

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING ) TRANSCRIPT OF  
 ) PROCEEDINGS

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**(Via Telephone Conference)**

27 Wright Way  
Fairfield, New Jersey

Tuesday, November 29, 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
- COMMISSIONER CARLA A. STANZIALE, SECRETARY **(Absent)**
- COMMISSIONER JACQUELINE YUSTEIN
- COMMISSIONER CLIFFORD ROSS **(Absent)**
- COMMISSIONER ANTHONY S. NARDONE

**LYNANN DRAGONE**  
**CERTIFIED COURT REPORTER**  
**54 STIRLING TERRACE**  
**TOTOWA, NEW JERSEY 07512**  
**(973) 519-9562**  
**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  
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 **PUBLIC COMMENTS**

17  
18 CHAIRMAN KLINGHOFFER: Do we have any  
19 members of the public who would like to comment?

20 Is there anyone in the office who would  
21 like to comment?

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

23 CHAIRMAN KLINGHOFFER: Okay. Anybody on  
24 the phone in the public who would like to comment?

25 If not, we'll move onto Acceptance of

1 Minutes.

2

3 **ACCEPTANCE OF MINUTES**

4

5 CHAIRMAN KLINGHOFFER: Would someone like  
6 to move to accept the minutes of the Regular and  
7 Executive Session from October 25, 2022?

8 COMMISSIONER NARDONE: Move.

9 COMMISSIONER SPIESBACH: Second.

10 CHAIRMAN KLINGHOFFER: Okay.

11 Roll call.

12

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

15

16 **EXECUTIVE SESSION**

17

18 CHAIRMAN KLINGHOFFER: Mr. Rother, I  
19 understand that we have a need for Executive  
20 Session. Is that correct?

21 MR. ROTHER: That's correct, to deal with  
22 an added start.

23 CHAIRMAN KLINGHOFFER: And on what  
24 direction will we be going into Executive Session?

25 MR. ROTHER: It's dealing with potential

1 litigation.

2 CHAIRMAN KLINGHOFFER: Would someone like  
3 to move to go into Executive Session?

4 COMMISSIONER NARDONE: Move.

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, a closed session meeting was  
12 held commencing at 4:03 and concluded at 4:25 p.m.  
13 off the record)

14

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

17

18 **RESOLUTIONS**

19 **ADMINISTRATIVE**

20

21 1. #22-263 Resolution adopting the Authority's 2023  
22 Annual Budget and the Capital Budget/Program

23

24 2. #22-264 Resolution ratifying payment to Lynann  
25 Dragone, Certified Court Reporter for transcription of

1 October 25, 2022, Board Meeting

2  
3 3. #22-265 Resolution ratifying payment of recurring  
4 bills (Bill List)

5  
6 CHAIRMAN KLINGHOFFER: Okay. Let's go  
7 onto the agenda.

8 Would someone like to move Administrative  
9 Resolutions 1, 2 and 3?

10 COMMISSIONER SPIESBACH: Move.

11 CHAIRMAN KLINGHOFFER: Is there a second?

12 COMMISSIONER NARDONE: I second.

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

16  
17 Whereupon, the Board discussed and took  
18 action on the following items:

19  
20 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL EXPOSURE**

21  
22 4. #22-266 Resolution authorizing Amendment #2 to the  
23 Agreement with Buchanan, Ingersoll & Rooney, PC in the  
24 amount of \$300,000.00 for additional legal services.

25 5. #22-267 Resolution authorizing payment in the amount

1 of \$119,722.60 to Buchanan, Ingersoll & Rooney, PC for  
2 legal services rendered in October

3  
4 6. #22-268 Resolution authorizing payment in the amount  
5 of \$1,566.00 to Buchanan, Ingersoll & Rooney, PC for  
6 services rendered by HydroGeoLogic, Inc.

7  
8 CHAIRMAN KLINGHOFFER: Next, we have  
9 litigation resolutions 4, 5 and 6.

10 Would someone like to move these?

11 COMMISSIONER SPIESBACH: Move 4, 5, 6.

12 COMMISSIONER YUSTEIN: Second.

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

16  
17 Whereupon, the Board discussed and took  
18 action on the following items:

19  
20 **PARKING FACILITIES**

21  
22 6. #22-269 Resolution authorizing payment to Precision  
23 Technology Solutions in the amount of \$5,901.00 for  
24 parking equipment repairs and supplies

25

1 7. #22-270 Resolution authorizing payment to Arocho  
2 Services, LLC in the amount of \$1,900.00 for elevators  
3 and stairwells cleaning, and landscaping services in  
4 October

5  
6 CHAIRMAN KLINGHOFFER: Next we have  
7 Parking Facilities Resolutions 7 and 8.

8 Would someone like to move them?

9 COMMISSIONER NARDONE: I move them.

10 CHAIRMAN KLINGHOFFER: Is there a second?

11 COMMISSIONER YUSTEIN: Second.

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

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

18  
19 **2023 POOLS**

20  
21 9. #22-271 Resolution establishing 2023 Pool of Approved  
22 Law Firms in accordance with the "Pay to Play Law - Fair  
23 and Open Process" - N.J.S.A. 19:44A-20.4

24  
25 10. #22-272 Resolution establishing 2023 Pool of Approved



1 Insurance Brokers for the procurement of the insurance  
2 coverage in accordance with the "Pay to Play Law - Fair  
3 and Open Process" - N.J.S.A. 19:44A-20.4

4  
5 11. #22-273 Resolution establishing 2023 Pool of Approved  
6 Surveyors Firms in accordance with the "Pay to Play Law -  
7 Fair and Open Process" - N.J.S.A. 19:44A-20.4

8  
9 12. #22-274 Resolution establishing 2023 Pool of Approved  
10 Real Estate Appraisers Firms in accordance with the "Pay  
11 to Play Law - Fair and Open Process" - N.J.S.A.  
12 19:44-20.4

13  
14 13. #22-275 Resolution establishing 2023 Pool of Approved  
15 Architects Firms in accordance with the "Pay to Play Law  
16 - Fair and Open Process" - N.J.S.A. 19:44-20.4

17  
18 14. #22-276 Resolution establishing 2023 Pool of Approved  
19 Engineering Firms in accordance with the "Pay to Play Law  
20 - Fair and Open Process" - N.J.S.A. 19:44-20.4

21  
22 15. #22-277 Resolution establishing 2023 Pool of Approved  
23 Real Estate Advisors in accordance with the "Pay to Play  
24 Law - Fair and Open Process" - N.J.S.A. 19:44-20.4

25

1 16. #22-278 Resolution establishing 2023 Pool of Approved  
2 Underwriting Firms in accordance with the "Pay to Play  
3 Law - Fair and Open Process" - N.J.S.A. 19:44-20.4  
4

5 CHAIRMAN KLINGHOFFER: Next we have  
6 Resolutions 9 through 16 which are the approval of  
7 the annual Pools, Professional Pools.

8 Would someone like to move these?

9 COMMISSIONER SPIESBACH: Move 9 through  
10 16.

11 CHAIRMAN KLINGHOFFER: Is there a second?

12 COMMISSIONER YUSTEIN: 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 **AIRPORT**  
22

23 17. #22-279 Resolution ratifying payment in the amount  
24 of \$940.00 to S.J. Carney Maintenance for roof repairs at  
25 Hangar M & I

1 18. #22-280 Resolution authorizing payment to Tree King  
2 in the amount of \$20,305.00 for tree removal on  
3 properties surrounding the Airport (trees along and on  
4 the end of Runway 4)

5  
6 19. #22-281 Resolution authorizing payment to Paving  
7 Materials & Contracting in the amount of \$35,106.00 for  
8 several storm manhole casting repairs and adjustments,  
9 and concrete sinkhole infill at the Airport

10  
11 20. #22-282 Resolution authorizing payment to Carlopiking  
12 Construction, LLC in the amount of \$9,200.00 for Airport  
13 facility maintenance and repairs

14  
15 21. #22-283 Resolution authorizing Pay App#1 and #2 to  
16 Herbert Lutz and Co., in the amount of \$549,936.00 for  
17 services rendered in connection with the Removal &  
18 Replacement of Aviation Fuel Farm System

19  
20 22. #22-284 Resolution authorizing payment to H2M  
21 Associates Inc., in the amount of \$1,157.64 for  
22 engineering services in connection with the Underground  
23 Storage Tank compliance as per new DEP regulations

24  
25 23. #22-285 Resolution authorizing payment to H2M

1 Associates Inc., in the amount of \$2,739.00 for  
2 engineering services, site remediation at Hangar 1 Area

3  
4 **REHABILITATION OF TAXILANES H & 11 AND APRON C PROJECT**

5 **(DESIGN)**

6  
7 24. #22-286 Resolution authorizing payment to McFarland  
8 Johnson in the amount of \$2,000.00 for IFE evaluation of  
9 C&S Engineers Agreement as per FAA requirements

10  
11 25. #22-287 Resolution authorizing an Agreement with C&S  
12 Engineers, Inc. in the amount of \$160,000.00 for Design  
13 services in connection with Rehabilitation of Taxilanes H  
14 & 11 and Apron C project

15  
16 CHAIRMAN KLINGHOFFER: Next we have  
17 Airport Resolutions 17 through 25.

18 Would someone like to move those?

19 COMMISSIONER NARDONE: I move them.

20 CHAIRMAN KLINGHOFFER: Is there a second?

21 COMMISSIONER SPIESBACH: Second.

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**

5  
6                   15. #22-288 Resolution authorizing payment of charges and  
7                   expenses of the Authority's \$150,000,000.00 Pooled  
8                   Government Loan Program, Series 1986

9  
10                  Payment for PGLP Services

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

14                   Wells Fargo Bank                                   \$36,588.86  
15                   Letter of Credit  
16                   10/01/2022 - 12/31/2022

17                   CHAIRMAN KLINGHOFFER: Then we have  
18                   Finance Resolution 26.

19                   Would someone like to move that?

20                   COMMISSIONER YUSTEIN: Move.

21                   COMMISSIONER SPIESBACH: I'll second.

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                   **LATE STARTER**

5                   **AIRPORT**

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7                   1. #22-289 Resolution authorizing an Agreement with  
8                   Chiesa, Shahinian & Giantomasi, PC in the amount of  
9                   \$50,000.00 for legal services in connection with Vibra  
10                  Screw Property

11  
12                  2. #22-290 Resolution accepting a Proposal from Hendricks  
13                  Appraisal Company in the amount of \$7,500.00 for  
14                  appraisal services in connection with Vibra Screw  
15                  Property

16  
17                               CHAIRMAN KLINGHOFFER: And then we have  
18                               two Late Starters dealing with the airport, 1, 289  
19                               and 2, 290.

20                               Would someone like to move those two  
21                               Resolutions?

22                               COMMISSIONER NARDONE: Move.

23                               CHAIRMAN KLINGHOFFER: Is there a second?

24                               COMMISSIONER SPIESBACH: Second.

25                               MS. SAPINSKI: Thank you.

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

3  
4 **ADJOURNMENT**

5  
6 CHAIRMAN KLINGHOFFER: I believe we're  
7 ready for a motion to adjourn then.

8 MR. ROTHER: One other thing I want to  
9 comment on.

10 As soon as we have a draft of the  
11 Resolution, our Resolution authorizing the  
12 condemnation, we will circulate that to all of you  
13 because we're going to have to call then for a  
14 Special Meeting to adopt it. But I just want you  
15 to be on the lookout for that draft when we send  
16 it out to you.

17 CHAIRMAN KLINGHOFFER: And refresh my  
18 recollection, how much notice do we have to give  
19 for a Special?

20 MR. ROTHER: 48 hours.

21 CHAIRMAN KLINGHOFFER: 48 hours. Okay.  
22 Is there anything else before we adjourn?

23 MR. ROTHER: Nope.

24 CHAIRMAN KLINGHOFFER: If not, would  
25 someone care to adjourn?

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COMMISSIONER YUSTEIN: Move to adjourn.

COMMISSIONER NARDONE: Second.

CHAIRMAN KLINGHOFFER: Okay. Thank you.

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

(Whereupon, the proceedings concluded at  
4:30 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