

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, October 31, 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
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 present to comment?

20 MS. SAPINSKI: Nobody here.

21
22 **ACCEPTANCE OF MINUTES**

23
24 CHAIRMAN KLINGHOFFER: Okay. Hearing
25 none, we'll move forward to Acceptance of Minutes.

1 Would someone like to move to accept the Regular
2 Board Meeting and Executive Session Minutes of
3 September 26, 2023?

4 COMMISSIONER NARDONE: Move.

5 COMMISSIONER ROSS: Second.

6 MS. SAPINSKI: Nardone moved.

7 Commissioner Ross seconded.

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. #23-171 Resolution introducing and approving the
19 Authority's 2024 Annual Budget and the Capital
20 Budget/Program

21
22 2. #23-172 Resolution ratifying payment to Lynann
23 Dragone, Certified Court Reporter for stenographic
24 transcript of ECIA Regular Board Meeting on 9-26-23
25

1 3. #23-173 Resolution ratifying payment of recurring
2 bills (Bill List)

3
4 4. #23-174 Resolution authorizing payment in the amount
5 of \$11,797.00 to Buchanan, Ingersoll & Rooney, PC for
6 legal services rendered in connection with occidental
7 litigation and environmental matters in the month of
8 September 2023

9
10 5. #23-175 Resolution authorizing payment to Chiesa,
11 Shahinian, Giantomasi in the amount of \$2,226.00 for
12 legal services rendered in connection with environmental
13 matters for the month of September 2023

14
15 CHAIRMAN KLINGHOFFER: Next we have
16 Administrative Resolutions 1 through 5. This
17 includes our budget. Would someone like to move
18 this?

19 COMMISSIONER BROWN: Move it.

20 COMMISSIONER YUSTEIN: Second.

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 **PARKING FACILITIES**

5
6 6. #23-176 Resolution authorizing payment to Arocho
7 Services, LLC in the amount of \$1,900.00 for landscaping,
8 elevators and stairwells cleaning services at the Juror
9 Parking Garage in September 2023

10
11 7. #23-177 Resolution authorizing payment to Noor Star
12 Properties, LLC in the amount of \$1,950.00 for cleaning
13 services in September 2023

14
15 8. #23-178 Resolution authorizing payment to Precision
16 Technology in the amount of \$2,692.00 for parking
17 equipment repairs and supplies

18
19 CHAIRMAN KLINGHOFFER: Next we have
20 Parking Facilities Resolutions 6, 7 and 8. Would
21 someone like to move them?

22 COMMISSIONER ROSS: I'll move it.

23 CHAIRMAN KLINGHOFFER: Do we have a
24 second?

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 **AIRPORT**

8
9 9. #23-179 Resolution approving changes in Fees for
10 Tie-Downs and T-Hangars effective January 1, 2024

11
12 10. #23-180 Resolution authorizing payment to Chiesa,
13 Shahinian, Giantomasi in the amount of \$6,197.90 for
14 legal services rendered in connection with Airport

15
16 11. #23-181 Resolution authorizing payment in the amount
17 of \$17,390.00 to Tree King for trees removal on and off
18 Airport property

19
20 12. #23-182 Resolution authorizing payment in the amount
21 of \$3,500.00 to Garden State Paving for paving services

22
23 13. #23-183 Resolution authorizing payment in the amount
24 of \$5,930.00 to CarloPiking Construction for facility
25 repairs at the Airport

1 14. #23-184 Resolution authorizing payment to H2M
2 Associates Inc. in the amount of \$3,160.62 for
3 engineering services in connection with the Underground
4 Storage Tank compliance as per DEP regulations

5
6 15. #23-185 Resolution authorizing an Agreement with C &
7 S Engineers, Inc. in the amount of \$200,000.00 for Design
8 services in connection with Airport Drainage System Study
9 Project

10
11 REHABILITATION OF APRON B PROJECT

12 Project Funded: FAA, NJDOT and ECIA/AIRPORT 2019 BOND

13
14 16. #23-186 Resolution authorizing payment to Paving
15 Materials & Contracting in the total amount of
16 \$598,441.22 for services rendered in connection with the
17 Rehabilitation of Apron B Project at the Airport

18
19 NEW FUEL FARM PROJECT

20 Project Funded: ECIA/AIRPORT 2019 BOND

21
22 17. #23-187 Resolution authorizing Change Order #8 to the
23 Agreement with Herbert Lutz and Co. Inc. in the total
24 amount of \$11,633.93

25

1 18. #23-188 Resolution authorizing payment Herbert Lutz
2 and Co. in the total amount of \$172,095.02 for services
3 rendered in connection with new Fuel Farm Project
4

5 20. #23-190 Resolution authorizing payment to Berco Tank,
6 LLC in the amount of \$46,326.57 for the rental of
7 temporary tanks and pumps during the construction of the
8 new Fuel Farm Project
9

10 CHAIRMAN KLINGHOFFER: We next have
11 Airport Resolutions 9 through 20. Would someone
12 like to move that group of resolutions?

13 COMMISSIONER BROWN: Move it.

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 **FINANCE**
23

24 21. #23-191 Resolution of the Essex County Improvement
25 Authority directing Application to be made to the Local

1 Finance Board directing Application be made to the Local
2 Finance Board Pursuant to N.J.S.A. 40A:5A-6 for the
3 Capital Equipment Leasing Program

4
5 22. #23-192 Resolution authorizing an Agreement with
6 Samuel Klein and Company for auditing services for the
7 year ending December 31, 2023

8
9 23. #23-193 Resolution authorizing payment of charges and
10 expenses of the Authority's \$150,000,000.00 Pooled
11 Government Loan Program, Series 1986

12
13 Payments due for PGLP Services

14	Galleros-Robinson CPAs, LLP	\$2,000.00
15	Program Administrator	
	October 2023	
16	Wells Fargo Bank	\$1,098.89
17	Remarketing Fee	
	7/1/23 - 9/30/23	
18	Bank of New York Mellon	\$4,400.00
19	Trustee Fee	
	10/1/2023 - 12/31/2023	
20	ECIA-Admin Fee	\$10,000.00
21	September and October	

22 CHAIRMAN KLINGHOFFER: We next have
23 Finance Resolutions 21, 22, and 23. Would someone
24 like to move those three resolutions?

25 COMMISSIONER ROSS: I'll move.

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COMMISSIONER NARDONE: Second.

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

EXECUTIVE SESSION

CHAIRMAN KLINGHOFFER: Mr. Rother, do we have any need for execution?

MR. ROTHER: I don't believe so, but let me make an announcement to you and if somebody has a question, more detailed question, we may want one.

That is that we had our court appearance on the expanded easement and we prevailed so that we will very shortly be taking title to that expanded easement.

That's a matter of public information. If there are any details, questions that anybody may have that may require an executive session.

ADJOURNMENT

CHAIRMAN KLINGHOFFER: Hearing none, would anyone would like to move to adjourn?

1 COMMISSIONER YUSTEIN: Adjourn.

2 COMMISSIONER BROWN: Second.

3 MS. SAPINSKI: Thank you.

4

5 (Roll call was taken, all Commissioners

6 present respond in the affirmative)

7

8 CHAIRMAN KLINGHOFFER: Thank you

9 everybody. Be well, be safe, and we'll see each

10 other on Tuesday, November 28. Thank you very

11 much.

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13 (Whereupon, the proceedings concluded at

14 4:05 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