 we have items 3 and 4. May we have a motion to  
10 move items 3 and 4?

11 COMMISSIONER ROSS: Motion.

12 COMMISSIONER BROWN: Second.

13 MS. SAPINSKI: Thank you.

14

15 (Roll call was taken, all Commissioners  
16 respond in the affirmative. Commissioner  
17 Stanziale is absent)

18

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

21

22 **PARKING FACILITIES**

23

24 5. #22-220 Resolution authorizing payment to Protective  
25 Measures Security and Fire Systems in the amount of

1 \$445.00 for fire alarm equipment repairs.

2

3 6. #22-221 Resolution authorizing payment to Arocho  
4 Services, LLC in the amount of \$3,215.00 for elevators  
5 and stairwells cleaning, and landscaping services in  
6 July.

7

8 7. #22-222 Resolution authorizing payment to Precision  
9 Technology Solutions in the amount of \$3,570.40 for  
10 parking equipment repairs.

11

12 8. #22-223 Resolution authorizing Amendment #1 to the  
13 Agreement with Hudson Community Enterprises for litter  
14 patrol services in the amount of \$28,000.00 through  
15 December 31, 2022.

16 COMMISSIONER SPIESBACH: Okay. Moving to  
17 the next series of Resolutions under Parking  
18 Facilities, items 5, 6, 7, and 8.

19 Can we have a motion to approve?

20 COMMISSIONER ROSS: Move it.

21 COMMISSIONER YUSTEIN: Second.

22 MS. SAPINSKI: Thank you.

23

24 (Roll call was taken, all Commissioners  
25 respond in the affirmative. Commissioner



1 Stanziale is absent)

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

5  
6 **AIRPORT**

7  
8 9. #22-224 Disposition of Bids for Snow & Ice Removal  
9 Services award to contract to Park Place Property  
10 Maintenance, LLC.

11  
12 10. #22-225 Resolution authorizing payment in the amount  
13 of \$3,550.00 to Martin Contracting LLC for pavement  
14 repairs the Airport.

15  
16 11. #22-226 Resolution authorizing payment in the amount  
17 of \$8,900.00 to Diamond Contracting for clearing of  
18 vegetation on approach end of Runway 22.

19  
20 **NAVAID'S PROJECT**

21 Project Funded: NJDOT and ECIA/AIRPORT BOND

22  
23 12. #22-227 Resolution authorizing payment to C & S  
24 Engineers, Inc., in the amount of \$14,247.40 for  
25 engineering services in connection with the Design of the

1           NAVAIDS system.

2  
3           OBSTRUCTION IDENTIFICATION and REMOVAL PROJECT

4  
5           13. #22-228 Resolution authorizing an Agreement with C &  
6           S Engineers, Inc., in the amount of \$44,000.00 for Design  
7           services in connection with Runway 4-22 Obstruction  
8           Identification and Removal project.

9  
10          14. #22-229 Resolution accepting a Proposal from H2M  
11          Associates Inc. in the amount of \$9,300.00 in connection  
12          with Runway 4-22 Obstruction Identification and Removal  
13          project.

14  
15          TAXIWAY P & G REHABILITATION PROJECT

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

17  
18          15. #22-230 Resolution authorizing payment to C & S  
19          Engineers in the amount of \$51,844.62 for services  
20          rendered in connection with the CO/CA of the Taxiway P &  
21          G Rehab Project.

22  
23          16. #22-231 Resolution authorizing Pay App#3 to Paving  
24          Materials & Contracting in the amount of \$38,302.42 for  
25          services rendered in connection with the Construction of

1 the Taxiway P & G Rehab Project.

2  
3 COMMISSIONER SPIESBACH: Under Airport, do  
4 you want to move all of them in one shot?

5 Okay. So under Airport and under the  
6 subtitle of the Navaid's Project plus the  
7 Obstruction Identification and Removal Project and  
8 the Taxiway Rehabilitation Project all under  
9 Airport, items 9 through 16.

10 Are there any questions from any of the  
11 Commissioners on any of those items? If there are  
12 no questions, can we have a motion to move those  
13 items?

14 COMMISSIONER ROSS: Move it.

15 COMMISSIONER BROWN: Second.

16 MS. SAPINSKI: Thank you.

17  
18 (Roll call was taken, all Commissioners  
19 respond in the affirmative. Commissioner  
20 Stanziale is absent)

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

24  
25 **FINANCE**

1 17. #22-232 Resolution authorizing payment of charges  
2 and expenses of the Authority's \$150,000,000.00 Pooled  
3 Government Loan Program, Series 1986.

4  
5 Payments for PGLP Services

6 Galleros Robinson LLP \$2,000.00  
7 Program Administrator  
8 August 2022

9 COMMISSIONER SPIESBACH: Okay. Under  
10 Finance our usual final resolution. Item number  
11 17.

12 COMMISSIONER ROSS: Move it.

13 COMMISSIONER SPIESBACH: Do we have a  
14 second?

15 COMMISSIONER BROWN: Second.

16 MS. SAPINSKI: Thank you, Commissioner  
17 Brown.

18  
19 (Roll call was taken, all Commissioners  
20 respond in the affirmative. Commissioner  
21 Stanziale is absent)

22  
23 **EXECUTIVE SESSION**

24  
25 COMMISSIONER SPIESBACH: Next item on the

1 agenda is the Executive Session. Our Executive  
2 Director indicated there's no need to have  
3 executive session.

4 MR. ROTHER: No, unless there's some  
5 reasons...

6 COMMISSIONER SPIESBACH: Is there a need  
7 on the part of any of the Commissioners to go into  
8 execution session?

9 No?

10

11 **ADJOURNMENT**

12

13 COMMISSIONER SPIESBACH: So our last item  
14 would be adjournment.

15 Can I have a motion?

16 COMMISSIONER ROSS: Motion to adjourn.

17 COMMISSIONER BROWN: Second.

18 MS. SAPINSKI: Thank you, Commissioner  
19 Brown.

20

21 (Roll call was taken, all Commissioners  
22 respond in the affirmative. Commissioner  
23 Stanziale is absent)

24 (Whereupon, the proceedings concluded at  
25 4:08 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