

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, January 30, 2024
Commencing at 4:00 p.m.

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

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 STEVEN H. KLINGHOFFER, CHAIRMAN
COMMISSIONER GERARD M. SPIESBACH

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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 VICE CHAIRMAN BROWN: Notice was duly
2 given by regular mail and electronic mail to the
3 Essex County Executive, the Essex County Clerk,
4 and the Clerk of the Board of County
5 Commissioners, County Commissioners President
6 Pomares, the News Editor of the Herald News, the
7 News Editor of the Star Ledger and notice was
8 posted on the bulletin board in the office of the
9 Essex County Improvement Authority stating the
10 time, date and location of this Regular Board
11 Meeting.

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

15
16 **PUBLIC COMMENTS**

17
18 VICE CHAIRMAN BROWN: Do we have any
19 members of the public present for comments?

20 MS. SAPINSKI: No, there's nobody here and
21 there's nobody on the phone.

22
23 **ACCEPTANCE OF MINUTES**

24
25 VICE CHAIRMAN BROWN: Okay. Then we'll

1 move to Acceptance of Minutes.

2 Would someone like to move to accept the
3 minutes of the Regular Board Meeting of December
4 18, 2023?

5 COMMISSIONER ROSS: I'll move it.

6 COMMISSIONER YUSTEIN: Second.

7

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

10

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

13

14 **RESOLUTIONS**

15 **ADMINISTRATIVE**

16

17 1. #24-001: Resolution ratifying payment Lynann Dragone,
18 Certified Court Reporter for stenographic transcript of
19 ECIA Regular Board Meeting on 12-19-23

20

21 2. #24-002: Resolution ratifying payment of recurring
22 bills (Bill List)

23

24 3. #24-003: Resolution ratifying payment in the amount
25 of \$10,751.20 to Buchanan, Ingersoll & Rooney, PC for

1 legal services rendered in connection with occidental
2 litigation and environmental matters in the month of
3 December 2023

4
5 4. #24-004 Resolution ratifying payment to Chiesa,
6 Shahinian, Giantomasi in the amount of \$759.50 for legal
7 services rendered in connection with environmental
8 matters

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

12 COMMISSIONER ROSS: Move.

13 COMMISSIONER YUSTEIN: I'll 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. #24-005: Resolution ratifying payment to Arocho
25 Services, LLC in the amount of \$1,575.00 for landscaping,

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

3
4 6. #24-006: Resolution ratifying payment to Noor Star
5 Properties, LLC in the amount of \$2,925.00 for cleaning
6 services in December 2023

7
8 7. #24-007: Resolution authorizing payment to Precision
9 Technology in the amount of \$3,915.00 for parking
10 equipment repairs and supplies

11
12 VICE CHAIRMAN BROWN: Next, we have
13 Parking Facilities, Resolutions 5 through 7.

14 Would someone like to move them?

15 COMMISSIONER YUSTEIN: Move.

16 COMMISSIONER NARDONE: 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 **AIRPORT**

1 8. #24-008: Resolution authorizing payment to Chiesa,
2 Shahinian, Giantomasi in the amount of \$1,114.81 for
3 legal services rendered in connection with Airport
4

5 9. #24-009: Resolution authorizing payment to Park Place
6 in the amount of \$17,507.50 for snow removal and salt
7 spreading
8

9 10. #24-010: Resolution authorizing payment in the
10 amount of \$4,500.00 to Tree King for trees removal on and
11 off Airport property
12

13 11. #23-011: Resolution authorizing payment in the
14 amount of \$4,436.00 to Paving Materials & Contracting,
15 LLC for assistance with a flood clean up at the airport
16

17 12. #24-012: Resolution authorizing purchase of Tailgate
18 Salter in the amount of \$2,395.00 from Van Dine's Motors
19 Inc for Airport maintenance
20

21 13. #24-013: Resolution authorizing
22 payment/reimbursement to Air Bound Aviation in the amount
23 of \$20,692.66 for Hangar P improvements
24

25 14. #24-014: Resolution ratifying payment in the amount

1 of \$1,051.26 to Thomas J. O'Beirne & CO for facility
2 maintenance and repairs at the Airport

3
4 15. #24-015: Resolution authorizing payment to C & S
5 Engineers Inc. in the amount of \$89,345.18 for CA/CO
6 services rendered in connection with the Apron B
7 Rehabilitation Project

8
9 16. #24-016: Resolution authorizing an Agreement with
10 C&S Engineers, Inc. In the amount of \$33,500.00 for
11 engineering services in connection with Rehab Runway
12 10-28 Phase I CATEX

13
14 17. #24-017: Resolution authorizing payment to C&S
15 Engineers Inc. In the amount of \$12,500.00 for services
16 rendered in connection with Rehab Runway 10-28 Phase I
17 CATEX

18
19 18. #24-018: Resolution authorizing payment to C&S
20 Engineers Inc. In the amount of \$30,450.00 for services
21 rendered in connection with Airport Projects

22
23 19. #24-019: Resolution authorizing payment to C&S
24 Engineers Inc. In the amount of \$50,000.00 for services
25 rendered in connection with Airport Drainage System Study

1 Project at the Airport

2
3 20. #24-020: Resolution authorizing payment to C&S
4 Engineers Inc. In the amount of \$7,000.00 for the
5 services rendered in connection with Airport Obstruction
6 Identification Projects

7
8 NEW FUEL FARM PROJECT

9 Project Funded: ECIA/AIRPORT 2019 BOND

10
11 21. #24-021: Resolution authorizing Final payment to
12 Herbert Lutz and Co. In the total amount of \$50,500.55
13 for services rendered in connection with new Fuel Farm
14 Project

15
16 VICE CHAIRMAN BROWN: Next, Airport
17 Resolutions 8 through 21.

18 Would someone like to move them?

19 COMMISSIONER NARDONE: Move.

20 COMMISSIONER ROSS: Second.

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 **FINANCE**

4
5 22. #24-022: Resolution authorizing payment of charges
6 and expenses of the Authority's \$150,000,000.00 Pooled
7 Government Loan Program, Series 1986

8
9 Payments due for PGLP Services

10 Galleros-Robinson, CPAs, LLP \$2,000.00
11 Program Administrator
12 January

13 Wells Fargo Bank, NA \$1,098.89
14 Remarketing Fee

15 7/1/2023 - 9/30/2023.
16 Bank of New York Mellon \$4,400.00
17 Trustee Fee
18 10/1/2023 - 12/31/2023

19 ECIA-Admin Fee \$5,000.00
20 January

21 Pearlman & Miranda, LLC \$435.00
22 Legal Fee

23
24 VICE CHAIRMAN BROWN: Moving onto Finance,
25 number 22. Are there any questions?

Lucy, can I get a motion, please?

COMMISSIONER YUSTEIN: Motion.

COMMISSIONER ROSS: Second.

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

3
4 **EXECUTIVE SESSION**

5
6 VICE CHAIRMAN BROWN: Is Steve there?

7 MR. ROTHER: Yes, I'm here.

8 VICE CHAIRMAN BROWN: Is there any reason
9 to go into Executive Session?

10 MR. ROTHER: Not at this time, no.
11 Perhaps the next one we will.

12
13 **ADJOURNMENT**

14
15 VICE CHAIRMAN BROWN: We're going to move
16 onto adjournment.

17 COMMISSIONER ROSS: Motion.

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 (Whereupon, the proceedings concluded at
25 4:07 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, CCR
Certified Court Reporter