



Essex County Improvement Authority

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Fairfield, New Jersey 07004
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Present:
Commissioner Dunec
Commissioner Spiesbach
Commissioner Stanziale
Chairman Klinghoffer

REGULAR BOARD MEETING

DECEMBER 22, 2015

AGENDA

1. SUNSHINE NOTICE

2. ROLL CALL

3. PUBLIC COMMENTS

4. ACCEPTANCE OF MINUTES

Motion M 2nd
#15-29 Dunec Spiesbach

- 1. Minutes from November 24, 2015 Regular Board Meeting and Executive Session

5. EXECUTIVE SESSION

 M 2nd
 Spiesbach Dunec

#15-313

Resolution authorizing Executive Session to discuss potential litigation and contract negotiation

- A. Actions resulting from Executive Session

Motion M 2nd
#15-30 Dunec Spiesbach

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6. RESOLUTIONS

ADMINISTRATIVE

M 2nd
Spiesbach Dunec

#15-249

1. Resolution adopting the Cash Management Plan, pursuant to N.J.S.A. 40A:5-16, for the Year 2016

#15-250

2. Resolution adopting Holiday Schedule for the year 2016

#15-251

3. Resolution authorizing an Agreement with Audio Digital Transcription Service, LLC for transcribing and recording services from 1-1-16 through 12-31-16 in the amount of \$10,000.00

#15-252

4. Resolution authorizing a Memorandum of Agreement with Chioli Technologies in the amount of \$5,000.00 for annual maintenance of Authority's website including hosting, support, disaster recovery, and portal system

#15-253

5. Resolution authorizing a Memorandum of Agreement with Tele-Solution in the amount of \$1,380.00 for annual maintenance and support of the communication system

#15-254

6. Resolution authorizing purchase of ECIA Insurance Policies: General Liability, Property, Automobile, Umbrella, Equipment Floater, Public Officials, and Flood for the period 1-1-16 to 12-31-16

#15-255

7. Resolution authorizing payment to Audio-Digital Transcription Services, LLC for transcription of Board Meeting on 11-24-15

#15-256

8. Resolution ratifying payment of recurring bills (Bill List)

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ITEMS #9 to 33 EXCEPT 22 AND 23

AIRPORT

 M 2nd -
Dunec Spiesbach

#15-257

9. Resolution authorizing an Agreement with Galleros Koh, LLP for financial and accounting services in connection with the Airport Motor Fuel Tax Returns for the fiscal year 2016 in the amount of \$3,330.00 (\$275.00 per month)

#15-258

10. Resolution authorizing a Memorandum of Agreement with Rachles/Michele Oil Co. for vehicle fuel delivery in an amount not to exceed \$50,000.00

#15-259

11. Resolution authorizing a Memorandum of Agreement with Foam Technology Inc. in an amount not to exceed \$2,800.00 for foam testing for Building/Hangar I and M for the year 2016

#15-260

12. Resolution authorizing a Memorandum of Agreement with AFA Protective Systems Inc., in the amount not to exceed \$1,198.00 for monitoring of the fire and sprinkler alarms for the year 2016

#15-261

13. Resolution authorizing a Memorandum of Agreement with United Automatic Fire Sprinkler in an amount not to exceed \$5,275.00 for quarterly inspections and testing of the pre-action fire alarm systems in Building/Hangars I, M and P and the wet sprinkler systems in Hangar P for the year 2016

#15-262

14. Resolution authorizing a Memorandum of Agreement with Interstate Waste Services for solid waste removal in the amount of \$275.00 per month at the Airport for the year 2016

#15-263

15. Resolution authorizing a Memorandum of Agreement with Arrow Elevator Incorporated for a full maintenance services of the hydraulic elevator at Building M in an amount not to exceed \$1,800.00 for the year 2016

#15-264

16. Resolution authorizing a Memorandum of Agreement with Thomas J. O'Beirne & Co. for all plumbing related issues at all Airport buildings and hangars in the amount not to exceed \$5,000.00 for the year 2016

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ITEMS #9 to 33 EXCEPT 22 AND 23

AIRPORT cont.

M 2nd -
Dunec Spiessbach

#15-265

17. Resolution authorizing a Memorandum of Agreement with S.J. Carney for all roof related issues at all Airport buildings and hangars in the amount not to exceed \$5,000.00 for the year 2016

#15-266

18. Resolution authorizing a Memorandum of Agreement with Air Power for all electric and HVAC related issues at all Airport buildings and hangars in the amount not to exceed \$7,500.00 for the year 2016

#15-267

19. Resolution authorizing a Memorandum of Agreement with Con-El Electric for electrical maintenance and troubleshooting services of airfield lighting circuits in the amount not to exceed \$5,000.00 for the year 2016

#15-268

20. Resolution authorizing a Memorandum of Agreement with Security 101 for maintenance of security equipment in an amount not to exceed \$20,674.00 for the year 2016

#15-269

21. Resolution authorizing a Memorandum of Agreement for maintenance services with Trane for HVAC gas/electric unit at Building/Hangar M in the amount not to exceed \$4,804.00 for the year 2016

ITEM # 22 and 23 after Executive Session

M 2nd -
Spiessbach Dunec

#15-270

22. Resolution authorizing an Agreement with John J. Curley, LLC in the amount not to exceed \$50,000.00 for legal services in connection with condemnation procedures for obstruction removal on property surrounding Airport from January 1 2016 to December 31, 2016

#15-271

23. Resolution authorizing payment to John J. Curley, LLC in the amount of \$2,000.00 for legal services rendered in the month of October in connection with condemnation procedures for obstruction removal on property surrounding Airport

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ITEMS #9 to 33 EXCEPT 22 AND 23

AIRPORT cont.

M 2nd -
Dunec Spiesbach

#15-272

24. Resolution ratifying payment to James Isabel in the amount of \$1,225.00 for welding services

#15-273

25. Resolution ratifying payment in the amount of \$2,258.00 to Trane for HVAC system repairs at Building/Hangar M

#15-274

26. Resolution authorizing payment in the amount of \$189.00 to Lesco Plumbing & Heating for plumbing repairs at Hangar/Building M

#15-275

27. Resolution authorizing payment in the amount of \$1,952.44 to Northern Tool+ Equipment for air hydraulic floor jack and pallet truck for the Airport

#15-276

28. Resolution authorizing payment in the amount of \$475.00 to Davco Energy Systems for repairs to garage overhead door

#15-277

29. Resolution authorizing payment to Air Power, Inc. in the amount of \$1,800.00 for paving patches around sewer pump area

#15-278

30. Resolution authorizing payment to Hatch Mott MacDonald in the amount of \$235.00 for design services in connection with development of South Parcel

#15-279

31. Resolution ratifying payment to C&S Engineering in the amount of \$1,202.80- final invoice for services in connection with Airport Modification of Standards Project

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ITEMS #9 to 33 EXCEPT 22 AND 23

AIRPORT cont.

 M 2nd -
Dunec Spiesbach

#15-280

32. Resolution authorizing payment to Essex County Parks for promotional activities (Zamboni sponsorship) at the South Mountain Recreation Complex

#15-281

33. Resolution accepting a Proposal from All State Stripping, LLC in the amount of 4,700.00 for striping services around Hangar M and Hangar R

ITEMS #34 and 35

 M 2nd -
Dunec Spiesbach

ENVIRONMENTAL PROJECTS -HANGAR 1 AND HANGAR 3

Project Funded:

AIRPORT BOND-100%

#15-282

34. Resolution authorizing payment to H2M Associates Inc., in the amount of \$5,553.50 for engineering services, site remediation at Hangar 3 Area through 10-30-15

#15-283

35. Resolution authorizing payment to H2M Associates Inc., in the amount of \$18,177.80 for engineering services, site remediation at Hangar 1 Area through 10-30-15

NEWARK RIVERFRONT PROJECT/LITIGATION

 M 2nd -
Spiesbach Dunec

#15-284

36. Resolution ratifying payment of \$812.80 to DeCotiis, Fitzpatrick & Cole, LLP for legal services rendered in the month of November 2015

#15-285

37. Resolution authorizing an Agreement with DeCotiis, Fitzpatrick & Cole, LLP in an amount of \$45,000.00 for legal services from 1-1-16 through 12-31-16

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HILLTOP

M 2nd -
Spiesbach Dunec

#15-286

38. Resolution authorizing a payment of \$233.65 to DeCotiis, Fitzpatrick & Cole, LLP for legal services rendered in the month of November 2015

NEWARK PROPERTY ACQUISITION PROJECT

M 2nd -
Dunec Spiesbach

#15-287

39. Resolution ratifying payment in the amount of \$2,621.20 for legal services rendered by Chiesa, Shahinian & Giantomasi, PC for the month of October and November 2015

#15-288

40. Resolution ratifying payment in the amount of \$10,800.00 to GC Stewart Assoc. for properties boundary surveys

#15-289

41. Resolution authorizing an Agreement with Chiesa, Shahinian & Giantomasi, PC for legal services in the amount not to exceed \$25,000.00 from January 1, 2016 to December 31, 2016

CORRECTIONAL FACILITY/CELANESE LITIGATION

M 2nd -
Dunec Spiesbach

**ALL EXPENSES PAID FROM ECIA OPERATIONS ACCOUNT*

#15-290

42. Resolution ratifying payment in the amount of \$17,070.78 to Buchanan Ingersoll Rooney, PC for legal services rendered in the month of November 2015

#15-291

43. Resolution authorizing an Agreement with Buchanan, Ingersoll & Rooney, PC for legal services in the amount not to exceed \$200,000.00 from January 1, 2016 to December 31, 2016

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CEDAR GROVE PARK PROJECT

M 2nd
Dunec Spiesbach

#15-292

44. Resolution ratifying payment of \$48,592.00 to CME Associates for engineering services in connection with the County development of a new park in Cedar Grove

PARKING

M 2nd
Dunec Spiesbach

#15-293

45. Resolution authorizing a Memorandum of Agreement with Schindler Elevator Corporation for full maintenance service for two Schindler hydraulic passenger elevators in the amount not to exceed \$7,571.93 for the year 2016

#15-294

46. Resolution authorizing a Memorandum of Agreement with Precision Technology Solutions for equipment maintenance including computer software services at in the amount not to exceed \$30,500.00 for the year 2016

#15-295

47. Resolution authorizing a Memorandum of Agreement with Hudson Community Enterprises for landscaping and litter maintenance service Around Parking Facility Complex for the year 2016 in the amount not to exceed \$33,000.00

#15-296

48. Resolution authorizing a Memorandum of Agreement with Northeast Facilities Services for sweeping service around Parking Facility Complex and Garage for the year 2016 in the amount not to exceed \$10,680.00

#15-297

49. Resolution authorizing payment in the amount of \$1,135.00 to Precision Technology Solutions for 10 new 12 foot wood gate arms

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SPORTSPLEX COMPLEX (Stadium and Garage)

ITEMS #53 to 64

M 2nd -
Dunec Spiesbach

#15-301

53. Resolution authorizing payment of \$13,238.90 for environmental consulting engineering services rendered by PS&S in connection with environmental issues for the period through 11-30-15

#15-302

54. Resolution authorizing a Memorandum of Agreement with Precision for equipment maintenance including computer software services at Parking Garage in the amount not to exceed \$12,300.00 for the year 2016

#15-303

55. Resolution authorizing a Memorandum of Agreement with Standard Elevator for elevator maintenance services at Parking Garage in the amount not to exceed \$2,381.40 (\$198.45 per month)

#15-304

56. Resolution authorizing a Memorandum of Agreement with Standard Elevator for two elevators maintenance services at Stadium in the amount not to exceed \$6,300.00 (\$525 per month) for the year 2016

#15-305

57. Resolution authorizing Memorandum of Agreement with Integrated Systems and Services Inc. in an amount not to exceed \$366.48 for annual burglar alarm monitoring at the Parking Garage

#15-306

58. Resolution authorizing Memorandum of Agreement with Integrated Systems and Services Inc. in an amount not to exceed \$407.88 for annual elevator alarm monitoring at the Parking Garage

#15-307

59. Resolution authorizing a Memorandum of Agreement with Hudson Community Enterprises for landscaping and litter maintenance service around Sportsplex Complex for the year 2016 in the amount not to Exceed \$35,000.00

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SPORTSPLEX COMPLEX cont.

ITEMS #53 to 64

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#15-308

60. Resolution authorizing a Memorandum of Agreement with Northeast Facilities Services for sweeping service around Sportsplex Complex for the year 2016 in the amount not to exceed \$5,100.00

#15-309

61. Resolution authorizing payment in the amount of \$377.00 to Precision Technology Solutions for repairs to parking equipment not covered by annual maintenance agreement

#15-310

62. Resolution authorizing payment in the amount of \$2,200.00 to Arocho Services for various services and repairs at the Stadium

#15-311

63. Resolution authorizing payment in the amount of \$3,076.00 to Standard Elevator for repairs and pressure relief test of the elevators at the complex

#15-312

64. Resolution authorizing payment of \$75.00 to DeCotiis, Fitzpatrick & Cole, LLP for legal services rendered in 2015 in connection with preparation and consolidation of the Sportsplex Complex Deeds

7. REPORT FROM EXECUTIVE DIRECTOR AND STAFF

8. ADDITIONAL INFORMATION

A. Report of PGLP Administrator - November

9. ADJOURNMENT

THE NEXT BOARD MEETING WILL BE HELD ON JANUARY 26, 2016 AT 5 P.M.

Motion M 2nd -
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FINANCE

M 2nd -
Dunec Spiesbach

#15-298

50. Resolution authorizing payment of charges and expenses of the Authority's \$160,000,000 Pooled Government Loan Program (Series 1986)

Payments due for PGLP Services

Galleros Koh, LLP Financial Consultant December 2015	\$2,000.00
Wells Fargo Letter of Credit 10-1-15 to 12-31-15	\$29,514.69
Wells Fargo Remarketing Fee 10-1-15 to 12-31-15	\$4,395.56
ECIA 2015 Audit Fee	\$7,500.00

#15-299

51. Resolution authorizing an Agreement with Galleros Koh, LLP as Financial Consultant for the PGLP from 1-1-16 to 12-31-16 in the amount of \$24,000.00

#15-300

52. Resolution of the Essex County Improvement Authority approving the making of an Application to the Local Finance Board pursuant to N.J.S.A. 40A:5A-6, N.J.S.A. 40A:5A-7, and N.J.S.A.40:37A-80 in connection with the issuance of Project Consolidation Revenue Refunding Bonds relating to the Refunding Bonds of the Authority issued to refinance various County of Essex facilities and other public purposes