

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING) TRANSCRIPT OF
) PROCEEDINGS

-----*

(Via Telephone Conference)

27 Wright Way
Fairfield, New Jersey

Tuesday, February 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 **(Absent)**
- 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 **(Absent)**

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 **RE-ORGANIZATION:**

17
18 CHAIRMAN KLINGHOFFER: First order of
19 business is the reorganization. The nomination
20 and election of 2023-2024 Officers.

21 I have been myself as Chairman. Ronald J.
22 Brown as Vice Chairman. Gerard M. Spiesbach as
23 Treasurer and Jacqueline Yustein as Secretary.
24 And also to adopt the 2023-2024 Meeting Schedule.

25 Would someone like to move these?

1 COMMISSIONER NARDONE: Motion.

2 CHAIRMAN KLINGHOFFER: Is there a second?

3 COMMISSIONER BROWN: I'll second it.

4 MS. SAPINSKI: Commissioner Nardone you
5 moved and Commissioner Brown seconded.

6 Thank you.

7

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

10

11 **PUBLIC COMMENTS**

12

13 CHAIRMAN KLINGHOFFER: Are there any
14 members of the public on the phone who would like
15 to comment?

16

17 **ACCEPTANCE OF MINUTES:**

18

19 CHAIRMAN KLINGHOFFER: There being none
20 present, we'll move onto Acceptance of Minutes.

21 Would someone like to move the Regular
22 Board and Executive Session minutes from
23 January 31, 2023?

24 COMMISSIONER SPIESBACH: Move to accept.

25 COMMISSIONER YUSTEIN: Second.

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

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

6
7 **RESOLUTIONS**

8 **ADMINISTRATIVE**

9
10 1. #23-022 Resolution ratifying payment to Lynann
11 Dragone, Certified Court Reporter for stenographic
12 transcript of ECIA Regular Board Meeting on January 31,
13 2023

14
15 2. #23-023 Resolution ratifying payment of recurring
16 bills (Bill List)

17
18 3. #23-024 Resolution ratifying payment in the amount of
19 \$91,268.92 to Buchanan, Ingersoll & Rooney, PC for legal
20 services rendered in connection with occidental
21 litigation and environmental matter in the month of
22 January 2023

23
24 4. #23-025 Resolution authorizing payment in the amount
25 of \$290.00 to Buchanan, Ingersoll & Rooney, PC, for

1 reimbursement for services rendered by HydroGeoLogic,
2 Inc.

3
4 5. #23-026 Resolution authorizing purchase of Insurance
5 Policies including Workers Compensation and Cyber
6 Liability

7
8 CHAIRMAN KLINGHOFFER: Next we have
9 Administrative Resolutions 1 through 5.

10 Would anybody care to move them?

11 COMMISSIONER NARDONE: Motion to approve
12 it.

13 CHAIRMAN KLINGHOFFER: Is there a second?

14 COMMISSIONER BROWN: Commissioner Brown.

15 MS. SAPINSKI: Thank you.

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 **PARKING FACILITY**

24
25 6. #23-027 Resolution ratifying payment to Arocho

1 Services, LLC in the amount of \$2,220.00 for elevators
2 and stairwells cleaning services in January 2023

3
4 7. #23-028 Resolution authorizing payment to Precision
5 Technology in the amount of \$4,379.50 for parking
6 equipment repairs and supplies

7
8 CHAIRMAN KLINGHOFFER: Next we have the
9 Parking Facilities Resolutions 6 and 7.

10 Would someone like to move those two?

11 COMMISSIONER YUSTEIN: Move.

12 COMMISSIONER SPIESBACH: I'll second.

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

16
17 Whereupon, the Board discussed and took
18 action on the following items:

19
20 **AIRPORT**

21
22 8. #23-029 Resolution authorizing payment to Park Place
23 in the amount of \$4,340.00 for snow removal and salt
24 spreading

25

1 9. #23-030 Resolution authorizing payment to Thomas J.
2 O'Beirne & Co., Inc. in the amount of \$3,032.66 for
3 plumbing repairs at the Airport
4

5 10. #23-031 Resolution authorizing payment to Kaplan,
6 Kirsch & Rockwell, LLP in the amount of \$5,707.50 for
7 legal services rendered in connection with Airport
8

9 11. #23-032 Resolution authorizing payment to Carlopiking
10 Construction, LLC in the amount of \$3,650.00 for Airport
11 facility maintenance, repairs, and supplies
12

13 12. #23-033 Resolution authorizing a Memorandum of
14 Agreement with Apex Fire Protection Corp. for inspections
15 and testing of the fire protection system at all Airport
16 buildings and hangars in the amount not to exceed
17 \$15,300.00 for the year 2023
18

19 13. #23-034 Resolution authorizing payment to Chiesa,
20 Shahinian, Giantomasi in the amount of \$3,260.00 for
21 legal services rendered in connection with Airport
22

23 14. #23-035 Resolution authorizing payment to H2M
24 Associates, Inc. in the amount of \$805.96 for engineering
25 services in connection with the Underground Storage Tank

1 compliance as per DEP regulations

2
3 15. #23-036 Resolution authorizing payment to H2M
4 Associates, Inc. in the amount of \$2,196.00 for
5 engineering services, site remediation at Hangar 1 Area

6
7 16. #23-037 Resolution authorizing an Agreement with H2M
8 Associates, Inc. in the amount of \$33,700.00 for
9 engineering services in connection with expansion of an
10 aviation easement

11
12 17. #23-038 Resolution authorizing an Agreement with C &
13 S Engineers, Inc. in the amount of \$10,000.00 for
14 services rendered in connection with Fuel Farm Project

15
16 18. #23-039 Resolution authorizing payment to C & S
17 Engineers, Inc. in the amount of \$5,000.00 for services
18 rendered in connection with Fuel Farm Project

19
20 REHABILITATION OF APRON B. PROJECT (CONSTRUCTION)

21 Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2019 BOND

22
23 19. #23-040 Resolution accepting a NJDOT Grant #6107315
24 the amount of \$89,787.10 for Apron B Rehabilitation
25 Project (Phase II Construction)

1 20. #23-041 Resolution authorizing payment to C & S
2 Engineers, Inc. in the amount of \$350.00 for services
3 rendered in connection with the CO/CA of the Apron B
4 Rehabilitation Project

5
6 *TAXIWAY P & G REHABILITATION PROJECT (CONSTRUCTION)*

7 Project Funded: NJDOT, FAA, AND ECIA/AIRPORT 2018 BOND
8

9 21. #23-042 Resolution authorizing payment to C & S
10 Engineers, Inc. in the amount of \$7,592.00 for services
11 rendered in connection with the CO/CA of the Taxiway P &
12 G Rehab Project

13
14 *REHABILITATION OF TAXILANES H & 11 AND APRON C PROJECT*
15 *(DESIGN)*

16
17 22. #23-043 Resolution authorizing payment to C & S
18 Engineers, Inc. in the amount of \$40,000.00 for services
19 rendered in connection with Design of Taxilanes H & 11
20 and Apron C Project

21
22 CHAIRMAN KLINGHOFFER: Next we have
23 Airport Resolutions 8 through 22.

24 Would someone like to move those?

25 COMMISSIONER BROWN: Commissioner Brown.

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 **FINANCE**

10
11 23. #23-044 Resolution authorizing annual redemption of
12 the Authority's 1986 Pooled Governmental Loan Program
13 Bonds

14
15 24. #23-045 Resolution authorizing an extension to the
16 Letter of Credit provided by Wells Fargo Bank, N.A. in
17 connection with the Authority's 1986 Pooled Governmental
18 Loan Program

19
20 25. #23-046 Resolution authorizing payment of charges
21 and expenses of the Authority's \$150,000,000.00 Pooled
22 Government Loan Program, Series 1986

23
24 Payments due for PGLP Services

25 Galleros-Robinson CPAs, LLP \$2,000.00
Program Administrator

1 February 2023

2
3 CHAIRMAN KLINGHOFFER: Next we have
4 Finance Resolutions 23, 24, and 25.

5 Would someone like to move them?

6 COMMISSIONER NARDONE: Commissioner
7 Nardone will move them.

8 COMMISSIONER SPIESBACH: Second.

9 MS. SAPINSKI: Thank you.

10
11 (Roll call was taken, all Commissioners
12 present respond in the affirmative)

13
14 **EXECUTIVE SESSION**

15
16 CHAIRMAN KLINGHOFFER: Mr. Rother, is
17 there any need for Executive Session?

18 MR. ROTHER: No.

19
20 **ADJOURNMENT**

21
22 CHAIRMAN KLINGHOFFER: Would someone like
23 to move to adjourn?

24 COMMISSIONER BROWN: Commissioner Brown.

25 COMMISSIONER YUSTEIN: Second.

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

MS. SAPINSKI: Thank you.

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

CHAIRMAN KLINGHOFFER: Thank you
everybody. Be safe.

(Whereupon, the proceedings concluded at
4:08 p.m.)

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