

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, July 25, 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 GERARD M. SPIESBACH, TREASURER
COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER CLIFFORD ROSS

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

COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
COMMISSIONER ANTHONY S. NARDONE

LYNANN DRAGONE
CERTIFIED COURT REPORTER
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TOTOWA, NEW JERSEY 07512
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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 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 who would like to comment?

20 Are there any members of the public in the
21 office who would like to comment?

22 MS. SAPINSKI: There is nobody in the
23 office; nobody on the phone.

24
25 **ACCEPTANCE OF MINUTES**

1 CHAIRMAN KLINGHOFFER: Okay. In that
2 event, let's move onto Acceptance of Minutes.

3 Would someone like to move to accept the
4 minutes of June 27th Regular Board Meeting?

5 COMMISSIONER SPIESBACH: Move to accept.

6 COMMISSIONER YUSTEIN: 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 **RESOLUTIONS**

16 **ADMINISTRATIVE**

17

18 1. #23-124 Resolution ratifying payment to Lynann
19 Dragone, Certified Court Reporter for stenographic
20 transcript of ECIA Regular Board Meeting on 6-27-24

21

22 2. #23-125 Resolution ratifying payment of recurring
23 bills (Bill List)

24

25 3. #23-126 Resolution authorizing payment in the amount

1 of \$17,749,00 to Buchanan, Ingersoll & Rooney, PC for
2 legal services rendered in connection with occidental
3 litigation and environmental matters in the month of June
4 2023

5
6 CHAIRMAN KLINGHOFFER: Next we have
7 Administrative Resolutions 1 through 3. Would
8 someone like to move them?

9 COMMISSIONER ROSS: Move it, please.

10 COMMISSIONER SPIESBACH: 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 **PARKING FACILITIES**

20
21 4. #23-127 Resolution authorizing payment to Arocho
22 Services, LLC in the amount of \$1,900.00 for landscaping,
23 elevators and stairwells cleaning services at the Juror
24 Parking Garage in June 2023

25

1 5. #23-128 Resolution authorizing payment to Noor Star
2 Properties, LLC in the amount of \$1,950.00 for cleaning
3 services in June 2023

4
5 6. #23-129 Resolution authorizing payment to Precision
6 Technology in the amount of \$4,982.76 for parking
7 equipment repairs

8
9 CHAIRMAN KLINGHOFFER: Next we have the
10 Parking Facilities Resolutions 4, 5, and 6.

11 Would someone like to move them?

12 COMMISSIONER YUSTEIN: Move them.

13 COMMISSIONER ROSS: 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 **AIRPORT**

22
23 7. #23-130 Resolution authorizing a purchase of the
24 Airport General Liability Insurance Policy in the amount
25 of \$55,412.00 from August 1, 2023 to August 1, 2024

1 8. #23-131 Resolution authorizing payment in the amount
2 of \$4,833.00 to Thomas J. O'Beirne & Co for plumbing
3 repairs at the Airport

4
5 9. #23-132 Resolution authorizing payment in the amount
6 of \$22,500.00 to Diamond Construction for vegetation/weed
7 spraying services

8
9 10. #23-133 Resolution authorizing payment to H2M
10 Associates Inc. in the amount of \$3,219.31 for
11 engineering services in connection with Vibra Screw
12 property

13
14 11. #23-134 Resolution authorizing payment to H2M
15 Associates Inc. in the amount of \$330.75 for engineering
16 services in connection with the Underground Storage Tank
17 compliance as per DEP regulations

18
19 *REHABILITATION OF APRON B. PROJECT*
20 *Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2019 BOND*

21 12. #23-135 Resolution authorizing payment to C & S
22 Engineers Inc. in the amount of \$1,238.00 for services
23 rendered in connection with the CO/CA of the Apron B
24 Rehabilitation Project

25

1 *REHABILITATION OF APRON C AND TAXILINES H & 11*
2 *Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2-19 BOND*

3 13. #23-136 Resolution ratifying the acceptance of FAA
4 Grant #50-23 in the amount of \$586,999.00 for Apron C &
5 Taxiline H and 11 Rehabilitation Project

6
7 14. #23-137 Resolution authorizing payment to C & S
8 Engineers Inc. in the amount of \$16,000.00 (FINAL) for
9 services rendered in connection with the Design

10
11 CHAIRMAN KLINGHOFFER: Next matter is
12 Airport Resolutions 7 to 14.

13 Would someone like to move them?

14 COMMISSIONER ROSS: Move it.

15 COMMISSIONER SPIESBACH: Second.

16
17 (Roll call was taken, all Commissioners
18 present respond in the affirmative)

19
20 Whereupon, the Board discussed and took
21 action on the following items:

22
23 **FINANCE**

24
25 15. #23-138 Resolution authorizing payment of charges

1 and expenses of the Authority's \$150,000,000.00 Pooled
2 Government Loan Program, Series 1986

3
4 Payments due for PGLP Services

5 Galleros-Robinson CPAs, LLP \$2,000.00
6 Program Administrator
7 July 2023

8 Pearlman & Miranda, LLC \$26,900.20
9 Legal Fees

10 BNY Mellon \$4,000.00
11 Trustee Fee
12 7/1/2023 - 9/30/2023

13 Moody's Investor Services \$5,000.00
14 Annual Fee - Rating Agent

15 Wells Fargo Bank, N.A. \$1,086.94
16 Remarketing Fee
17 4/1/2023 - 6/30/2023

18 CHAIRMAN KLINGHOFFER: Next we have

19 Finance Resolution number 15.

20 Would someone like to move that?

21 COMMISSIONER ROSS: Move it.

22 COMMISSIONER YUSTEIN: Second.

23
24 (Roll call was taken, all Commissioners
25 present respond in the affirmative)

EXECUTIVE SESSION

1 CHAIRMAN KLINGHOFFER: Mr. Rother, do we
2 have any need for Executive Session?

3 MR. ROTHER: No, this month we don't. No.

4 CHAIRMAN KLINGHOFFER: Okay. Thank you.

5

6 **ADJOURNMENT**

7

8 CHAIRMAN KLINGHOFFER: In that event,
9 would someone like to move to adjourn?

10 COMMISSIONER YUSTEIN: Move to adjourn.

11 COMMISSIONER ROSS: Second.

12 MS. SAPINSKI: Thank you.

13 CHAIRMAN KLINGHOFFER: Thank you
14 everybody talk to you or see you on August 29th.

15

16 (Whereupon, the proceedings concluded at
17 4:07 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