

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, August 29, 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

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

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 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: Do we have any
19 members of the public who are available or would
20 like to make comment? Any members of the public
21 present?

22 MS. SAPINSKI: Nobody present in the
23 office and nobody on the phone.

24
25 **ACCEPTANCE OF MINUTES**

1 CHAIRMAN KLINGHOFFER: Okay.

2 COMMISSIONER SPIESBACH: I'm sorry, Mr.
3 Chairman, I was a few minutes late, but I'm here
4 now.

5 CHAIRMAN KLINGHOFFER: Okay. We got you.
6 Would someone like to accept the minutes
7 of July 27th?

8 COMMISSIONER BROWN: I will.

9 COMMISSIONER SPIESBACH: Second.

10 MS. SAPINSKI: Thank you.

11

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

14

15 **RESOLUTIONS**

16 **ADMINISTRATIVE**

17

18 1. #23-139 Resolution ratifying payment to Lynann
19 Dragone, Certified Court Reporter for stenographic
20 transcript of ECIA Regular Board Meeting on 7-25-23

21

22 2. #23-140 Resolution ratifying payment of recurring
23 bills (Bill List)

24

25 3. #23-141 Resolution authorizing payment in the amount

1 of \$7,236.80 to Buchanan, Ingersoll & Rooney, PC for
2 legal services rendered in connection with occidental
3 litigation and environmental matters in the month of July
4 2023

5
6 4. #23-142 Resolution authorizing payment to
7 Chiesa,Shahinian, Giantomasi in the amount of \$3,287.00
8 for legal services rendered in connection with
9 environmental matters for the month of June 2023

10
11 CHAIRMAN KLINGHOFFER: Would someone like
12 to move Administrative Resolutions 1 through 4?

13 COMMISSIONER YUSTEIN: Yes.

14 COMMISSIONER ROSS: Second.

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

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

21
22 **PARKING FACILITIES**

23
24 5. #23-143 Resolution authorizing payment to Arocho
25 Services, LLC in the amount of \$2,425.00 for landscaping,

1 elevators and stairwells cleaning services at the Juror
2 Parking Garage in July 2023

3
4 6. #23-144 Resolution authorizing payment to Noor Star
5 Properties, LLC in the amount of \$5,385.00 for cleaning
6 services in July 2023

7
8 7. #23-145 Resolution authorizing payment to Precision
9 Technology in the amount of \$2,641.00 for parking
10 equipment repairs and supplies

11
12 CHAIRMAN KLINGHOFFER: Would someone like
13 to move Parking Facilities Resolutions 5 through
14 7?

15 COMMISSIONER BROWN: Yes.

16 COMMISSIONER SPIESBACH: Second.

17 MS. SAPINSKI: Commissioner Brown moved
18 and Spiesbach second.

19 Thank you.

20
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:

1 **AIRPORT**

2

3 8. #23-146 Resolution authorizing payment to Chiesa,
4 Shahinian, Giantomasi in the amount of \$7,929.19 for
5 legal services rendered in connection with Airport

6

7 9. #23-147 Resolution authorizing payment in the amount
8 of \$2,190.00 to Air Power for electric repairs at the
9 Airport

10

11 10. #23-148 Resolution authorizing payment in the amount
12 of \$2,263.66 to Thomas J. O'Beirne & Co. for plumbing
13 repairs at the Airport

14

15 11. #23-149 Resolution authorizing payment in the amount
16 of \$11,350.00 to Diamond Construction for vegetation
17 clearing and fence repair at approach end of Runway 22

18

19 12. #23-150 Resolution authorizing payment to H2M
20 Associates Inc. in the amount of \$7,054.84 for
21 engineering services in connection with Vibra Screw
22 property

23

24 13. #23-151 Resolution authorizing payment to H2M
25 Associates Inc. in the amount of \$1,071.88 for

1 engineering services in connection with the Underground
2 Storage Tank compliance as per DEP regulations

3
4 14. #23-152 Resolution authorizing payment to H2M
5 Associates Inc. in the amount of \$362.50 for engineering
6 services, site remediation at Hangar 1 Area

7
8 15. #23-153 Resolution authorizing payment to C & S
9 Engineers in the amount of \$5,000.00 for services
10 rendered in connection with Design of NAVAID's Project

11
12 CHAIRMAN KLINGHOFFER: Next we have
13 Airport Resolutions 8 through 15. Would anybody
14 like to move them?

15 COMMISSIONER ROSS: Move it.

16 COMMISSIONER YUSTEIN: Second.

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

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

23
24 **FINANCE**

25

1 16. #23-154 Resolution authorizing payment of charges
2 and 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 CPAs, LLP \$2,000.00
7 Program Administrator
8 August 2023

9 CHAIRMAN KLINGHOFFER: Next we have
10 Finance Resolution 16. Would someone like to move
11 it?

12 COMMISSIONER ROSS: Move it.

13 COMMISSIONER SPIESBACH: 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 STARTER AUGUST 29, 2023**

22 **AIRPORT**

23
24 1. #23-155 Resolution authorizing the Executive Direct to
25 execute the Lease Extension & Amendment between Century

1 Air Inc. and ECIA

2
3 CHAIRMAN KLINGHOFFER: Next we have a
4 Late Starter, Resolution authorizing the Executive
5 Director to execute the Lease Extension &
6 Amendment between Century Air Inc. and the ECIA.

7 Would someone like to move that?

8 COMMISSIONER SPIESBACH: Move.

9 MS. SAPINSKI: Brown first; Commissioner
10 Spiesbach second.

11 Thank you.

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

15
16 **EXECUTIVE SESSION**

17
18 #23-156 Resolution authorizing Executive Session to
19 discuss litigation

20
21 CHAIRMAN KLINGHOFFER: Mr. Rother, I
22 understand that we do have a need for Executive
23 Session. Is that correct?

24 MR. ROTHER: Only if the group would like
25 to be updated on the easement, the north end of

1 the main roadway.

2 CHAIRMAN KLINGHOFFER: I think that would
3 be a good idea.

4 And the rationale is litigation, Mr.
5 Rother?

6 MR. ROTHER: Excuse me?

7 CHAIRMAN KLINGHOFFER: The rationale is
8 litigation. Is that correct, for Executive
9 Session?

10 MR. ROTHER: Yes.

11 CHAIRMAN KLINGHOFFER: Someone would like
12 to move that, please?

13 COMMISSIONER SPIESBACH: Yes, Spiesbach
14 will move to go to Executive Session.

15 COMMISSIONER YUSTEIN: Second.

16

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

19

20 (Whereupon, the Board goes into Executive
21 Session and Open Session concluded at 4:08 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
LYMANN DRAGONE, CCR
Certified Court Reporter