

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, October 25, 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 **(Absent)**
- COMMISSIONER GERARD M. SPIESBACH, TREASURER **(Absent)**
- COMMISSIONER CARLA A. STANZIALE, SECRETARY **(Absent)**
- COMMISSIONER JACQUELINE YUSTEIN
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE

LYNANN DRAGONE
CERTIFIED COURT REPORTER
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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
STEVEN C. ROTHER, Executive Director
JOSEPH CALI, Airport Operations Manager

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
17 **PUBLIC COMMENTS**

18
19 CHAIRMAN KLINGHOFFER: Seeing no members
20 of the public present to comment.

21 MS. SAPINSKI: Anybody on the line?

22 CHAIRMAN KLINGHOFFER: Anybody on the
23 line?

24
25 **ACCEPTANCE OF MINUTES**

1 CHAIRMAN KLINGHOFFER: We'll move onto
2 Acceptance of Minutes.

3 Is there a motion to accept the Regular
4 and Executive Session Minutes from the meeting on
5 September 20, 2022?

6 Motion, please.

7 COMMISSIONER NARDONE: I'll make a motion.

8 COMMISSIONER YUSTEIN: I'll second it.

9 MS. SAPINSKI: Who made the motion?

10 COMMISSIONER NARDONE: Tony Nardone.

11 MS. SAPINSKI: Okay. Thank you.

12

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

15

16 **EXECUTIVE SESSION**

17

18 CHAIRMAN KLINGHOFFER: Mr. Rother, I
19 understand we need an execution session?

20 MR. ROTHER: Yes. We have three of them.
21 One of them is a contract negotiation. The other
22 is settlement of litigation and the other is a,
23 perhaps, what's the best way to put it -- is our
24 counsel on the phone?

25 MS. GILL: Yes, I'm here.

1 MR. ROTHER: Okay. Legal advice.

2 CHAIRMAN KLINGHOFFER: Okay. Do we have
3 personnel issues also?

4 MR. ROTHER: Yes, but we want some legal
5 advice there as well.

6 CHAIRMAN KLINGHOFFER: Okay. Great.
7 Is there a motion to go into Executive
8 Session?

9 COMMISSIONER ROSS: Move.

10 COMMISSIONER YUSTEIN: Second.

11

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

14

15 (Whereupon, closed session meeting was
16 held commencing at 4:05 and concluded at 4:28 p.m.
17 off the record)

18

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

21

22 **RESOLUTIONS**

23 **ADMINISTRATIVE**

24

25 1. #22-245 Resolution introducing and approving the

1 Authority's 2023 Annual Budget and the Capital
2 Budget/Program

3
4 2. #22-246 Resolution ratifying payment to Lynann
5 Dragone, Certified Court Reporter for transcription of
6 September 20, 2022 Board Meeting

7
8 3. #22-247 Resolution ratifying payment of recurring
9 bills (Bill List)

10
11 CHAIRMAN KLINGHOFFER: Okay. We'll go
12 onto Administrative Resolutions 1, 2, 3. Would
13 someone like to move them?

14 COMMISSIONER ROSS: I'll move it.

15 COMMISSIONER YUSTEIN: Second.

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

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

22
23 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL EXPOSURE**

24
25 4. #22-248 Resolution authorizing payment in the amount

1 of \$217,046.26 to Buchanan, Ingersoll & Rooney, PC for
2 legal services rendered (\$104,612.50 for August and
3 \$112,433.76 for September)

4
5 5. #22-249 Resolution authorizing payment in the amount
6 of \$3,364.00 to Buchanan, Ingersoll & Rooney, PC, for
7 reimbursement for services rendered by HydroGeoLogic,
8 Inc.

9
10 CHAIRMAN KLINGHOFFER: Next we have
11 Correctional Facility. Actually, some of these
12 are litigation matters, 4 and 5.

13 Would someone like to move them?

14 COMMISSIONER ROSS: I'll move it.

15 CHAIRMAN KLINGHOFFER: Do we have a
16 second?

17 COMMISSIONER NARDONE: I'll second it.

18 MS. SAPINSKI: Thank you.

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

22
23 Whereupon, the Board discussed and took
24 action on the following items:
25

1 **PARKING FACILITIES**

2
3 6. #22-250 Resolution authorizing payment to Precision
4 Technology Solutions in the amount of \$4,562.00 for
5 parking equipment repairs

6
7 7. #22-251 Resolution authorizing payment to Arocho
8 Services, LLC in the amount of \$1,900.00 for elevators
9 and stairwells cleaning, and landscaping services in
10 September

11
12 CHAIRMAN KLINGHOFFER: Next we have
13 Parking Facilities, 6 and 7.

14 Would someone like to move them?

15 COMMISSIONER ROSS: I'll move it.

16 COMMISSIONER YUSTEIN: I'll second.

17 MS. SAPINSKI: Thank you.

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

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

24
25 **AIRPORT**

1 8. #22-252 Resolution approving changes in Fees for
2 Tie-Down and T-Hangars effective January 1, 2023

3
4 9. #22-253 Resolution authorizing payment in the amount
5 of \$2,250.00 to Groome Door & Mechanical Systems for
6 T-Hangars door repairs at the Airport

7
8 10. #22-254 Resolution authorizing payment in the amount
9 of \$687.80 to Thomas J. O'Bierne & Co., Inc. for plumbing
10 repairs at Hangar I the Airport

11
12 11. #22-255 Resolution authorizing payment in the amount
13 of \$23,361.35 to Air Power for electric repairs at the
14 Airport

15
16 12. #22-256 Resolution authorizing payment to H2M
17 Associates Inc., in the amount of \$441.00 for engineering
18 services in connection with the Underground Storage Tank
19 compliance as per new DEP regulations

20
21 13. #22-257 Resolution authorizing payment to H2M
22 Associates Inc., in the amount of \$2,166.00 for
23 engineering services, site remediation at Hangar I Area

24
25 TAXIWAY P & G REHABILITATION PROJECT

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

2
3 14. #22-258 Resolution authorizing payment to C & S
4 Engineers in the amount of \$15,117.48 for services
5 rendered in connection with the CO/CA of Taxiway P & G
6 Rehab Project.

7
8 CHAIRMAN KLINGHOFFER: Next we have the
9 Airport Resolutions 8 through 14.

10 Would someone like to move them?

11 COMMISSIONER YUSTEIN: Move.

12 COMMISSIONER ROSS: I'll second.

13 MS. SAPINSKI: Thank you.

14
15 (Roll call was taken, all Commissioners
16 present respond in the affirmative)

17
18 Whereupon, the Board discussed and took
19 action on the following items:

20
21 **FINANCE**

22
23 15. #22-259 Resolution authorizing an Agreement with
24 Samuel Klein and Company for auditing services for the
25 year ending December 31, 2022

1 16. #22-260 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 Payment for PGLP Services

6 Galleros-Koh, LLP \$2,000.00
7 Program Administrator
8 October 2022

8 BNY Mellon \$4,000.00
9 Trustee Fee
10 10/01/2022 - 12/31/2022

10 Wells Fargo Bank \$4,395.56
11 Remarketing Fee
12 07/01/2022 - 9/30/2022

13 CHAIRMAN KLINGHOFFER: Then we have

14 Finance Resolutions 15 and 16.

15 Would someone like to move them?

16 COMMISSIONER NARDONE: Move.

17 COMMISSIONER ROSS: Second.

18 MS. SAPINSKI: Thank you.
19

20 (Roll call was taken, all Commissioners
21 present respond in the affirmative)
22

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

1 **LATE STARTER**

2
3 CHAIRMAN KLINGHOFFER: I understand we
4 have a Late Starter. Resolution authorizing
5 increased salaries for ECIA employees.

6 COMMISSIONER NARDONE: Move.

7 COMMISSIONER ROSS: Second.

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

11
12 **ADJOURNMENT**

13
14 CHAIRMAN KLINGHOFFER: Is there a motion
15 to adjourn?

16 COMMISSIONER NARDONE: Motion to adjourn
17 the meeting.

18 COMMISSIONER YUSTEIN: Second.

19 MS. SAPINSKI: Thank you.

20
21 (Roll call was taken, all Commissioners
22 present respond in the affirmative)

23
24 CHAIRMAN KLINGHOFFER: See everybody on
25 November 29th.

1 (Whereupon, the proceedings concluded at
2 4:30 p.m.)
3
4
5

6 C E R T I F I C A T E
7

8 I, LYNANN DRAGONE, License No. XI01388, a
9 Certified Court Reporter and Notary Public of the State
10 of New Jersey, certify that the foregoing is a true and
11 accurate transcript of the hearing at the time and the
12 date hereinbefore set forth.

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

16 I further certify that I am not an employee of
17 anyone employed in this case, nor am I financially
18 interested in this action.
19
20

21 Lynann Dragone
22 LYNANN DRAGONE, CCR
23 Certified Court Reporter
24
25