

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, September 26, 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 JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER CLIFFORD ROSS
COMMISSIONER ANTHONY S. NARDONE

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

COMMISSIONER GERARD M. SPIESBACH

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
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 present to make comments?

20 MS. SAPINSKI: Nobody here; nobody on the
21 phone.

22
23 **ACCEPTANCE OF MINUTES**

24
25 CHAIRMAN KLINGHOFFER: Okay. In that

1 event, we'll move on to the Acceptance of the
2 Minutes.

3 Would someone like to move to accept the
4 minutes of Regular Board Meeting and Executive
5 Session minutes of August 29, 2023?

6 COMMISSIONER ROSS: I'll move it.

7 COMMISSIONER BROWN: I'll second.

8 MS. SAPINSKI: Commissioner Ross moved.

9 Commissioner Brown seconded.

10 Thank you.

11

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

14

15 CHAIRMAN KLINGHOFFER: Just going forward,
16 if everybody would identify who they are either
17 moving or seconding, I think it would make it
18 easier for Lucy and the court reporter.

19

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

22

23 **RESOLUTIONS**

24 **ADMINISTRATIVE**

25

1 1. #23-157 Resolution ratifying payment to Lynann
2 Dragone, Certified Court Reporter for stenographic
3 transcript of ECIA Regular Board Meeting on 8-29-23
4

5 2. #23-158 Resolution ratifying payment of recurring
6 bills (Bill List)
7

8 3. #23-159 Resolution authorizing payment in the amount
9 of \$7,236.80 to Buchanan, Ingersoll & Rooney, PC for
10 legal services rendered in connection with occidental
11 litigation and environmental matters in the month of
12 August 2023
13

14 4. #23-160 Resolution authorizing payment to Chiesa,
15 Shahinian, Giantomasi in the amount of \$2,485.00 for
16 legal services rendered in connection with environmental
17 matters for the month of August 2023
18

19 CHAIRMAN KLINGHOFFER: Would someone like
20 to move Administrative Resolutions 1 through 4?

21 COMMISSIONER BROWN: I'll move it.

22 COMMISSIONER ROSS: I'll second.

23 MS. SAPINSKI: Thank you.
24

25 (Roll call was taken, all Commissioners

1 present respond in the affirmative)

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

5
6 **PARKING FACILITIES**

7
8 5. #23-161 Resolution authorizing payment to Arocho
9 Services, LLC in the amount of \$2,425.00 for landscaping,
10 elevators and stairwells cleaning services at the Juror
11 Parking Garage in August 2023

12
13 6. #23-162 Resolution authorizing payment to Noor Star
14 Properties, LLC in the amount of \$4,550.00 for cleaning
15 services in August 2023

16
17 CHAIRMAN KLINGHOFFER: Would someone like
18 to move Parking Facilities Resolutions 5 and 6?

19 COMMISSIONER NARDONE: I'll make a motion.

20 COMMISSIONER BROWN: I'll second it.

21 MS. SAPINSKI: Thank you.

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

25

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

3
4 **AIRPORT**

5
6 7. #23-163 Resolution authorizing payment in the amount
7 of \$433.00 to Air Power for electric repairs at the
8 Airport

9
10 8. #23-164 Resolution authorizing payment in the amount
11 of \$11,204.60 to Thomas J. O'Beirne & Co. for facility
12 maintenance and repairs at the Airport

13
14 9. #23-165 Resolution authorizing payment in the amount
15 of \$14,500.00 to Park Place for fence repairs and
16 installment of additional fence to prevent wildlife
17 entering the Airport

18
19 10. #23-166 Resolution authorizing payment to C & S
20 Engineers in the amount of \$12,474.00 for services
21 rendered in connection with Design of NVAID's Project

22
23 REHABILITATION OF APRON B PROJECT
24 Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2019 BOND

25 11. #23-167 Resolution authorizing payment to C & S

1 Engineers Inc. in the amount of \$35,793.66 for services
2 rendered in connection with the CO/CA of the Apron B
3 Rehabilitation Project

4
5 REHABILITATION OF APRON C AND TAXILANES H & 11
6 Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2019 BOND

7 12. #23-168 Resolution ratifying the acceptance of FAA
8 Grant #51-23 in the amount of \$1,157,137.00 for Apron C
9 Rehabilitation Project (Design and Construction)

10
11 CHAIRMAN KLINGHOFFER: Next we have
12 Airport Resolutions 7 through 12.

13 Would anybody like to move these
14 Resolutions?

15 COMMISSIONER ROSS: I'll move it.

16 COMMISSIONER YUSTEIN: I'll second.

17 MS. SAPINSKI: Thank you.

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

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

24
25 **FINANCE**

1 13. #23-169 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 September 2023

8 Wells Fargo Bank \$10,730.66
9 Letter of Credit
7/1/23 - 9/30/23

10
11 CHAIRMAN KLINGHOFFER: Before we move onto
12 number 13, when does the Pooled Government Loan
13 Program expire?

14 MS. SAPINSKI: July 2025.

15 CHAIRMAN KLINGHOFFER: Okay. Would
16 someone like to move Resolution 13?

17 COMMISSIONER ROSS: Move it.

18 COMMISSIONER YUSTEIN: Second.

19 MS. SAPINSKI: Thank you.
20

21 (Roll call was taken, all Commissioners
22 present respond in the affirmative)
23

24 **EXECUTIVE SESSION**
25

1 CHAIRMAN KLINGHOFFER: Mr. Rother, do we
2 have a need for Executive Session? If so, what
3 would be the rationale?

4 MR. ROTHER: Just the one issue dealing
5 with the easement. I'd like to just update you
6 with regard to the status of that legal proceeding
7 for the easement.

8 CHAIRMAN KLINGHOFFER: Okay. Would
9 someone like to move into Executive Session?

10 COMMISSIONER YUSTEIN: I'll move to
11 Executive Session.

12 CHAIRMAN KLINGHOFFER: Is there a second?

13 COMMISSIONER ROSS: I'll second it.

14

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

17

18 (Whereupon, the Regular Board Meeting Open
19 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

LYNANN DRAGONE, CCR
Certified Court Reporter