

ESSEX COUNTY  
IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way  
Fairfield, New Jersey

Tuesday, August 19, 2014  
Commencing at 5:01 p.m.

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

COMMISSIONER RONALD J. BROWN  
COMMISSIONER STEVEN H. KLINGHOFFER, (Via telephone)  
COMMISSIONER GERARD M. SPIESBACH  
COMMISSIONER CYNTHIA D. TORO

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

COMMISSIONER ELEONORE KESSLER COHEN,  
Vice Chairperson

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

JAMES R. PAGANELLI, Executive Director  
NIA H. GILL, ESQ., General Counsel  
LUCY SAPINSKI, Director of Operations  
THOMAS GOMEZ, Airport Manager  
BETSY WILLIAMSON, Administrative Assistant  
JOSEPH CALI, Airport Accounts Receivables

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1           COMMISSIONER SPIESBACH:  And if we're  
2 ready, we'll begin.

3           Notice was duly given by regular mail and  
4 facsimile to the Essex County Executive, the  
5 Essex County Clerk, the Clerk of the Board of  
6 Chosen Freeholders, Freeholder President Watson,  
7 the News Editor of The Herald News, the News  
8 Editor of The Star-Ledger, and notice was posted  
9 on the bulletin board in the Office of the Essex  
10 County Improvement Authority, stating the time,  
11 date, location of this Regular Board Meeting.

12           Roll call, please.

13           MS. SAPINSKI:  Commissioner Brown?

14           COMMISSIONER BROWN:  Here.

15           MS. SAPINSKI:  Commissioner Klinghoffer?

16           COMMISSIONER KLINGHOFFER:  Here.

17           MS. SAPINSKI:  Commissioner Spiesbach?

18           COMMISSIONER SPIESBACH:  Here.

19           MS. SAPINSKI:  Commissioner Toro?

20           COMMISSIONER TORO:  Here.

21           COMMISSIONER SPIESBACH:  At this point, we  
22 would open it up for public comment.

23           If there's anyone from the public that  
24 would like to address the Board?

25           Seeing none.

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(Whereupon, the Board discussed and took  
action on the following item:

**ACCEPTANCE OF MINUTES**

RESOLUTION NO. 14-23 - REGULAR BOARD  
MEETING 7-29-14.)

COMMISSIONER SPIESBACH: We will dispense  
with public comments, and move to the next item,  
which is the Acceptance of Minutes.

We have the Regular Board Meeting Minutes  
of July 29, 2014.

COMMISSIONER BROWN: I'll move it.

COMMISSIONER TORO: Second.

MS. SAPINSKI: Commissioner Brown?

COMMISSIONER BROWN: Yes.

MS. SAPINSKI: Commissioner Klinghoffer?

COMMISSIONER KLINGHOFFER: Yes.

MS. SAPINSKI: Commissioner Spiesbach?

COMMISSIONER SPIESBACH: Yes.

MS. SAPINSKI: Commissioner Toro?

COMMISSIONER TORO: Yes.

COMMISSIONER SPIESBACH: Jim, do you see an  
Executive Session?

MR. PAGANELLI: I do not.

1 COMMISSIONER SPIESBACH: No need?

2 MR. PAGANELLI: No.

3 COMMISSIONER SPIESBACH: Okay.

4

5 (Whereupon, the Board discussed and took  
6 action on the following items:

7 **CONSENT AGENDA**

8 **RESOLUTION NUMBER 14-165 THROUGH**

9 **RESOLUTION NUMBER 14-179**

10

11 **ADMINISTRATIVE**

12 1. RESOLUTION NO. 14-165 - RESOLUTION  
13 AUTHORIZING PAYMENT TO AUDIO-DIGITAL  
14 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF  
15 BOARD MEETING ON 7-29-14; and

16 2. RESOLUTION NO. 14-166 - RESOLUTION RATIFYING  
17 PAYMENT OF RECURRING BILLS (BILL LIST); and

18

19 **CORRECTIONAL FACILITY/CELANESE LITIGATION**

20 3. RESOLUTION NO. 14-167 - RESOLUTION  
21 AUTHORIZING PAYMENT IN THE AMOUNT OF \$45,333.68  
22 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL  
23 SERVICES RENDERED IN THE MONTH OF JULY 2014; and

24

25 **NEWARK RIVERFRONT PROJECT**

1       **4.** RESOLUTION NO. 14-168 - RESOLUTION  
2 AUTHORIZING AMENDMENT #1 TO THE AGREEMENT WITH  
3 DeCOTIIS, FITZPATRICK & COLE, LLP FOR LEGAL  
4 SERVICES REGARDING NEWARK RIVERFRONT PROJECT IN  
5 THE AMOUNT OF \$20,000.00; and

6  
7       **5.** RESOLUTION NO. 14-169 - RESOLUTION  
8 AUTHORIZING PAYMENT IN THE AMOUNT OF \$13,148.55  
9 TO DeCOTIIS, FITZPATRICK & COLE, LLP FOR LEGAL  
10 SERVICES RENDERED IN THE MONTH OF JULY 2014; and

11

12       **AIRPORT**

13       **6.** RESOLUTION NO. 14-170 - RESOLUTION  
14 AUTHORIZING PAYMENT TO FLORIO, PERRUCCI,  
15 STEINHARDT & FADER, LLC IN THE AMOUNT OF \$120.00  
16 FOR THE MONTH OF JULY FOR LEGAL SERVICES IN  
17 CONNECTION WITH AIRPORT RSA PROJECT; and

18       **7.** RESOLUTION NO. 14-171 - RESOLUTION  
19 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,714.70 TO  
20 VERNER-CADBY FORD FOR REPAIRS TO AIRPORT VEHICLE;  
21 and

22

23       **8.** RESOLUTION NO. 14-172 - RESOLUTION  
24 AUTHORIZING PAYMENT IN THE AMOUNT OF \$555.00 TO  
25 LESCO PLUMBING & HEATING FOR WATER BOILER REPAIRS

1 AT HANGAR/BUILDING M; and

2

3 **OBSTRUCTION REMOVAL - PHASE VII PROJECT**

4 **Project Funded:**

5 **FAA GRANT #37-14**

6 **AIRPORT BOND**

7 9. RESOLUTION NO. 14-173 - RESOLUTION ACCEPTING  
8 A FAA GRANT #37-14 IN THE AMOUNT OF \$223,803.00;  
9 and

10 10. RESOLUTION NO. 14-174 - DISPOSITION OF BIDS  
11 - AWARD OF CONTRACT TO DOWNS TREE SERVICES IN THE  
12 AMOUNT OF \$210,770.00; and

13 11. RESOLUTION NO. 14-175 - RESOLUTION  
14 AUTHORIZING AN AGREEMENT WITH C&S ENGINEERS,  
15 INC., IN THE AMOUNT OF \$34,400.00 FOR ENGINEERING  
16 CONSTRUCTION AND ADMINISTRATION SERVICES; and

17 12. RESOLUTION NO. 14-176 - RESOLUTION  
18 AUTHORIZING PAYMENT TO McFARLAND JOHNSON IN THE  
19 AMOUNT OF \$1,800.00 FOR INDEPENDENT FEE REVIEW  
20 SERVICES IN CONNECTION WITH C&S ENGINEERS  
21 AGREEMENT FOR THIS PROJECT ; and

22

23 **SPORTSPLEX**

24 13. RESOLUTION NO. 14-177 - RESOLUTION  
25 AUTHORIZING PAYMENT OF \$4,863.00 FOR



1 ENVIRONMENTAL CONSULTING ENGINEERING SERVICES  
 2 RENDERED BY PS&S IN CONNECTION WITH ENVIRONMENTAL  
 3 ISSUES FOR THE PERIOD 4-1-14 TO 7-31-14; and

4

5 **FINANCE**

6 **14.** RESOLUTION NO. 14-178 - RESOLUTION  
 7 AUTHORIZING AN AGREEMENT WITH SAMUEL KLEIN AND  
 8 COMPANY FOR AUDITING SERVICES FOR THE YEAR ENDING  
 9 DECEMBER 31, 2014; and

10 **15.** RESOLUTION NO. 14-179 - RESOLUTION  
 11 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF  
 12 THE AUTHORITY'S \$150,000.000 POOLED GOVERNMENT  
 13 LOAN PROGRAM, (SERIES 1986)  
 14 PAYMENTS DUE OTHERS FOR PGLP SERVICES

15 PHILIP A. LANZET \$2,500.00  
 16 FINANCIAL CONSULTANT  
 17 AUGUST, 2014.)

18

19 COMMISSIONER SPIESBACH: With that, we'll  
 20 move just to the Resolutions.

21 We were going to be doing a Consent Agenda,  
 22 I recall, weren't we?

23 MR. PAGANELLI: We were.

24 So, if there is any matter that anybody  
 25 wants to consider individually, we can do that,

1 in terms of Resolutions 1 through 15, or 14-165  
2 through 14-179.

3 I would just indicate that on number 14,  
4 Commissioner Toro had inquired with the staff,  
5 whether or not we were saving money this year on  
6 the Klein audit.

7 And Lucy informed me that the contract  
8 amount for this year is about \$1750.00 less than  
9 last year.

10 COMMISSIONER SPIESBACH: Oh, that's --

11 MR. PAGANELLI: So --

12 COMMISSIONER SPIESBACH: -- wonderful news.

13 MR. PAGANELLI: -- that's good. Yeah.

14 COMMISSIONER SPIESBACH: So, if there are  
15 any -- any items that need to be removed from the  
16 agenda, any of the Commissioners like to have  
17 anything for further consideration?

18 No?

19 Then, with that in mind, we would like to  
20 have a Resolution passing by consent items 1  
21 through 15.

22 COMMISSIONER BROWN: I'll move it.

23 COMMISSIONER TORO: Second.

24 MS. SAPINSKI: Commissioners Brown --

25 COMMISSIONER BROWN: Fifteen.

1 COMMISSIONER SPIESBACH: Pardon me?

2 Am I looking at the wrong agenda?

3 I thought the last one on the copy I'm  
4 looking at is --

5 COMMISSIONER TORO: I'm looking at that.

6 MR. PAGANELLI: You know what? You may  
7 have a different --

8 COMMISSIONER SPIESBACH: -- item 15.

9 COMMISSIONER TORO: Okay. Sorry.

10 MR. PAGANELLI: Everything good?

11 COMMISSIONER TORO: Yeah. I didn't look at  
12 --

13 Yes. I'll second.

14 MS. SAPINSKI: Commissioner Brown?

15 COMMISSIONER BROWN: Yes.

16 MS. SAPINSKI: Commissioner Klinghoffer?

17 COMMISSIONER KLINGHOFFER: Yes.

18 MS. SAPINSKI: Commissioner Spiesbach?

19 COMMISSIONER SPIESBACH: Yes.

20 MS. SAPINSKI: Commissioner Toro?

21 COMMISSIONER TORO: Yes.

22 COMMISSIONER SPIESBACH: Okay.

23 That brings us to the end of the formal  
24 Resolutions.

25

1 (Whereupon, the Board discussed the  
2 following items:

3 **ADDITIONAL INFORMATION**

4 A. Report of PGLP Administrator

5 B. H2M Summary Memos regarding outgoing  
6 remedial investigation at HANGAR 1 and HANGAR 3  
7 at Airport

8 C. Celanese - Ordered signed by Special Master  
9 Rosen 8-12-14.)

10

11 COMMISSIONER SPIESBACH: Any comment on any  
12 of the additional information, Jim?

13 MR. PAGANELLI: No, sir.

14 COMMISSIONER SPIESBACH: Okay. Then, with  
15 that I would say the only business left is to  
16 adjourn.

17 MR. PAGANELLI: Can I just make one  
18 comment, before you --

19 COMMISSIONER SPIESBACH: Oh, yes, of  
20 course.

21 MR. PAGANELLI: -- before you go off.

22 You have --

23 COMMISSIONER BROWN: No. I thought -- you  
24 didn't have to make a motion on that one?

25 MR. PAGANELLI: The additional --

1           COMMISSIONER BROWN:  Additional  
2 information?

3           MR. PAGANELLI:  -- information is just  
4 there for the Board to kind of review.  We like  
5 to give you the H2M summaries, and as we get  
6 orders in on the Celanese matter --

7           COMMISSIONER BROWN:  Right.

8           MR. PAGANELLI:  -- we're providing them to  
9 you in case you have any questions.

10          COMMISSIONER SPIESBACH:  Um hum.

11          MR. PAGANELLI:  This afternoon -- or  
12 really, the other day, I received Chairman  
13 Rother's resignation.  He informed the Board  
14 today of his resignation.

15          So, we will probably have to have a  
16 conversation on leadership at the next Board  
17 meeting.

18          But you know, at least for our purposes,  
19 and I've sent him with an email with everybody --  
20 you know, being CC'd today -- you know, Steve has  
21 been invaluable to the Improvement Authority.  
22 Took us through some rocky times, and has still  
23 be leading us through some -- you know, some  
24 issues that are not comfortable for us all.

25          But you know, he -- his intellect has been

1 | tremendous for us. His background has been  
2 | great. He's been there for us whenever we've  
3 | needed him.

4 |           And hopefully, there's -- you know, some  
5 | new and different roles down the -- down the road  
6 | that he can help us out with, because I would  
7 | hate to think that we would lose him completely,  
8 | but he's been a tremendous leader for -- you  
9 | know, this Board for the last over ten years. So  
10 | -

11 |           COMMISSIONER SPIESBACH: Um hum.

12 |           COMMISSIONER KLINGHOFFER: I just want --  
13 | Jim, I just want to echo what you're saying.

14 |           I mean, I've been thinking about this  
15 | afternoon, and I've got to tell you, I personally  
16 | learned a lot from -- from Chairman Rother.

17 |           And I owe him a debt of gratitude.

18 |           And I'm sure my other Board members feel  
19 | the same way.

20 |           COMMISSIONER SPIESBACH: Absolutely.

21 |           I would, again, echo the echo.

22 |           But more importantly, the Chairman was  
23 | always a leader and a guiding force, and always  
24 | kept our direction -- you know, moving forward.

25 |           And I, too, have learned a lot from him,

1 and I'm sorry to see that he won't be continuing  
2 in his role as Chairman, but I do wish him well.

3 And hope that we will have the opportunity  
4 to have his expertise available to us.

5 MR. PAGANELLI: Um hum.

6 Did you have any other questions,  
7 Commissioner Brown --

8 COMMISSIONER BROWN: No.

9 MR. PAGANELLI: -- just about the  
10 additional --

11 COMMISSIONER BROWN: No, I'm good.

12 MR. PAGANELLI: That's it then, other than  
13 that.

14 Motion to --

15 COMMISSIONER SPIESBACH: With that, the  
16 only thing we need is a motion to adjourn?

17 COMMISSIONER BROWN: I'll move it.

18 COMMISSIONER TORO: Second.

19 MS. SAPINSKI: Commissioner Brown?

20 COMMISSIONER BROWN: Yes.

21 MS. SAPINSKI: Commissioner Klinghoffer?

22 COMMISSIONER KLINGHOFFER: Yes.

23 MS. SAPINSKI: Commissioner Spiesbach?

24 COMMISSIONER SPIESBACH: Yes.

25 MS. SAPINSKI: Commissioner Toro?

1 COMMISSIONER TORO: Yes.

2 COMMISSIONER SPIESBACH: And we're  
3 adjourned.

4 MR. PAGANELLI: Thanks, Steve.

5 COMMISSIONER KLINGHOFFER: Thank you.

6 MS. SAPINSKI: Thank you.

7 COMMISSIONER SPIESBACH: Yeah. Thanks,  
8 Steve.

9 Appreciate it.

10 COMMISSIONER KLINGHOFFER: Take care.

11

12 (Whereupon, the proceedings were concluded  
13 at 5:06 p.m., Resolution No. 14-24.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript of the REGULAR BOARD MEETING  
8 of the ESSEX COUNTY IMPROVEMENT AUTHORITY heard  
9 on Tuesday, August 19, 2014 and digitally  
10 recorded.

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25 Monitored and proofread by: Deborah Dillon

