

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING) TRANSCRIPT OF
) PROCEEDINGS
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OPEN SESSION

27 Wright Way
Fairfield, New Jersey

Tuesday, September 20, 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 ANTHONY S. NARDONE **(Via Phone)**

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 **(Absent)**
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 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 MR. ROTHER: We can do the roll call,
12 sure.

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

16
17 **SWEARING IN CEREMONY**

18
19 (Whereupon, Commissioners Steven H.
20 Klinghoffer, Ronald J. Brown, and Jacqueline
21 Yustein were reappointed and sworn in as
22 Commissioners)

23
24 COMMISSIONER NARDONE: Congratulations.
25

1 with Counsel for the purpose of talking about
2 settling litigation.

3 CHAIRMAN KLINGHOFFER: Okay. Motion,
4 please?

5 COMMISSIONER SPIESBACH: Move to go into
6 executive session.

7 COMMISSIONER YUSTEIN: Second.

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

11
12 ***

13
14 (Whereupon, Open Session resumes)

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

18
19 **RESOLUTIONS**

20 **ADMINISTRATIVE**

21
22 1. #22-233 Resolution ratifying payment to Lynann
23 Dragone, Certified Court Reporter for transcription of
24 August 30, 2022 Board Meeting.

25

1 2. #22-234 Resolution ratifying payment of recurring
2 bills (Bill List).

3
4 CHAIRMAN KLINGHOFFER: We're back on the
5 record.

6 Next order of business is Administrative
7 Resolutions 1 and 2.

8 Would someone like to move it?

9 COMMISSIONER BROWN: I'll move it.

10 COMMISSIONER SPIESBACH: Second.

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

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

17
18 **PARKING FACILITIES**

19
20 3. #22-235 Resolution authorizing payment to Arocho
21 Services, LLC in the amount of \$1,900.00 for elevators
22 and stairwells cleaning, and landscaping services in
23 August.

24
25 CHAIRMAN KLINGHOFFER: Parking Facilities,

1 Resolution number 3.

2 COMMISSIONER YUSTEIN: I'll move it.

3 COMMISSIONER SPIESBACH: Second.

4

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

7

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

10

11 **FINANCE**

12

13 4. #22-236 Resolution authorizing payment of charges and
14 expenses of the Authority's \$150,000,000.00 Pooled
15 Government Loan Program, Series 1986.

16

17 Payments for PGLP Services

18 Galleros-Robinson CPAs LLP \$2,000.00
19 Program Administrator
September 2022

20 Wells Fargo Bank \$36,588.86
21 Letter of Credit
7/1/22 - 9/30/22

22

23 CHAIRMAN KLINGHOFFER: Next is Finance

24 Resolution 4. Would someone like to move it?

25 COMMISSIONER BROWN: I'll move it.

1 COMMISSIONER SPIESBACH: Second.

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

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

8
9 **AIRPORT**

10
11 5. #22-237 Resolution ratifying the acceptance of FAA
12 Grant #49-22 in the amount of \$1,641,870.00 for Apron B
13 Rehabilitation Project (Phase II Construction).

14
15 6. #22-238 Resolution ratifying payment to Tree King in
16 the amount of \$24,500.00 for tree removal on properties
17 surrounding the Airport.

18
19 7. #22-239 Resolution authorizing payment in the amount
20 of \$19,250.00 to Diamond Contracting for clearing of
21 vegetation.

22
23 8. #22-240 Resolution authorizing payment to H2M
24 Associates Inc., in the amount of \$978.31 for engineering
25 services in connection with the Underground Storage Tank

1 compliance as per new DEP regulations.

2
3 9. #22-241 Resolution authorizing payment to H2M
4 Associates Inc., in the amount of \$5,498.50 for
5 engineering services, site remediation at Hangar 1 Area

6
7 **TAXIWAY P & G REHABILITATION PROJECT**

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

9
10 10. #22-242 Resolution authorizing payment to C & S
11 Engineers in the amount of \$37,714.15 for services
12 rendered in connection with the CO/CA of the Taxiway P &
13 G Rehab Project.

14
15 CHAIRMAN KLINGHOFFER: Next is the Airport
16 resolutions 5 through 10. Would someone like to
17 move them?

18 COMMISSIONER YUSTEIN: I'll move it.

19 COMMISSIONER BROWN: I'll second.

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

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

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LATE STARTER

CHAIRMAN KLINGHOFFER: Now we have a Late Starter. Betsy, would you please... What is the Late Starter?

MS. WILLIAMSON: It is a resolution approving settlement of alleged environmental claims associated with the previous purchase of property located in Newark, New Jersey and designated as Block 5060, Lots 10, 12, 14, 16 and 18 and Block 5070, Lots 7.01 and 7.02.

CHAIRMAN KLINGHOFFER: Would someone like to move that resolution?

COMMISSIONER BROWN: I'll move that.

CHAIRMAN KLINGHOFFER: Is there a second?

COMMISSIONER SPIESBACH: Second.

CHAIRMAN KLINGHOFFER: Roll call, please.

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

ADJOURNMENT

CHAIRMAN KLINGHOFFER: Next is motion to

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adjourn.

COMMISSIONER BROWN: I'll move it.

COMMISSIONER YUSTEIN: I'll second it.

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

(Whereupon, the proceedings concluded at
6:02 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