

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

27 Wright Way
Fairfield, New Jersey

Wednesday, October 30, 2019
Commencing at 5:00 p.m.

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

COMMISSIONER GERARD M. SPIESBACH, (Via telephone;
Left at 5:04 p.m.)
COMMISSIONER CARLA A. STANZIALE, (Via telephone)
COMMISSIONER JACQUELINE YUSTEIN
COMMISSIONER RONALD J. BROWN, Vice Chairman,
(Via telephone; Arrived at 5:01 p.m.)
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

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

COMMISSIONER MARK S. DUNEC
COMMISSIONER CLIFFORD ROSS

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

STEVEN C. ROTHER, Executive Director
NIA H. GILL, ESQ., General Counsel, (Via telephone)
LUCY SAPINSKI, Director of Operations
BETSY WILLIAMSON, Administrative Assistant
JOSEPH CALI, Senior Project Manager/Accounts Receivables

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1 CHAIRMAN KLINGOFFER: Ready to go:

2 MS. DILLON: Yes.

3 On the record.

4 CHAIRMAN KLINGHOFFER: Okay.

5 On the record.

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

16

17 **ROLL CALL:**

18

19 CHAIRMAN KLINGHOFFER: Roll call, please.

20 MS. SAPINSKI: Commissioner Spiesbach?

21 COMMISSIONER SPIESBACH: Yes.

22 Here.

23 MS. SAPINSKI: Commissioner Stanziale?

24 COMMISSIONER STANZIALE: Here.

25 MS. SAPINSKI: Commissioner Yustein?

1 COMMISSIONER YUSTEIN: Yes.

2 MS. SAPINSKI: Chairman Klinghoffer?

3 CHAIRMAN KLINGHOFFER: Here.

4

5 **PUBLIC COMMENTS:**

6

7 CHAIRMAN KLINGHOFFER: Seeing no members of
8 the public, I presume there'd be no Public
9 Comments.

10

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

13 **ACCEPTANCE OF MINUTES**

14 **RESOLUTION NO. 19-30**

15 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**
16 9-24-19.)

17

18 CHAIRMAN KLINGHOFFER: Is there a motion to
19 accept the Minutes of September 24th, 2019 Regular
20 Board Meeting Minutes --

21 COMMISSIONER SPIESBACH: Move to --

22 CHAIRMAN KLINGHOFFER: -- and Executive
23 Session?

24 Thank you, Gerry.

25 COMMISSIONER YUSTEIN: Motion.

1

2 (Whereupon, Vice Chairman Ronald J. Brown
3 arrived, via telephone, at 5:01 p.m.)

4

5 COMMISSIONER SPIESBACH: Move --

6 COMMISSIONER YUSTEIN: Oh.

7 COMMISSIONER SPIESBACH: Move to accept.

8 COMMISSIONER YUSTEIN: Second.

9 CHAIRMAN KLINGHOFFER: Second; let's --
10 okay.

11 COMMISSIONER STANZIALE: Second.

12 MS. SAPINSKI: Commissioner Brown?

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Spiesbach?

15 COMMISSIONER SPIESBACH: Yes.

16 MS. SAPINSKI: Commissioner Stanziale?

17 COMMISSIONER STANZIALE: Yes.

18 MS. SAPINSKI: Commissioner Yustein?

19 COMMISSIONER YUSTEIN: Yes.

20 MS. SAPINSKI: Chairman Klinghoffer?

21 CHAIRMAN KLINGHOFFER: Yes.

22

23 (Whereupon, the Board discussed and took
24 action on the following items:

25 **ADMINISTRATIVE**

1 **1.** RESOLUTION NO. 19-190 - RESOLUTION
2 INTRODUCING AND APPROVING THE AUTHORITY'S 2020
3 ANNUAL BUDGET AND THE CAPITAL BUDGET PROGRAM;

4 **2.** RESOLUTION NO. 19-191 - RESOLUTION
5 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
6 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING
7 ON 9-24-19;

8 **3.** RESOLUTION NO. 19-192 - RESOLUTION
9 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);
10 and

11 **4.** RESOLUTION NO. 19-193 - RESOLUTION
12 AUTHORIZING PAYMENT TO DELL MARKETING, L.P. IN
13 THE AMOUNT OF \$12,465.29 FOR 10 NEW COMPUTERS
14 WITH MONITORS (STATE CONTRACT).)

15

16 CHAIRMAN KLINGHOFFER: Administration -
17 Administrative.

18 Resolutions 1 through 4.

19 Would someone like to move them?

20 COMMISSIONER YUSTEIN: Move it.

21 COMMISSIONER SPIESBACH: Second.

22 MS. SAPINSKI: Commissioner Brown?

23 VICE CHAIRMAN BROWN: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Commissioner Yustein?

4 COMMISSIONER YUSTEIN: Yes.

5 MS. SAPINSKI: Chairman Klinghoffer?

6 CHAIRMAN KLINGHOFFER: Yes.

7

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

10 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

11 **EXPOSURE**

12 **ALL EXPENSES PAID FROM ECIA OPERATIONS ACCOUNT**

13 5. RESOLUTION NO. 19-194 - RESOLUTION
14 AUTHORIZING PAYMENT IN THE AMOUNT OF \$61,417.28
15 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
16 SERVICES RENDERED IN THE MONTH OF SEPTEMBER;

17 6. RESOLUTION NO. 19-195 - RESOLUTION
18 RATIFYING PAYMENT IN THE AMOUNT OF \$109.50 TO
19 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES
20 RENDERED BY HYDROGEOLOGIC, INC.)

21

22 CHAIRMAN KLINGHOFFER: Correctional
23 Facility, the Celanese Environmental Exposure.

24 Resolutions 5 and 6.

25 Would someone like to move them?

1 COMMISSIONER YUSTEIN: Move it.

2 COMMISSIONER SPIESBACH: Second.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Spiesbach?

6 COMMISSIONER SPIESBACH: Yes.

7 MS. SAPINSKI: Commissioner Stanziale?

8 COMMISSIONER STANZIALE: Yes.

9 MS. SAPINSKI: Commissioner Yustein?

10 COMMISSIONER YUSTEIN: Yes.

11 MS. SAPINSKI: Chairman Klinghoffer?

12 CHAIRMAN KLINGHOFFER: Yes.

13

14 (Whereupon, the Board discussed and took

15 action on the following items:

16 **AIRPORT**

17 **7.** RESOLUTION NO. 19-196 - RESOLUTION

18 RATIFYING PAYMENT TO THOMAS J. O'BEIRNE & CO,

19 INC. IN THE AMOUNT OF \$1,416.50 FOR PLUMBING

20 REPAIRS AT VARIOUS AIRPORT LOCATIONS;

21 **8.** RESOLUTION NO. 19-197 - RESOLUTION

22 AUTHORIZING PAYMENT TO MICRO PAVE SYSTEMS, INC.

23 IN THE AMOUNT OF \$70,483.05 FOR PAVEMENT CRACK

24 SEALING REPAIRS AT THE AIRPORT (MORRIS COUNTY

25 CO-OP PURCHASING AGREEMENT);

1 **9.** RESOLUTION NO. 19-198 - RESOLUTION
2 RATIFYING PAYMENT TO DENVILLE LINE PAINTING INC.
3 IN THE AMOUNT OF \$10,739.86 FOR STRIPING SERVICES
4 AT THE AIRPORT;

5 **10.** RESOLUTION NO. 19-199 - RESOLUTION
6 ACCEPTING A PROPOSAL FROM UNITED FIRE PROTECTION
7 CORPORATION IN THE AMOUNT OF \$9,930.00 FOR ONE
8 TIME ANNUAL INSPECTION OF PRE-ACTIONS SPRINKLER
9 SYSTEMS IN HANGAR I AND M AND THE WET SPRINKLER
10 SYSTEMS IN HANGAR I, M AND P.;

11 **FIRE SUPPRESSION SYSTEM PROJECT**

12 **Project Funded: ECIA/AIRPORT**

13 **11.** RESOLUTION NO. 19-200 - RESOLUTION
14 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
15 THE AMOUNT OF \$25,500.00 FOR ENGINEERING SERVICES
16 IN CONNECTION WITH THE DESIGN OF THE FIRE
17 PROTECTION SYSTEM IN HANGAR I AND M; and

18 **RUNWAY 4-22 REHABILITATION PROJECT**

19 **Project Funded: NJDOT 90%, ECIA 10%**

20 **12.** RESOLUTION NO. 19-201 - RESOLUTION
21 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
22 THE AMOUNT OF \$30,013.01 FOR ENGINEERING SERVICES
23 IN CONNECTION WITH THE DESIGN FROM 6-29-19
24 THROUGH 8-9-19.)

25

1 CHAIRMAN KLINGHOFFER: Airport Resolutions.
2 Seven through 12.
3 Would someone like to move them?
4 COMMISSIONER YUSTEIN: Move it.
5 COMMISSIONER SPIESBACH: Second.
6 MS. SAPINSKI: Commissioner Brown?
7 VICE CHAIRMAN BROWN: Yes.
8 MS. SAPINSKI: Commissioner Spiesbach?
9 COMMISSIONER SPIESBACH: Yes.
10 MS. SAPINSKI: Commissioner Stanziale?
11 COMMISSIONER STANZIALE: Yes.
12 MS. SAPINSKI: Commissioner Yustein?
13 COMMISSIONER YUSTEIN: Yes.
14 MS. SAPINSKI: Chairman Klinghoffer?
15 CHAIRMAN KLINGHOFFER: Yes.

16

17 (Whereupon, the Board discussed and took
18 action on the following items:

19 **PARKING FACILITY**

20 **A: Juror Parking - Garage and Parking Lot**

21 **13. RESOLUTION NO. 19-202 - RESOLUTION**
22 **AUTHORIZING AGREEMENT WITH AECOM IN THE AMOUNT**
23 **NOT TO EXCEED \$112,540.00 FOR DESIGN AND**
24 **CONSTRUCTION ADMINISTRATION SERVICES IN**
25 **CONNECTION WITH PARKING LOT SITE IMPROVEMENTS;**

1 **14.** RESOLUTION NO. 19-203 - RESOLUTION
2 AUTHORIZING PAYMENT TO AROCHO SERVICES, LLC IN
3 THE AMOUNT OF \$3,900.00 FOR LANDSCAPING, ELEVATOR
4 AND STAIRWELLS CLEANING SERVICES AT THE JUROR
5 PARKING FACILITY;

6 **15.** RESOLUTION NO. 19-204 - RESOLUTION
7 RATIFYING PAYMENT TO SOUTHLAND PRINTING COMPANY
8 IN THE AMOUNT OF \$4,366.37 FOR PARKING TICKETS;

9 **B: Sportsplex Garage**

10 **16.** RESOLUTION NO. 19-205 - RESOLUTION
11 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,346.03 TO
12 SCIROCCO GROUP INSURANCE FOR ADDITIONAL PREMIUM
13 DUE IN CONNECTION WITH THE PROPERTY COVERAGE FOR
14 THE GARAGE;

15 **17.** RESOLUTION NO. 19-206 - RESOLUTION
16 AUTHORIZING PAYMENT IN THE AMOUNT OF \$4,035.00 TO
17 CONNELL FOLEY FOR LEGAL SERVICES RENDERED IN
18 CONNECTION WITH THE SPORTSPLEX COMPLEX FROM
19 4-28-19 THROUGH 9-30-19; and

20 **18.** RESOLUTION NO. 19-207 - RESOLUTION
21 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,200.00 TO
22 PPMG FOR ELEVATOR AND STAIRWELLS CLEANING
23 SERVICES AT THE GARAGE.)

24

25 CHAIRMAN KLINGHOFFER: Parking Facility.

1 Resolutions 13 through 18.

2 Would someone like to move it?

3 Move them.

4 VICE CHAIRMAN BROWN: Move it.

5 COMMISSIONER YUSTEIN: Second.

6 MS. SAPINSKI: Commissioner Brown?

7 VICE CHAIRMAN BROWN: Yes.

8 MS. SAPINSKI: Commissioner Spiesbach?

9 COMMISSIONER SPIESBACH: Yes.

10 MS. SAPINSKI: Commissioner Stanziale?

11 COMMISSIONER STANZIALE: Yes.

12 MS. SAPINSKI: Commissioner Yustein?

13 COMMISSIONER YUSTEIN: Yes.

14 MS. SAPINSKI: Chairman Klinghoffer?

15 CHAIRMAN KLINGHOFFER: Yes.

16

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

19 **FINANCE**

20 **A: City of Newark Water Project**

21 **19.** RESOLUTION NO. 19-208 - RESOLUTION
22 CONCERNING REVIEW OF FINDINGS AND RECOMMENDATIONS
23 OF THE LOCAL FINANCE BOARD MADE AT A MEETING OF
24 SAID BOARD ON SEPTEMBER 11, 2019 IN CONNECTION
25 WITH THE GOVERNMENTAL LOAN REVENUE BONDS/NOTES,

1 SERIES 2019 (ESSEX COUNTY GUARANTEED) (CITY OF
2 NEWARK PROJECT) IN ACCORDANCE WITH N.J.S.A.
3 40A:5A-6.)
4

5 CHAIRMAN KLINGHOFFER: Number 19.
6 The Resolution Concerning Review of
7 Findings and Recommendations of the Local Finance
8 Board regarding the Newark Water Project
9 Financing.

10 Someone like to move it?

11 COMMISSIONER YUSTEIN: Move it.

12 VICE CHAIRMAN BROWN: Move it.

13 COMMISSIONER SPIESBACH: Move to --

14 MS. SAPINSKI: Okay, we --

15 COMMISSIONER SPIESBACH: Okay, second.

16 MS. SAPINSKI: Commissioner Brown?

17 VICE CHAIRMAN BROWN: Yes.

18 MS. SAPINSKI: Commissioner Spiesbach?

19 COMMISSIONER SPIESBACH: Yes.

20 MS. SAPINSKI: Commissioner Stanziale?

21 COMMISSIONER STANZIALE: Yes.

22 MS. SAPINSKI: Commissioner Yustein?

23 COMMISSIONER YUSTEIN: Yes.

24 MS. SAPINSKI: Chairman Klinghoffer?

25 CHAIRMAN KLINGHOFFER: Yes.

1
2 (Whereupon, the Board discussed and took
3 action on the following item:

4 **FINANCE**

5 **B: PGLP Program**

6 **20.** RESOLUTION NO. 19-209 - RESOLUTION
7 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF
8 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT
9 LOAN PROGRAM, SERIES 1986

10 **Payments Due for PGLP Services**

11 GALLEROS-ROBINSON CPAs, LLP, - FINANCIAL
12 CONSULTANT - OCTOBER - \$2,000.00;

13 BNY MELLON - TRUSTEE FEE - 10/1/19 -
14 12/31/19 - \$4,000.00; and

15 WELLS FARGO BANK, NA - REMARKETING FEE -
16 7/1/19 - 9/30/19 - \$4,395.56.)

17

18 CHAIRMAN KLINGHOFFER: And number 20.

19 The PGLP Program, Resolution Authorizing
20 Payment of Charges and Expenses for the Pooled
21 Government Loan Program.

22 Would someone like to move it?

23 COMMISSIONER YUSTEIN: Move it.

24 COMMISSIONER SPIESBACH: Move it.

25 Second it.

1 MS. SAPINSKI: Commissioner Brown?

2 VICE CHAIRMAN BROWN: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Commissioner Stanziale?

6 COMMISSIONER STANZIALE: Yes.

7 MS. SAPINSKI: Commissioner Yustein?

8 COMMISSIONER YUSTEIN: Yes.

9 MS. SAPINSKI: Chairman Klinghoffer?

10 CHAIRMAN KLINGHOFFER: Yes.

11 Motion to go into Executive Session?

12 Rationale is?

13 MR. ROTHER: Two -- two things.

14 Potential litigation and -- and contract
15 obligations that we have in a personnel matter.

16 CHAIRMAN KLINGHOFFER: Someone like to move
17 this?

18 COMMISSIONER YUSTEIN: Move it.

19 VICE CHAIRMAN BROWN: Move it.

20 Second.

21 MS. SAPINSKI: Gerry, are you getting off?

22 COMMISSIONER SPIESBACH: Yes, I would
23 think, if you have a quorum, this would be a good
24 time for me to bail out.

25 MR. ROTHER: Okay.

1 MS. SAPINSKI: Okay.

2 Thank you, Commissioner.

3 COMMISSIONER SPIESBACH: Okay, bye. Okay.

4 Take care. Bye-bye.

5 MR. ROTHER: Bye-bye.

6

7 (Whereupon, Commissioner Gerard M.

8 Spiesbach left the meeting at 5:04 p.m.)

9

10 CHAIRMAN KLINGHOFFER: You got to do the

11 roll --

12 MS. SAPINSKI: Commissioner Brown?

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Stanziale?

15 COMMISSIONER STANZIALE: Yes.

16 MS. SAPINSKI: Commissioner Yustein?

17 COMMISSIONER YUSTEIN: Yes.

18 MS. SAPINSKI: Chairman Klinghoffer?

19 CHAIRMAN KLINGHOFFER: Yes.

20 MS. DILLON: Just give me one moment.

21 CHAIRMAN KLINGHOFFER: Sure. Take your

22 time.

23

24 (Whereupon, the Board moved to Executive

25 Session at 5:04 p.m., Resolution No. 19-210.)

1

2 (Whereupon, the Board returned to Open
3 Session at 5:19 p.m., Resolution No. 19-31.)

4

5 MS. DILLON: Okay.

6 On the record.

7

8 **ADJOURNMENT :**

9

10 CHAIRMAN KLINGHOFFER: Motion to adjourn?

11 COMMISSIONER YUSTEIN: Motion.

12 VICE CHAIRMAN BROWN: Move it.

13 MS. SAPINSKI: Commissioner Brown?

14 VICE CHAIRMAN BROWN: Yes.

15 MS. SAPINSKI: Commissioner Stanziale?

16 COMMISSIONER STANZIALE: Yes.

17 MS. SAPINSKI: Commissioner Yustein?

18 COMMISSIONER YUSTEIN: Yes.

19 MS. SAPINSKI: Chairman Klinghoffer?

20 CHAIRMAN KLINGHOFFER: Yes.

21 MS. SAPINSKI: Thank you.

22 CHAIRMAN KLINGHOFFER: Okay.

23 Thank you.

24 VICE CHAIRMAN BROWN: All right.

25

1 (Whereupon, the proceedings were concluded
2 at 5:20 p.m., Resolution No. 19-32.)
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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, 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 WEDNESDAY, OCTOBER 30, 2019 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon