

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, December 27, 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 JACQUELINE YUSTEIN
- COMMISSIONER CLIFFORD ROSS
- 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: Are there any  
19 members of the public either on the phone or  
20 present at the office to comment?

21 MS. SAPINSKI: Nobody in the office and  
22 no one called for the number, so no.

23  
24 **ACCEPTANCE OF MINUTES**

25

1 CHAIRMAN KLINGHOFFER: Okay. Then we'll  
2 move on to the Acceptance of Minutes.

3 Is there a motion to accept both the  
4 Regular Board Meeting and Executive Sessions of  
5 November 29th and Special Board Meeting of  
6 December 9th?

7 COMMISSIONER SPIESBACH: I'll move.

8 COMMISSIONER ROSS: I'll second.

9 MS. SAPINSKI: Thank you.  
10

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

13

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

16

17 **RESOLUTIONS**

18 **ADMINISTRATIVE**

19

20 1. #22-293 Resolution ratifying payment to Lynann  
21 Dragone, Certified Court Reporter for transcription of  
22 November 29 and December 9, 2022, Board Meetings

23

24 2. #22-294 Resolution ratifying payment of recurring  
25 bills (Bill List)

1 3. #22-295 Resolution adopting Holiday Schedule for the  
2 year 2023

3  
4 4. #22-296 Resolution adopting the Cash Management Plan,  
5 pursuant to N.J.S.A. 40A:5-16, for the year 2023

6  
7 5. #22-297 Resolution designating Public Agency  
8 Compliance Officer (P.A.C.O.) for the Authority for the  
9 year 2023, pursuant to N.J.S.C. 17:27-3.2

10  
11 6. #22-298 Resolution authorizing Agreement with Lynann  
12 Dragone for the transcribing and recording services in  
13 2023 in the amount of \$10,000.00

14  
15 7. #22-299 Resolution authorizing a Memorandum of  
16 Agreement with Kesz1 Technologies in the amount of  
17 \$6,500.00 for 2023 Maintenance of Authority's website  
18 including hosting, support, disaster recovery, and  
19 purchasing portal system

20  
21 8. #22-300 Resolution authorizing annual renewal of the  
22 Agreement with the Morris County Cooperative Pricing  
23 Council and a payment of \$1,100.00 for membership fee for  
24 2023

25

1 9. #22-301 Resolution authorizing purchase of ECIA  
2 Insurance Policies: General Liability, Property,  
3 Automobile, Umbrella, Equipment Floater, Boiler and  
4 Machinery, Public Officials and Floor for the period  
5 1-1-23 to 12-31-23

6  
7 CHAIRMAN KLINGHOFFER: Next we have  
8 Administrative Resolutions 1 through 9. Would  
9 someone like to move them?

10 COMMISSIONER NARDONE: I'll make the  
11 motion.

12 COMMISSIONER SPIESBACH: 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 10. #22-302 Resolution authorizing payment in the amount  
23 of \$73,216.47 to Buchanan Ingersoll Rooney, PC for legal  
24 services rendered in the month of November 2022

25

1 11. #22-303 Resolution authorizing an Agreement with  
2 Buchanan Ingersoll Rooney, PC for legal services in the  
3 amount not to exceed \$500,000.00 from January 1, 2023, to  
4 December 31, 2023

5  
6 CHAIRMAN KLINGHOFFER: Next we have the  
7 Correctional Facility Resolutions 10 and 11  
8 regarding legal fees would someone like to move  
9 these two.

10 COMMISSIONER ROSS: Move it.

11 COMMISSIONER YUSTEIN: Second.

12 MS. SAPINSKI: Thank you.

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 12. #22-304 Resolution ratifying payment to Arocho  
23 Services, LLC in the amount of \$1,900.00 for landscaping,  
24 elevator, and stairwells cleaning services in November  
25

1 13. #22-305 Resolution ratifying payment to Precision  
2 Technology Solutions in the amount of \$3,465.00 for  
3 equipment repairs

4  
5 14. #22-306 Resolution ratifying payment to Protective  
6 Measures Security in the amount of \$454.00 for alarm  
7 repairs

8  
9 15. #22-307 Resolution ratifying payment to Positive  
10 Electric in the amount of \$28,637.00 for electric repairs

11  
12 16. #22-308 Resolution authorizing reimbursement to Essex  
13 County Public Works Department in the amount of  
14 \$202,717.32 for a new video surveillance system at the  
15 parking facility

16  
17 17. #22-309 Resolution authorizing a Memorandum of  
18 Agreement with Positive Electric for all electric related  
19 issues in the amount not to exceed \$44,000.00 for the  
20 year 2023

21  
22 18. #22-310 Resolution authorizing a Memorandum of  
23 Agreement with Arocho Services for general maintenance  
24 services for the year 2023 in the amount not to exceed  
25 \$44,000.00



1 19. #22-311 Resolution authorizing a Memorandum of  
2 Agreement with Hudson Community Enterprises for litter  
3 patrol services in the amount not to exceed \$74,485.00  
4 for the year 2023

5  
6 20. #22-312 Resolution authorizing a Memorandum of  
7 Agreement with Schindler Elevator Corporation for full  
8 maintenance service for two Schindler hydraulic passenger  
9 elevators in the amount not to exceed \$15,000.00 for the  
10 year 2023

11  
12 21. #22-313 Resolution authorizing a Memorandum of  
13 Agreement with Protective Measures System and Fire Safety  
14 for fire alarm monitoring for the years 2023 in the  
15 amount of \$1,128.00

16  
17 22. #22-314 Resolution authorizing a Memorandum of  
18 Agreement with Jersey Elevator for elevator maintenance  
19 services in the amount not to exceed \$3,480.00 (\$290.00  
20 per month) for the year 2023

21  
22 CHAIRMAN KLINGHOFFER: Next we have  
23 Parking Facilities Resolutions 12 through 22.

24 Would someone like to move that group of  
25 resolutions?

1 COMMISSIONER ROSS: Move it.

2 COMMISSIONER SPIESBACH: Second.

3

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 **AIRPORT**

11

12 23. #22-315 Resolution authorizing an Agreement with  
13 Kaplan, Kirsch & Rockwell, LLP in the amount not to  
14 exceed \$50,000.00 for Airport related legal services

15

16 24. #22-316 Resolution ratifying payment to SJ Carney  
17 Maintenance LLC in the amount of \$350.00 for roof repairs  
18 at Hangar/Building M

19

20 25. #22-317 Resolution authorizing payment to Tree King  
21 in the amount of \$21,750.00 for tree removal on Airport  
22 property

23

24 26. #22-318 Resolution authorizing payment to Connell  
25 Foley in the amount of \$1,365.00 for legal services

1 rendered in connection with Airport

2

3 27. #22-319 Resolution authorizing a purchase of a snow  
4 box with self-adjusting box wings and segment metal  
5 trip-edge (BOSS LDR BXP 16540-16') in the amount of  
6 \$9,500.00 for snow removal at the Airport

7

8 28. #22-320 Resolution ratifying payment to Security101  
9 in the amount of \$8,095.62 for Airport security system  
10 repairs and a one new PTZ camera

11

12 29. #22-321 Resolution ratifying payment to Denville Line  
13 Painting in the amount of \$27,528.00 for taxi lines  
14 striping at the Airport

15

16 30. #22-322 Resolution ratifying payment to Gary Kubiak  
17 & Son Electric in the amount of \$1,800.00 for airfield  
18 lighting repairs

19

20 31. #22-323 Resolution authorizing payment in the amount  
21 of \$8,910.72 to Groome Door & Mechanical Systems for  
22 T-Hangars door and structural inspection

23

24 32. #22-324 Resolution authorizing payment to C & S  
25 Engineers in the amount of \$9,502.00 for services

1 rendered in connection with CO/CA of the Taxiway P & G  
2 Rehab Project

3  
4 33. #22-325 Resolution authorizing authorizing payment  
5 to C & S Engineers in the amount of \$25,268.20 for  
6 services rendered in connection with Design of NAVAID's  
7 Project

8  
9 34. #22-326 Resolution authorizing payment to C & S  
10 Engineers in the amount of \$37,000.00 for services  
11 rendered in connection with the R/W 4-22 Obstruction  
12 Identification Project

13  
14 35. #22-327 Resolution authorizing payment to C & S  
15 Engineers in the amount of \$20,000.00 for services  
16 rendered in connections with Design of Taxi lanes H & 11  
17 and Apron C Project

18  
19 36. #22-328 Resolution authorizing a Memorandum of  
20 Agreement with Kesz1 Technologies in the amount of  
21 \$1,500.00 for 2023 maintenance of Airport website  
22 including hosting, support, disaster recovery

23  
24 37. #22-329 Resolution authorizing an Agreement with  
25 Galleros Robinson for accounting services in connection

1 with the monthly preparation of the Airport Motor Fuel  
2 Tax Returns for the fiscal year 2022 in the amount of  
3 \$3,300.00 (\$275.00 per month)  
4

5 38. #22-330 Resolution authorizing a Memorandum of  
6 Agreement with Interstate Waste Services for solid waste  
7 removal in the amount not to exceed \$5,821.00 at the  
8 Airport for the year 2023  
9

10 39. #22-331 Resolution authorizing an Agreement with  
11 Rachles/Michele Oil Co. for vehicle fuel delivery in an  
12 amount not to exceed \$50,000.00 for the year 2023  
13

14 40. #22-332 Resolution authorizing a Memorandum of  
15 Agreement with Air Power for all electric and HVAC  
16 related issues at all Airport buildings and hangars in  
17 the amount not to exceed \$44,000.00 for the year 2023  
18

19 41. #22-333 Resolution authorizing a Memorandum of  
20 Agreement with Arrow Elevator Incorporated for a full  
21 maintenance service for the hydraulic elevator at  
22 Hangar/Building M in an amount not to exceed \$2,280.00  
23 for the year 2023  
24

25 42. #22-334 Resolution authorizing a Memorandum of

1 Agreement with Thomas J. O'Beirne & Co. for all plumbing  
2 related issues at all Airport buildings and hangars in  
3 the amount not to exceed \$44,000.00 for the year 2023  
4

5 43. #22-335 Resolution authorizing a Memorandum of  
6 Agreement with S.J. Carney for all roof related issues at  
7 all Airport buildings and hangars in the amount not to  
8 exceed \$44,000.00 for the year 2023  
9

10 44. #22-336 Resolution authorizing a Memorandum of  
11 Agreement with Gary Kubiak & Son Electric Inc. for  
12 electrical maintenance and troubleshooting services of  
13 airfield lighting circuits in the amount not to exceed  
14 \$44,000.00 for the year 2023  
15

16 45. #22-337 Resolution authorizing a Memorandum of  
17 Agreement with Groome Door & Mechanical Systems for all  
18 Hangars and T-Hangars door related issues at the Airport  
19 in the amount not to exceed \$44,000.00 for the year  
20

21 46. #22-338 Resolution authorizing a Memorandum of  
22 Agreement with Security 101 for maintenance of security  
23 equipment in an amount not to exceed \$18,281.00 for the  
24 year 2023  
25

1 CHAIRMAN KLINGHOFFER: We next have  
2 Airport Resolutions 23 to 46.

3 Would someone like to move that group of  
4 resolutions?

5 COMMISSIONER ROSS: Move it.

6 COMMISSIONER NARDONE: Second.

7 MS. SAPINSKI: Thank you.

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

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

14

15 **FINANCE**

16

17 47. #22-339 Resolution authorizing an Agreement with  
18 Galleros Robinson, LLP as Financial Consultant/Program  
19 Administrator for the PGLP Program from 1-1-23 to  
20 12-31-23 in the amount of \$24,000.00

21

22 48. #22-340 Resolution authorizing the redemption of a  
23 portion of the Authority's 1986 Pooled Governmental Loan  
24 Program Bonds

25

1 49. #22-341 Resolution ratifying payment of charges and  
2 expenses of the Authority's \$150,000,000.00 Pooled  
3 Government Loan Program, Series 1986  
4

5 **Payments due for PGLP Services**

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

9 CHAIRMAN KLINGHOFFER: Then we have  
10 Finance Resolutions 47 through 49.

11 Would someone like to move them?

12 COMMISSIONER ROSS: Move it.

13 COMMISSIONER YUSTEIN: Second.  
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 **LATE STARTERS**

22 **ADMINISTRATIVE**

23  
24 1. #22-342 Resolution authorizing salary range chart for  
25 ECIA employees



1 2. #22-343 Resolution authorizing salaries for ECIA  
2 employees for 2023

3  
4 CHAIRMAN KLINGHOFFER: We have two Late  
5 Starters, two Administrative, 22-422 and 243  
6 dealing with salary range chart and authorizing  
7 salaries.

8 Would someone like to move those two  
9 matters?

10 COMMISSIONER ROSS: I'll move it.

11 COMMISSIONER SPIESBACH: Second.

12 MS. SAPINSKI: Thank you.

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

16  
17 **EXECUTIVE SESSION**

18  
19 #22-344 Resolution authorizing Executive Session to  
20 discuss litigation and contract negotiation and to  
21 adjourn the meeting

22  
23 CHAIRMAN KLINGHOFFER: Mr. Rother, do we  
24 have reason to go into executive session today?

25 MR. ROTHER: Yes, we have three matters.

1                   They all relate to either litigation or contract  
2                   negotiation.

3                   CHAIRMAN KLINGHOFFER:    Would someone like  
4                   to move to go into executive session and then to  
5                   adjourn the meeting after we complete executive  
6                   session?

7                   COMMISSIONER YUSTEIN:    I will.

8                   COMMISSIONER SPIESBACH:   I'll second.

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

12  
13                   CHAIRMAN KLINGHOFFER:    Does everybody  
14                   have the number for executive session?

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16                   (Whereupon, the proceedings were  
17                   concluded)

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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