

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING) TRANSCRIPT OF
) PROCEEDINGS
-----*

27 Wright Way
Fairfield, New Jersey

Tuesday, March 28, 2023
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 JACQUELINE YUSTEIN, SECRETARY
- 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 **PUBLIC COMMENTS**

14
15 CHAIRMAN KLINGHOFFER: Do we have any
16 members on the phone who would like to comment?

17
18 **ACCEPTANCE OF MINUTES**

19
20 CHAIRMAN KLINGHOFFER: Hearing none,
21 seeing none present, moving to accept the minutes.

22 Would someone like to move to accept the
23 minutes of February 28, 2023?

24 COMMISSIONER SPIESBACH: I'll move to
25 accept.

1 COMMISSIONER YUSTEIN: I'll second.

2

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

5

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

8

9 **RESOLUTIONS**

10 **ADMINISTRATIVE**

11

12 1. #23-047 Resolution ratifying payment to Lynann
13 Dragone, Certified Court Reporter for stenographic
14 transcript of ECIA Regular Board Meeting on February 28,
15 2023

16

17 2. #23-048 Resolution ratifying payment of recurring
18 bills (Bill List)

19

20 3. #023-049 Resolution authorizing an Agreement with
21 Galleros-Robinson, LLP for financial and accounting
22 services for the fiscal year 2023 in the amount of
23 \$131,600.00

24

25 4. #023-050 Resolution authorizing purchase of Insurance

1 Policies including Pollution/Underground Tanks Liability
2 and Crime

3
4 5. #023-051 Resolution authorizing payment in the amount
5 of \$46,528.00 to Buchanan, Ingersoll & Rooney, PC for
6 legal services rendered in connection with occidental
7 litigation and environmental matters in the month of
8 February 2023

9
10 CHAIRMAN KLINGHOFFER: Would someone like
11 to move Administrative Resolutions 1 through 5?

12 COMMISSIONER YUSTEIN: I will move.

13 COMMISSIONER SPIESBACH: Second.

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

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

20
21 **PARKING FACILITY**

22
23 6. #23-052 Resolution ratifying payment to Arocho
24 Services, LLC in the amount of \$4,095.00 for elevators
25 and stairwells cleaning services and snow removal in

1 February 2023

2
3 CHAIRMAN KLINGHOFFER: Would someone like
4 to move number 6?

5 COMMISSIONER BROWN: Move it.

6 COMMISSIONER YUSTEIN: Second.

7
8 (Roll call was taken, all Commissioners
9 respond in the affirmative)

10
11 Whereupon, the Board discussed and took
12 action on the following items:

13
14 **AIRPORT**

15
16 7. #023-053 Resolution authorizing payment to Chiesa,
17 Shahinian, Giantomasi in the amount of \$1,289.40 for
18 legal services rendered in connection with Airport

19
20 8. #023-054 Resolution authorizing payment to Park Place
21 in the amount of \$12,505.00 for snow removal and salt
22 spreading

23
24 9. #023-055 Resolution authorizing payment to Groome
25 Door & Mechanical Systems in the amount of \$9,425.44 for

1 T-Hangars repairs

2

3 10. #023-056 Resolution authorizing payment in the
4 amount of \$6,174.23 to Air Power for electric repairs at
5 the Airport

6

7 11. #023-057 Resolution authorizing payment to Thomas J.
8 O'Beirne & Co., Inc. in the amount of \$1,245.15 for the
9 plumbing repairs at the Airport

10

11 12. #023-058 Resolution authorizing payment to H2M
12 Associates Inc. in the amount of \$3,110.38 for
13 engineering services in connection with Vibra Screw
14 property

15

16 13. #023-059 Resolution authorizing Change Order #1
17 through #3 to the Agreement with Herbert Lutz and Co.
18 Inc. in the amount of \$13,995.50 in connection with new
19 Fuel Farm Project

20

21 CHAIRMAN KLINGHOFFER: Next we have
22 Airport Resolutions 7 through 13.

23 Would someone like to move them?

24 COMMISSIONER ROSS: I'll move it.

25 COMMISSIONER SPIESBACH: I'll second.

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

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

6
7 **FINANCE**

8
9 14. #23-060 Resolution authorizing payment of charges and
10 expenses of the Authority's \$150,000,000.00 Pooled
11 Government Loan Program, Series 1986

12
13 Payments due for PGLP Services

14 Galleros-Robinson CPAs, LLP \$2,000.00
15 Program Administrator
16 March 2023

17 Wells Fargo Bank \$35,809.75
18 Letter of Credit
19 1/1/23 to 3/31/23

20 Acacia \$11,587.50
21 Financial Advisors
22 10/24/22 to 2/27/23

23 CHAIRMAN KLINGHOFFER: Would someone like
24 to move the finance resolution authorizing a
25 series of payments?

COMMISSIONER BROWN: Move it.

COMMISSIONER ROSS: I'll second it.

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

3
4 **EXECUTIVE SESSION**

5
6 #23-061 Resolution authorizing Executive Session to
7 discuss litigation and adjourn meeting

8
9 CHAIRMAN KLINGHOFFER: Mr. Rother, do we
10 have a need for Executive Session?

11 MR. ROTHER: Yes, we do. All of the
12 matters are litigation, all of them.

13 CHAIRMAN KLINGHOFFER: Would someone like
14 to move for Executive Session and adjourn
15 afterwards?

16 COMMISSIONER YUSTEIN: I'll move.

17 COMMISSIONER NARDONE: I'll second.

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

21
22 (Whereupon, the Open Session meeting
23 concluded at 4:04 p.m.)
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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