

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, June 27, 2023  
Commencing at 4:07 p.m.

M E M B E R S P R E S E N T:

- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER GERARD M. SPIESBACH, TREASURER
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE

M E M B E R S A B S E N T:

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN

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

1 COMMISSIONER SPIESBACH: 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 respond in the affirmative)

15  
16 **PUBLIC COMMENTS**

17  
18 COMMISSIONER SPIESBACH: Lucy, are there  
19 any members of the public in person or on the  
20 phone?

21 MS. SAPINSKI: Nothing. Nobody here;  
22 nobody on the phone.

23  
24 **ACCEPTANCE OF MINUTES**

25

1                   COMMISSIONER SPIESBACH:    Okay.  With  
2                   that, we'll move to the Acceptance of the Minutes  
3                   of the May 30th Regular Board Meeting and  
4                   Executive Session.

5                   Can we have a motion to accept?

6                   COMMISSIONER ROSS:    Move.

7                   COMMISSIONER NARDONE:  Second.

8                   MS. SAPINSKI: Thank you.

9  
10                   **EXECUTIVE SESSION**

11  
12                   COMMISSIONER SPIESBACH:  I didn't see it  
13                   on the agenda, but does the Executive Director  
14                   need us to go into Executive Session for any  
15                   reason today?

16                   MR. ROTHER:  Only if you want to have an  
17                   update on counsel change.  I must tell you, if you  
18                   would like that we can have that session, but  
19                   there's nothing exciting to tell you, so...

20                   COMMISSIONER SPIESBACH:  Okay.  I don't  
21                   need that.

22                   COMMISSIONER YUSTEIN:  I don't need it.

23                   COMMISSIONER SPIESBACH:  You can brief us  
24                   at the next board meeting.

25

1                   Whereupon, the Board discussed and took  
2                   action on the following items:

3  
4                   RESOLUTIONS

5                   ADMINISTRATIVE

6  
7                   1. #23-109 Resolution ratifying payment to Lynann  
8                   Dragone, Certified Court Reporter for stenographic  
9                   transcript of ECIA Regular Board Meeting on 5-30-23

10  
11                  2. #23-110 Resolution ratifying payment of recurring  
12                  bills (Bill List)

13  
14                  3. #23-111 Resolution authorizing payment in the amount  
15                  of \$41,625.30 to Buchanan, Ingersoll & Rooney, PC for  
16                  legal services rendered in connection with occidental  
17                  litigation and environmental matters in the month of May  
18                  2023

19  
20                   COMMISSIONER SPIESBACH: With that in mind,  
21                   we'll turn to the Administrative Resolutions  
22                   numbers 1 through 3.

23                   If there are no questions from the  
24                   Commissioners, can we have a motion?

25                   COMMISSIONER YUSTEIN:    Motion.

1 COMMISSIONER NARDONE: 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 **PARKING FACILITIES**

10  
11 4. #23-112 Resolution authorizing payment to Arocho  
12 Services, LLC in the amount of \$3,750.00 for landscaping,  
13 elevators and stairwells cleaning services at the Juror  
14 Parking Garage in May 2023

15  
16 5. #23-113 Resolution authorizing a Memorandum of  
17 Agreement with Noor Star Properties, LLC for general  
18 maintenance services at the Employee and Sportsplex  
19 Garage in the amount not to exceed \$44,000.00

20  
21 6. #23-114 Resolution authorizing payment to Noor Star  
22 Properties, LLC in the amount of \$4,850.00 for cleaning  
23 services in April & May 2023

24  
25 7. #23-115 Resolution authorizing payment to Precision

1 Technology in the amount of \$1,434.00 for parking  
2 equipment repairs

3  
4 COMMISSIONER SPIESBACH: Let's move on to  
5 the Parking Resolutions, Parking Facilities  
6 Resolutions 4 through 7.

7 If there are no questions from any of the  
8 Commissioners, can we have a motion to approve?

9 COMMISSIONER ROSS: Move it.

10 COMMISSIONER BROWN: Second.

11 MS. SAPINSKI: Thank you.

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 **AIRPORT**

20  
21 8. #023-116 Resolution authorizing payment to Chiesa,  
22 Shahinian, Giantomasi in the amount of \$3,518.60 for  
23 legal services rendered in connection with Airport

24  
25 9. #023-117 Resolution authorizing payment in the amount

1 of \$2,824.48 to Air Power for electric repairs at the  
2 Airport

3  
4 10. #023-118 Resolution authorizing payment to H2M  
5 Associates Inc. in the amount of \$496.13 for engineering  
6 services in connection with Underground Storage Tank  
7 compliance as per DEP regulations

8  
9 11. #023-119 Resolution authorizing payment to H2M  
10 Associates Inc. in the amount of \$290.00 for engineering  
11 services, site remediation at Hangar 1 area

12  
13 11. #023-120 Resolution authorizing payment to H2M  
14 Associates Inc. in the amount of \$7,300.00 to continue  
15 the Underground Storage Tank compliance as per DEP  
16 regulations

17  
18 **NEW FUEL FARM PROJECT**

19 **Project Funded: ECIA/AIRPORT 2019 BOND**

20 13. #23-121 Resolution authorizing Pay App#6 and Pay  
21 App#7 to Herbert Lutz and Co., in the total amount of  
22 \$524,686.08 for services rendered in connection with new  
23 Fuel Farm Project

24  
25 14. #23-122 Resolution authorizing Change Order #7 to the

1 Agreement with Herbert Lutz and Co. Inc. in the total  
2 amount of \$37,438.98 in connection with new Fuel Farm  
3 Project

4  
5 COMMISSIONER SPIESBACH: Related to the  
6 Airport would be Resolutions 8 through 14.

7 If there are no questions from any of the  
8 Commissioners or if there are, if there are not,  
9 can we have a motion to move these Resolutions?

10 COMMISSIONER BROWN: Move.

11 COMMISSIONER ROSS: 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 **FINANCE**

20  
21 15. #23-123 Resolution authorizing payment of charges  
22 and expenses of the Authority's \$150,000,000.00 Pooled  
23 Government Loan Program, Series 1986

24  
25 Payments due for PGLP Services



1 other questions or any other business that needs  
2 to be discussed, can we have a motion to adjourn?

3 COMMISSIONER YUSTEIN: Motion.

4 COMMISSIONER ROSS: Second.

5

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

8

9 MR. ROTHER: I apologize for arriving  
10 late. Sorry about that folks.

11 COMMISSIONER SPIESBACH: Not a problem.

12

13 (Whereupon, the proceedings concluded at  
14 4:12 p.m.)

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C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XI01388, 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