

ESSEX COUNTY  
IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

SPECIAL BOARD MEETING: : TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
\_\_\_\_\_ :

27 Wright Way  
Fairfield, New Jersey

Monday, April 3, 2017  
Commencing at 9:04 a.m.

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

COMMISSIONER MARK S. DUNEC, (Via telephone)  
COMMISSIONER CLIFFORD ROSS, (Via telephone)  
COMMISSIONER GERARD M. SPIESBACH,  
(Arrived at 9:05 a.m., via telephone)  
COMMISSIONER JACQUELINE YUSTEIN, (Via telephone)  
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman,  
(Via telephone)

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

COMMISSIONER CARLA A. STANZIALE  
COMMISSIONER RONALD J. BROWN, Vice Chairman

A L S O P R E S E N T:

STEVEN C. ROTHER, Executive Director  
LUCY SAPINSKI, Director of Operations  
MARK L. FLEDER, ESQ., Special Counsel

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1 CHAIRMAN KLINGHOFFER: Okay. I'm ready to  
2 go, then.

3 Notice was -- was duly given by regular  
4 mail and facsimile to the Essex County Executive,  
5 the Essex County Clerk, the Clerk of the Board of  
6 Chosen Freeholders, Freeholder President  
7 Timberlake, the News Editor of The Herald News,  
8 the News Editor of The Star-Ledger, and notice  
9 was posted on the bulletin board in the Office of  
10 the Essex County Improvement Authority, stating  
11 the time, date and location and purpose of this  
12 Special Meeting, at which formal action may be  
13 taken on the items listed on the agenda.

14 MS. SAPINSKI: Commissioner Dunec?

15 COMMISSIONER DUNEC: Here.

16 MS. SAPINSKI: Commissioner Ross?

17 COMMISSIONER ROSS: Here.

18 MS. SAPINSKI: Commissioner Spiesbach?

19 Commissioner Yustein?

20 COMMISSIONER YUSTEIN: Here.

21 MS. SAPINSKI: Chairman Klinghoffer?

22 CHAIRMAN KLINGHOFFER: Here.

23 Are there any members of the public  
24 present?

25 MR. ROTHER: Nope.

1 CHAIRMAN KLINGHOFFER: Okay.

2 Then, we'll move from Public Comment, since  
3 there's no members of the public present, I would  
4 request Executive Session to discuss -

5

6 (Whereupon, Commissioner Gerard M.  
7 Spiesbach arrived at 9:05 a.m., via telephone.)

8

9 CHAIRMAN KLINGHOFFER: -- contract  
10 negotiations.

11 MS. SAPINSKI: Who just joined us?

12 COMMISSIONER SPIESBACH: Gerry.

13 MS. SAPINSKI: Okay.

14 COMMISSIONER SPIESBACH: Gerry just joined.

15 Sorry I was a few minutes late. I  
16 apologize.

17 CHAIRMAN KLINGHOFFER: We're just really  
18 getting started, so I just requested Executive  
19 Session to discuss contracts -- contract  
20 negotiations.

21 Is -- would someone move that, please?

22 COMMISSIONER ROSS: I'll move it.

23 COMMISSIONER YUSTEIN: I'll second.

24 COMMISSIONER SPIESBACH: Second.

25 MS. SAPINSKI: Commissioner Dunec?

1 COMMISSIONER DUNEC: Yes.

2 MS. SAPINSKI: Commissioner Ross?

3 COMMISSIONER ROSS: Yes.

4 MS. SAPINSKI: Commissioner Spiesbach?

5 COMMISSIONER SPIESBACH: Yes.

6 MS. SAPINSKI: Commissioner Yustein?

7 COMMISSIONER YUSTEIN: Yes.

8 MS. SAPINSKI: Chairman Klinghoffer?

9 CHAIRMAN KLINGHOFFER: Yes.

10 MR. ROTHER: Okay.

11 Give us a moment.

12

13 (Whereupon, the Board moved to Executive  
14 Session at 9:06 a.m., Resolution No. 17-076.)

15

16 (Whereupon, the Board returned to Open  
17 Session at 9:15 a.m., Resolution No. 17-19.)

18

19 CHAIRMAN KLINGHOFFER: Okay.

20 We're back on the record.

21 MR. ROTHER: We are.

22

23 (Whereupon, the Board discussed the  
24 following item:

25 **SPORTSPLEX GARAGE**

1                   **RESOLUTION 17-073 - withdrawn**

2           **1.** RESOLUTION ACCEPTING THE TERMS OF A LETTER  
3 OF INTENT TO PURCHASE THE SPORTSPLEX GARAGE BY  
4 LOTUS EQUITY GROUP, LLC AND AUTHORIZING THE  
5 EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A  
6 DEFINITIVE.)

7

8                   CHAIRMAN KLINGHOFFER: Okay.

9                   Director Rother, you have a --

10                  MR. ROTHER: Yes.

11                  CHAIRMAN KLINGHOFFER: Yeah.

12                  MR. ROTHER: We --

13                  CHAIRMAN KLINGHOFFER: You have to say on  
14 -- on this item.

15                  MR. ROTHER: The Administration would like  
16 to withdraw the Resolution, and at such time  
17 that additional information is available, we will  
18 bring it back to the Board again.

19

20           **ADJOURNMENT:**

21

22                  CHAIRMAN KLINGHOFFER: Okay.

23                  Is there a motion to -- a motion to  
24 adjourn, in that event?

25                  That's only order of business.

1 COMMISSIONER DUNEC: I'll make the motion.

2 COMMISSIONER YUSTEIN: I'll second it.

3 MS. SAPINSKI: Commissioner Dunec?

4 COMMISSIONER DUNEC: Yes.

5 MS. SAPINSKI: Commissioner Ross?

6 COMMISSIONER ROSS: Yes.

7 MS. SAPINSKI: Commissioner Spiesbach?

8 COMMISSIONER SPIESBACH: Yes.

9 MS. SAPINSKI: Commissioner Yustein?

10 COMMISSIONER YUSTEIN: Yes.

11 MS. SAPINSKI: Chairman Klinghoffer?

12 CHAIRMAN KLINGHOFFER: Yes.

13 MR. ROTHER: Thank you all.

14

15 (Whereupon, the proceedings were concluded

16 at 9:16 a.m., Resolution No. 17-20.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5

6 I, DEBRA A. KASZNIAK, assigned transcriber,  
7 do hereby affirm that the foregoing is a true and  
8 accurate transcript of the SPECIAL BOARD MEETING  
9 of the ESSEX COUNTY IMPROVEMENT AUTHORITY heard  
10 on Monday, April 3, 2017 and digitally recorded.

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25 Monitored and proofread by: Deborah Dillon