

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING ) TRANSCRIPT OF  
 ) PROCEEDINGS  
-----\*

27 Wright Way  
Fairfield, New Jersey

Tuesday, November 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 JACQUELINE YUSTEIN, SECRETARY  
COMMISSIONER GERARD M. SPIESBACH

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

COMMISSIONER CLIFFORD ROSS  
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 present to comment?

20 MS. SAPINSKI: Nobody here and nobody  
21 called in.

22  
23 **ACCEPTANCE OF MINUTES**

24  
25 CHAIRMAN KLINGHOFFER: Hearing none, we'll

1 move on to accept the minutes.

2 Would one of the Commissioners like to  
3 accept the minutes of October 31?

4 COMMISSIONER SPIES BACH: Motion to  
5 accept.

6 CHAIRMAN KLINGHOFFER: Okay. Second?

7 COMMISSIONER YUSTEIN: Second.

8 MS. SAPINSKI: Thank you, Jackie.

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

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

15

16 **RESOLUTIONS**

17 **ADMINISTRATIVE**

18

19 1. #23-194 Resolution adopting the Authority's 2024  
20 Annual Budget and the Capital Budget/Program

21

22 2. #23-195 Resolution ratifying payment to Lynann  
23 Dragone, Certified Court Reporter for stenographic  
24 transcript of ECIA Regular Board Meeting on 10-31-23

25

1 3. #23-196 Resolution ratifying payment of recurring  
2 bills (Bill List)

3  
4 4. #23-197 Resolution authorizing payment in the amount  
5 of \$21,697.00 to Buchanan, Ingersoll & Rooney, PC for  
6 legal services rendered in connection with occidental  
7 litigation and environmental matters in the month of  
8 October 2023

9  
10 CHAIRMAN KLINGHOFFER: Would someone like  
11 to move Administrative Resolutions 1 through 4?

12 COMMISSIONER SPIESBACH: Move 1 through 4.

13 COMMISSIONER BROWN: Second.

14 MS. SAPINSKI: Thank you.

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. #23-198 Resolution authorizing payment to Arocho  
25 Services, LLC in the amount of \$2,325.00 for landscaping,

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

3  
4 6. #23-199 Resolution authorizing payment to Noor Star  
5 Properties, LLC in the amount of \$1,950.00 for cleaning  
6 services in October 2023

7  
8 7. #23-200 Resolution authorizing payment to Precision  
9 Technology in the amount of \$1,378.00 for parking  
10 equipment repairs and supplies

11  
12 8. #23-201 Resolution ratifying payment to Protective  
13 Measures Security in the amount of \$970.75 for alarm  
14 system repairs

15  
16 CHAIRMAN KLINGHOFFER: Would someone like  
17 to move the Parking Facilities Resolutions 5  
18 through 8?

19 COMMISSIONER BROWN: Move.

20 COMMISSIONER SPIESBACH: 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                   **2024 POOLS**

5  
6                   9. #23-202 Resolution establishing 2023 Pool of Approved  
7                   Law Firms in accordance with the "Pay to Play Law - Fair  
8                   and Open Process" - N.J.S.A. 19:44A-20.4

9  
10                  10. #23-203 Resolution establishing 2023 Pool of  
11                  Approved Insurance Brokers for the procurement of  
12                  insurance coverage in accordance with the "Pay to Play  
13                  Law - Fair and Open Process" - N.J.S.A. 19:44A-20.4

14  
15                  11. #23-204 Resolution establishing 2023 Pool of Approved  
16                  Surveyors Firms in accordance with the "Pay to Play Law -  
17                  Fair and Open Process" - N.J.S.A. 19:44A-20.4

18  
19                  12. #23-205 Resolution establishing 2023 Pool of Approved  
20                  Real Estate Appraisers Firms in accordance with the "Pay  
21                  to Play Law - Fair and Open Process" - N.J.S.A.  
22                  19:44A-20.4

23  
24                  13. #23-206 Resolution establishing 2023 Pool of Approved  
25                  Architects Firms in accordance with the "Pay to Play Law

1 - Fair and Open Process" - N.J.S.A. 19:44A-20.4

2  
3 14. #23-207 Resolution establishing 2023 Pool of Approved  
4 Engineering Firms in accordance with the "Pay to Play Law  
5 - Fair and Open Process" - N.J.S.A. 19:44A-20.4

6  
7 15. #23-208 Resolution establishing 2023 Pool of Approved  
8 Financial Advisors in accordance with the "Pay to Play  
9 Law - Fair and Open Process" - N.J.S.A. 19:44A-20.4

10  
11 16. #23-209 Resolution establishing 2023 Pool of Approved  
12 Underwriting Firms in accordance with the "Pay to Play  
13 Law - Fair and Open Process" - N.J.S.A. 19:44A-20.4

14  
15 CHAIRMAN KLINGHOFFER: Would someone like  
16 to move the 2024 Pools Resolutions 9 through 16?

17 COMMISSIONER SPIESBACH: Move 9 through  
18 16.

19 COMMISSIONER BROWN: Second.

20 MS. SAPINSKI: Thank you.

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

24  
25 Whereupon, the Board discussed and took

1 action on the following items:

2  
3 **AIRPORT**

4  
5 17. #23-210 Resolution accepting a NJDOT Grant #6107317  
6 the amount of \$32,206.10 for Rehabilitate Taxiway H & 11  
7 Project (Construction)

8  
9 18. #23-211 Resolution accepting a NJDOT Grant #6107318  
10 the amount of \$62,620.40 for Apron C Rehabilitation  
11 Project (Construction)

12  
13 19. #23-212 Resolution authorizing payment in the amount  
14 of \$1,675.00 to S.J. Carney Maintenance LLC for roof  
15 repairs on Hangar/Building M and P

16  
17 20. #23-213 Resolution accepting a Proposal from  
18 Security101 in the amount of \$37,954.82 for Airport  
19 security system upgrades

20  
21 21. #23-214 Resolution authorizing payment to Chiesa,  
22 Shahinian, Giantomasi in the amount of \$9,387.07 for  
23 legal services rendered in connection with Airport

24  
25 22. #23-215 Resolution authorizing a payment to GEOD

1 Corporation in the amount of \$2,425.00 for Airport  
2 easement stakeout

3  
4 23. #23-216 Resolution accepting a Proposal from Tree  
5 King in the amount of \$207,500.00 for tree removal from  
6 property on and off the Airport

7  
8 24. #23-217 Resolution authorizing an Agreement with C &  
9 S Engineers, Inc. in the amount of \$43,500.00 for  
10 services in connection with Airport

11  
12 25. #23-218 Resolution authorizing payment in the amount  
13 of \$14,000.00 to Paving Materials & Contracting for storm  
14 drainage repairs by Runway 28

15  
16 REHABILITATION OF APRON B PROJECT

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

18  
19 26. #23-219 Resolution authorizing payment to C & S  
20 Engineers, Inc. in the amount of \$102,285.67 for CA/CO  
21 services rendered in connection with the Apron B  
22 Rehabilitation Project

23  
24 CHAIRMAN KLINGHOFFER: Would someone like  
25 to move Airport Resolutions 17 through 26?

1 COMMISSIONER BROWN: Move.

2 COMMISSIONER YUSTEIN: Second.

3 MS. SAPINSKI: Thank you.

4

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

7

8 Whereupon, the Board discussed and took  
9 action on the following items:

10

11 **FINANCE**

12

13 27. #23-220 Resolution Concerning Review of Findings and  
14 Recommendations of the Local Finance Board made at a  
15 meeting of said Board on May 10, 2023 in connection with  
16 the County Guaranteed Lease Revenue Project Notes, Series  
17 2023 (Essex County Family Court Building Project) in  
18 accordance with N.J.S.A. 40A:5A-6

19

20 28. #23-221 Resolution authorizing payment of charges and  
21 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           ECIA-Admin Fee                                 \$10,000.00  
2           Wells Fargo Bank, NA                         \$1,098.89  
3           Letter of Credit  
4           10/1/23 - 12/31/23

5                                 CHAIRMAN KLINGHOFFER:  Would someone like  
6           to move Finance Resolutions 27 and 28?

7                                 COMMISSIONER SPIESBACH:  Move 27 and 28.

8                                 CHAIRMAN KLINGHOFFER:  Is there a second?

9                                 COMMISSIONER BROWN:  Second.  
10

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

13

14           **EXECUTIVE SESSION**

15

16           #22-222 Resolution authorizing Executive Session to  
17           discuss litigation, negotiation and compliance and to  
18           adjourn the meeting

19

20                                 CHAIRMAN KLINGHOFFER:  Mr. Rother, do we  
21           have a need for Executive Session?

22                                 MR. ROTHER:  There are two items I would  
23           like to bring to everyone's attention.

24                                 COMMISSIONER SPIESBACH:  I have a problem,  
25           unfortunately, Mr. Chairman.  I have a hard stop

1 in about five minutes.

2 MR. ROTHER: I think we'll be through with  
3 it in five minutes.

4 CHAIRMAN KLINGHOFFER: Okay. What's the  
5 rationale for going into Executive Session,  
6 please?

7 MR. ROTHER: One will be negotiation with  
8 a party.

9 The other is compliance with a matter that  
10 you may have other concerns about.

11 CHAIRMAN KLINGHOFFER: Okay. Would  
12 someone like to move to go into Executive Session  
13 and then to adjourn the meeting out of Executive  
14 Session?

15 COMMISSIONER SPIESBACH: Move to go into  
16 Executive Session followed by adjournment.

17 COMMISSIONER BROWN: Second.

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

21  
22 (Whereupon, the Regular Meeting concluded  
23 at 4:07 p.m.)  
24  
25

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