

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

27 Wright Way
Fairfield, New Jersey

Tuesday, November 28, 2017
Commencing at 5:02 p.m.

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

COMMISSIONER MARK S. DUNEC
COMMISSIONER CLIFFORD ROSS
COMMISSIONER CARLA A. STANZIALE
COMMISSIONER JACQUELINE YUSTEIN
COMMISSIONER RONALD J. BROWN, Vice Chairman
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

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

COMMISSIONER GERARD M. SPIESBACH

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

STEVEN C. ROTHER, Executive Director
NIA H. GILL, ESQ., General Counsel
LUCY SAPINSKI, Director of Operations
CLYDE L. OTIS, III, Esq., Director of Development/
Assistant General Counsel
THOMAS GOMEZ, Airport Manager
BETSY WILLIAMSON, Administrative Assistant
JOSEPH CALI, Senior Project Manager/Accounts Receivables
KIM DiVINCENZO-ROOT, Executive Assistant

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

11

12 **ROLL CALL:**

13

14 CHAIRMAN KLINGHOFFER: Roll call please.

15 MS. SAPINSKI: Commissioner Brown?

16 VICE CHAIRMAN BROWN: Here.

17 MS. SAPINSKI: Commissioner Dunec?

18 COMMISSIONER DUNEC: Here.

19 MS. SAPINSKI: Commissioner Ross?

20 COMMISSIONER ROSS: Here.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Here.

23 MS. SAPINSKI: Commissioner Yustein?

24 COMMISSIONER YUSTEIN: Here.

25 MS. SAPINSKI: Chairman Klinghoffer?

1 CHAIRMAN KLINGHOFFER: Here.

2

3 **PUBLIC COMMENTS:**

4

5 CHAIRMAN KLINGHOFFER: Do we have any
6 members of the public that would like to comment?

7 Seeing none.

8

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

11 **ACCEPTANCE OF MINUTES**

12 **RESOLUTION NO. 17-42**

13 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**
14 10-24-17.)

15

16 CHAIRMAN KLINGHOFFER: We'll go on to
17 Acceptance of Minutes.

18 Is there a motion to accept the Regular
19 Board Meeting and Executive Session Minutes --

20 VICE CHAIRMAN BROWN: Move it.

21 CHAIRMAN KLINGHOFFER: -- of October 24th.

22 COMMISSIONER YUSTEIN: Second.

23 MS. SAPINSKI: Commissioner Brown?

24 VICE CHAIRMAN BROWN: Yes.

25 MS. SAPINSKI: Commissioner Dunec?

1 COMMISSIONER DUNEC: Yes.

2 MS. SAPINSKI: Commissioner Ross?

3 COMMISSIONER ROSS: Yes.

4 MS. SAPINSKI: Commissioner Stanziale?

5 COMMISSIONER STANZIALE: Yes.

6 MS. SAPINSKI: Commissioner Yustein?

7 COMMISSIONER YUSTEIN: Yes.

8 MS. SAPINSKI: Chairman Klinghoffer?

9 CHAIRMAN KLINGHOFFER: Yes.

10 Are we're going to hold Executive Session
11 until the end of the meeting?

12 MR. ROTHER: Sure.

13

14 (Whereupon, the Board discussed and took
15 action on the following items:

16 **ADMINISTRATIVE**

17 **1.** RESOLUTION NO. 17-218 - 2018 AUTHORITY
18 BUDGET AMENDATORY RESOLUTION;

19 **2.** RESOLUTION NO. 17-219 - RESOLUTION ADOPTING
20 THE AUTHORITY 2018 BUDGET;

21 **3.** RESOLUTION NO. 17-220 - RESOLUTION
22 AUTHORIZING PAYMENT TO AUDIO-DIGITAL
23 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF
24 BOARD MEETING ON 10-24-17;

25 **4.** RESOLUTION NO. 17-221 - RESOLUTION

1 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);

2 **5.** RESOLUTION NO. 17-222 - RESOLUTION
3 ESTABLISHING 2018 POOL OF APPROVED LAW FIRMS IN
4 ACCORDANCE WITH THE "PAY TO PLAY LAW - FAIR AND
5 OPEN PROCESS" - N.J.S.A. 19:44A-20.4;

6 **6.** RESOLUTION NO. 17-223 - RESOLUTION
7 ESTABLISHING 2018 POOL OF APPROVED INSURANCE
8 BROKERS FOR THE PROCUREMENT OF THE INSURANCE
9 COVERAGE IN ACCORDANCE WITH THE "PAY TO PLAY LAW
10 - FAIR AND OPEN PROCESS" N.J.S.A. 19:44A-20.4;

11 **7.** RESOLUTION NO. 17-224 - RESOLUTION
12 ESTABLISHING 2018 POOL OF APPROVED SURVEYORS
13 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
14 FAIR AND OPEN PROCESS" N.J.S.A. 19:44A-20.4;

15 **8.** RESOLUTION NO. 17-225 - RESOLUTION
16 ESTABLISHING 2018 POOL OF APPROVED REAL ESTATE
17 APPRAISERS FIRMS IN ACCORDANCE WITH THE "PAY TO
18 PLAY LAW - FAIR AND OPEN PROCESS" - N.J.S.A.
19 19:44A-20.4;

20 **9.** RESOLUTION NO. 17-226 - RESOLUTION
21 ESTABLISHING 2018 POOL OF APPROVED ARCHITECTS
22 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
23 FAIR AND OPEN PROCESS" - N.J.S.A. 19:44A-20.4;

24 and

25 **10.** RESOLUTION NO. 17-227 - RESOLUTION

1 ESTABLISHING 2018 POOL OF APPROVED ENGINEERING
2 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
3 FAIR AND OPEN PROCESS" - N.J.S.A. 19:44A-2.4.)
4

5 CHAIRMAN KLINGHOFFER: We have
6 Administrative.

7 Resolutions 1 through 10.

8 COMMISSIONER DUNEC: I'll make a motion.

9 COMMISSIONER ROSS: Second.

10 MS. SAPINSKI: Commissioner Brown?

11 VICE CHAIRMAN BROWN: Yes.

12 MS. SAPINSKI: Commissioner Dunec?

13 COMMISSIONER DUNEC: Yes.

14 MS. SAPINSKI: Commissioner Ross?

15 COMMISSIONER ROSS: 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 item:

25 **NEWARK RIVERFRONT PROJECT/LITIGATION**

1 **11.** RESOLUTION NO. 17-228 - RESOLUTION
2 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,680.65 TO
3 DE COTIIS, FITZPATRICK & COLE, LLP FOR LEGAL
4 SERVICES RENDERED IN THE MONTH OF OCTOBER 2017.)

5

6 CHAIRMAN KLINGHOFFER: Number 11.
7 Newark Riverfront Project/Litigation.

8 VICE CHAIRMAN BROWN: I'll move it.

9 COMMISSIONER STANZIALE: Second.

10 MS. SAPINSKI: Commissioner Brown?

11 VICE CHAIRMAN BROWN: Yes.

12 MS. SAPINSKI: Commissioner Dunec?

13 COMMISSIONER DUNEC: Yes.

14 MS. SAPINSKI: Commissioner Ross?

15 COMMISSIONER ROSS: 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 item:

25 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

1 EXPOSURE

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

3 **12.** RESOLUTION NO. 17-229 - RESOLUTION
4 AUTHORIZING PAYMENT IN THE AMOUNT OF \$52,015.00
5 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
6 SERVICES RENDERED IN THE MONTH OF OCTOBER 2017.)

7
8 CHAIRMAN KLINGHOFFER: Number 12 with the
9 Correctional Facility/Celanese Litigation; would
10 someone like to move that?

11 COMMISSIONER ROSS: Move it.

12 COMMISSIONER DUNEC: Second.

13 MS. SAPINSKI: Commissioner Brown?

14 VICE CHAIRMAN BROWN: Yes.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Yes.

17 MS. SAPINSKI: Commissioner Ross?

18 COMMISSIONER ROSS: Yes.

19 MS. SAPINSKI: Commissioner Stanziale?

20 COMMISSIONER STANZIALE: Yes.

21 MS. SAPINSKI: Commissioner Yustein?

22 COMMISSIONER YUSTEIN: Yes.

23 MS. SAPINSKI: Chairman Klinghoffer?

24 CHAIRMAN KLINGHOFFER: Yes.

25

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

3 **CEDAR GROVE PARK PROJECT**

4 **13.** RESOLUTION NO. 17-230 - RESOLUTION
5 AUTHORIZING AN AGREEMENT IN THE AMOUNT OF
6 \$79,550.00 WITH AECOM FOR ENGINEERING SERVICES IN
7 CONNECTION WITH THE CEDAR GROVE PARK'S
8 ENVIRONMENTAL ISSUES/COMPLIANCE.)
9

10 CHAIRMAN KLINGHOFFER: The Cedar Grove Park
11 Project.

12 Number 13.

13 That's -- that's a new -- that's a new
14 obligation.

15 MR. ROTHER: Yeah.

16 We've been -- we were requested by the
17 County Executive, -- that's -- that's a
18 continuation of the -- the Park Project that we
19 -- that we paid the design for.

20 And apparently there -- there are now some
21 continuing environmental issues that need to be
22 addressed and -- and we've been asked to -- to
23 pick up that tab.

24 CHAIRMAN KLINGHOFFER: Someone like to move
25 it?

1 VICE CHAIRMAN BROWN: I'll move it.

2 COMMISSIONER ROSS: Move it.

3 I'll second.

4 MS. SAPINSKI: Commissioner Brown?

5 VICE CHAIRMAN BROWN: Yes.

6 MS. SAPINSKI: Commissioner Dunec?

7 COMMISSIONER DUNEC: Yes.

8 MS. SAPINSKI: Commissioner Ross?

9 COMMISSIONER ROSS: 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 **JUROR PARKING FACILITY**

20 **14.** RESOLUTION NO. 17-231 - RESOLUTION
21 AUTHORIZING PAYMENT TO SCHINDLER ELEVATOR IN THE
22 AMOUNT OF \$3,200.00 TO FURNISH AND INSTALL
23 "SCHINDLER AHEAD" SYSTEM IN BOTH ELEVATORS FOR
24 REMOTE CONNECTIONS 24/7 MONITORING; and

25 **15.** RESOLUTION NO. 17-232 - RESOLUTION

1 AUTHORIZING PAYMENT IN THE AMOUNT OF \$7,763.61 TO
2 POSITIVE ELECTRIC FOR ELECTRIC REPAIRS AT PARKING
3 FACILITY.)

4

5 CHAIRMAN KLINGHOFFER: Juror Parking
6 Facility.

7 Fourteen and 15.

8 COMMISSIONER DUNEC: Make a motion.

9 COMMISSIONER STANZIALE: Second.

10 MS. SAPINSKI: Commissioner Brown?

11 VICE CHAIRMAN BROWN: Yes.

12 MS. SAPINSKI: Commissioner Dunec?

13 COMMISSIONER DUNEC: Yes.

14 MS. SAPINSKI: Commissioner Ross?

15 COMMISSIONER ROSS: 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 **SPORTSPLEX COMPLEX**

1 **16.** RESOLUTION NO. 17-233 - RESOLUTION
2 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,175.00 TO
3 CONNELL FOLEY FOR LEGAL SERVICES RENDERED IN
4 CONNECTION WITH THE SALE OF THE COMPLEX FOR THE
5 MONTH OF OCTOBER 2017; and

6 **17.** RESOLUTION NO. 17-234 - RESOLUTION
7 ACCEPTING A PROPOSAL FROM FOX FENCE ENTERPRISES
8 IN THE AMOUNT OF \$31,000.00 TO SECURE ALL
9 WINDOWS, DOORS AND FENCING AROUND THE STADIUM
10 (Emergency Contract).)

11

12 CHAIRMAN KLINGHOFFER: Sportsplex Complex.
13 Sportsplex Complex 16 and 17; 17 those are
14 emergency repairs --

15 MR. ROTHER: Yes, we --

16 CHAIRMAN KLINGHOFFER: -- for the homeless
17 getting into --

18 MR. ROTHER: -- we did a -- we did all the
19 formal notification to DCA that is required.
20 And, apparently, they had not responded, which I
21 am told by Lucy has been standard practice for
22 us, particularly since the numbers aren't earth-
23 shattering.

24 So I guess that's -- that's why they
25 haven't gotten back to us. But --

1 CHAIRMAN KLINGHOFFER: Have those repairs
2 been completed?

3 MS. SAPINSKI: No, not yet.

4 CHAIRMAN KLINGHOFFER: Not yet. Okay.

5 MS. SAPINSKI: No. They're -- they're
6 working on it.

7 MR. ROTHER: Yeah.

8 VICE CHAIRMAN BROWN: I have a question.

9 I notice through the pictures that you
10 provided us -- and that was for the -- for the
11 stadium and -- kind of -- why were we up on that
12 prior to that?

13 Because we never had that before? Or what
14 happened?

15 MR. ROTHER: What that -- that level of
16 intrusion?

17 VICE CHAIRMAN BROWN: Right.

18 MR. ROTHER: No. There -- there were
19 always homeless issues around but -- but that
20 level of intrusion was something that was more --
21 more recent.

22 VICE CHAIRMAN BROWN: So now do we have --
23 are the Newark Police or the County Police --

24 MR. ROTHER: They are refusing to respond.

25 Even though there's a Police sub-station

1 right across the street, despite notification,
2 they're not responding.

3 I've had conversations in the past two
4 weeks with Phil Alagia and he promised me that he
5 was going to have meetings with the Police Chief
6 in Newark and the Sheriff to try and get some
7 attention paid to calls that may be made. But he
8 wasn't certain that he could prevail upon them
9 either to do it.

10 So, the -- the best that we could do is
11 defensive moves and -- and weld up -- and that's
12 just essentially --

13 VICE CHAIRPERSON BROWN: But I don't
14 understand why that's an issue because they
15 monitor the parks. They drive through the parks;
16 they go through the parks. I don't know why this
17 is an issue.

18 MR. ROTHER: I wish -- I wish I could give
19 you a reason but there -- there is none. And our
20 -- our man on the ground is -- is constantly made
21 calls.

22 There was only apparently one time where
23 they went in and -- and that was the time that
24 there was a -- an individual in there that had
25 committed a crime; that had stabbed someone and

1 they -- they went in there at that point and
2 apprehended that individual.

3 But other than that --

4 Tom, you can weigh in. I -- I think that
5 Tom -- Tom's spent more time down there than I
6 have and -- and I think that you -- you can
7 elaborate on it.

8 VICE CHAIRMAN BROWN: Well my question to
9 Tom would be the fencing project that you're --
10 you're asking us to provide funding for, will
11 this secure the perimeter all the way around --

12 MR. ROTHER: Uh-uh.

13 VICE CHAIRMAN BROWN: -- from the --

14 MR. ROTHER: It's not --

15 VICE CHAIRMAN BROWN: What's it going to
16 do?

17 Or just around the building?

18 MR. ROTHER: Oh, no, no, no. It's a --
19 it's a difficult property to secure. Exceedingly
20 difficult.

21 VICE CHAIRMAN BROWN: But just -- what
22 about just the facility itself and the area?

23 MR. ROTHER: That's what's happening.
24 That's what's happening.

25 But -- but there are individual locations

1 | where -- where people can gain access and those
2 | access points are being secured.

3 | VICE CHAIRMAN BROWN: Okay.

4 | MR. ROTHER: Tom, just weigh in a little
5 | bit.

6 | MR. GOMEZ: Yes, we are -- went over there
7 | and assessed the -- the easiest -- considering
8 | the resources these people had to go in, such as
9 | tools to cut the fence and things like that. We
10 | estimate the more easier way for them to get
11 | there; eliminate that.

12 | And I make the same comment, we need to at
13 | least send a signal that the Police will come up
14 | here and apprehend one or two of those individual
15 | for trespassing on the property. Maybe that
16 | sends the message to them to start looking for a
17 | different location.

18 | Because the -- what we're trying to do with
19 | this is avoid the access inside the property.
20 | Because unless they get inside the property
21 | they're not going to be able to go in there on
22 | the -- on the street. And then once they get in
23 | there then definitely they're looking for the
24 | suite because that's what provide them --

25 | MR. ROTHER: They -- they were throwing --

1 MR. GOMEZ: -- a living environment.

2 MR. ROTHER: They were throwing things, for
3 instance, through windows.

4 MR. GOMEZ: Um-hum.

5 MR. ROTHER: They would take a -- a fire
6 extinguisher and, --

7 MR. GOMEZ: Um-hum.

8 MR. ROTHER: -- you know, heavy fire
9 extinguisher, and throw it through the window.

10 And then once inside the building there
11 were so many ways they could get through.
12 Breaking through walls, going in the drop ceiling
13 from one room to the other. It -- it was
14 incredible all of the ways that they got access
15 to interior rooms in the -- in the stadium.

16 So what -- what had to happen was, you
17 know, chain link had to be welded up over
18 windows. There -- there were places where there
19 were ledges where they could crawl around from a
20 balcony to get to another point. And -- and all
21 sorts of obstructions had to be welded in -- in
22 place so that they couldn't, you know, make that
23 access.

24 MR. GOMEZ: And to answer Commissioner
25 Brown's question, is my personal opinion of why

1 all of a sudden this increase on this kind of
2 intrusion is that before when the stadium was
3 active, was always activity.

4 So, therefore, it create -- they will --
5 knowing that they didn't -- but then since we got
6 rid of the stadium and we continue -- but it's
7 not as many activities there.

8 So, therefore, they saw that to be an
9 abandoned --

10 VICE CHAIRMAN BROWN: Um-hum.

11 MR. GOMEZ: -- location. And -- and that's
12 the reason. That's my personal --

13 MR. ROTHER: Yeah.

14 MR. GOMEZ: -- opinion.

15 MR. ROTHER: And of course there's --
16 there's all sorts of fear that, you know, they're
17 going to start a fire inside there and all -- all
18 sorts of problems. And, of course, the -- the
19 only critical thing we had to be certain of is
20 that we weren't securing anybody inside the
21 facility while -- while we --

22 CHAIRMAN KLINGHOFFER: Well, that's not
23 funny; that could be --

24 MR. ROTHER: No. No. Yeah.

25 VICE CHAIRMAN BROWN: Well, is there any

1 way at the same token, that we could hire guard
2 dogs to do it.

3 I've seen that.

4 MR. ROTHER: Oh. No, no.

5 VICE CHAIRMAN BROWN: No?

6 MR. ROTHER: There -- there's a certain
7 liability associated with that.

8 VICE CHAIRMAN BROWN: The guard dog is a
9 liability?

10 MR. ROTHER: I would -- yeah, I would -- I
11 would hate to --

12 CHAIRMAN KLINGHOFFER: And the optics
13 aren't particularly good either.

14 MR. ROTHER: Yeah. Yeah.

15 COMMISSIONER DUNEC: Any thought for --
16 because this is we're talking short-term.

17 Correct?

18 MR. ROTHER: Yeah.

19 COMMISSIONER DUNEC: Any thought for short-
20 term security personnel and -- and/or cameras?

21 MR. ROTHER: Well, --

22 COMMISSIONER DUNEC: We're talking --

23 MR. ROTHER: -- cameras -- cameras are --
24 cameras are only good if somebody's going to
25 respond. And we haven't gotten anybody to

1 respond.

2 So, you know, I don't -- I don't know that
3 that -- that that's --

4 And somebody's going to have to watch the
5 cameras. And -- and security, it's going to be
6 just too costly.

7 COMMISSIONER DUNEC: But, again, it's
8 short-term. How long are we talking about?

9 MR. ROTHER: We're not certain.

10 CHAIRMAN KLINGHOFFER: You're talking
11 about --

12 MR. ROTHER: We're not certain.

13 CHAIRMAN KLINGHOFFER: You're -- you're
14 probably talking about thousands of dollars a
15 week for -- I mean --

16 MR. ROTHER: And -- and more.

17 And we're not certain. We're not certain.
18 It -- it may be several years before that
19 property's torn down, so.

20 COMMISSIONER DUNEC: Is this something that
21 the developer should be picking up?

22 MR. ROTHER: Well, we have leased it -- we
23 have leased it back. I've had conversations with
24 the developer about this. Because one of the
25 things I didn't want to do is to start welding

1 things up without their consent. And also
2 without the consent of, for instance, of the
3 Newark Fire Department because I wanted to be
4 certain that in case there was a fire or
5 something and they had to gain access that we
6 weren't in a way creating a situation where they
7 couldn't get access to the building.

8 So I secured approval from the Newark Fire
9 Department before we started this process and --
10 and the -- they said go right ahead, weld it up.
11 And the -- and the developer, the developer as
12 well said --

13 CHAIRMAN KLINGHOFFER: Steve, you've done
14 everything that could be done. This is the only
15 practical solution, unfortunately.

16 MR. ROTHER: Yeah.

17 No, no, and we -- we spent -- Tom and I
18 spent a fair amount of time down there with our -
19 - with our guy on the ground to -- to really
20 think through what the best means would be. And
21 -- and this -- this was the most inexpensive and
22 we think effective way to keep people out.

23 VICE CHAIRMAN BROWN: I'm satisfied.

24 CHAIRMAN KLINGHOFFER: Someone like to move
25 16 and 17?

1 VICE CHAIRMAN BROWN: I'll move it.

2 COMMISSIONER DUNEC: Second.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: Yes.

7 MS. SAPINSKI: Commissioner Ross?

8 COMMISSIONER ROSS: Yes.

9 MS. SAPINSKI: Commissioner Stanziale?

10 COMMISSIONER STANZIALE: Yes.

11 MS. SAPINSKI: Commissioner Yustein?

12 COMMISSIONER YUSTEIN: Yes.

13 MS. SAPINSKI: Chairman Klinghoffer?

14 CHAIRMAN KLINGHOFFER: Yes.

15

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

18 **AIRPORT**

19 **18.** RESOLUTION NO. 17-235 - RESOLUTION
20 RATIFYING PAYMENT IN THE AMOUNT OF \$593.17 TO
21 THOMAS J. O'BEIRE & CO., INC. FOR PLUMBING
22 SERVICES AT BUILDING M;

23 **19.** RESOLUTION NO. 17-236 - RESOLUTION
24 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,624.79 TO
25 KEYSTONE PRECISION INSTRUMENTS FOR TRUPULSE360R

1 LASER RANGE;

2 **20.** RESOLUTION NO. 17-237 - RESOLUTION
3 RATIFYING PAYMENT TO D. TORLUCCIO IN THE AMOUNT
4 OF \$9,575.00 FOR SNOW REMOVAL IN JANUARY AND
5 FEBRUARY 2017;

6 **21.** RESOLUTION NO. 17-238 - RESOLUTION
7 AUTHORIZING PAYMENT IN THE AMOUNT OF \$10,059.00
8 TO DIAMOND CONTRACTING OF NJ LLC FOR REPLANTING
9 OF 21 TREES AT VARIOUS PROPERTIES SURROUNDING THE
10 AIRPORT; and

11 **OBSTRUCTION REMOVAL PROJECT/GOLF COURSE**

12 **Project Funded:**

13 **ECIA/AIRPORT 100%**

14 **22.** RESOLUTION NO. 17-239 - RESOLUTION
15 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
16 THE AMOUNT OF \$3,687.15 FOR ENGINEERING SERVICES
17 RENDERED THROUGH 10-13-17;

18 **23.** RESOLUTION NO. 17-240 - RESOLUTION
19 AUTHORIZING PAYMENT TO JOHN J. CURLEY, LLC IN THE
20 AMOUNT OF \$19,738.80 OR LEGAL SERVICES RENDERED
21 THROUGH OCTOBER 2017; and

22 **ENVIRONMENTAL PROJECTS - HANGAR 1 AND HANGAR 3**

23 **Project Funded:**

24 **AIRPORT 100%**

25 **24.** RESOLUTION NO. 17-241 - RESOLUTION

1 AUTHORIZING AN AGREEMENT WITH H2M ASSOCIATES
2 INC., IN THE AMOUNT OF \$36,600.0 FOR ENGINEERING
3 SERVICES IN CONNECTION WITH SITE REMEDIATION AT
4 HANGAR 3 AREA, PHASE V; and

5 **25.** RESOLUTION NO. 17-242 - RESOLUTION
6 AUTHORIZING AN AGREEMENT WITH H2M ASSOCIATES
7 INC., IN THE AMOUNT OF \$179,200.00 FOR
8 ENGINEERING SERVICES IN CONNECTION WITH SITE
9 REMEDIATION AT HANGAR 1 AREA, PHASE IX.)

10

11 CHAIRMAN KLINGHOFFER: Any reason we can't
12 do all the Airport Resolutions in this?

13 MS. SAPINSKI: No, we can do it.

14 CHAIRMAN KLINGHOFFER: Okay.

15 Eighteen through 25; anyone like to move
16 them?

17 COMMISSIONER STANZIALE: I'll move it.

18 COMMISSIONER ROSS: Second.

19 MS. SAPINSKI: Commissioner Brown?

20 VICE CHAIRMAN BROWN: Yes.

21 MS. SAPINSKI: Commissioner Dunec?

22 COMMISSIONER DUNEC: Yes.

23 MS. SAPINSKI: Commissioner Ross?

24 COMMISSIONER ROSS: Yes.

25 MS. SAPINSKI: Commissioner Stanziale?

1 COMMISSIONER STANZIALE: Yes.

2 MS. SAPINSKI: Commissioner Yustein?

3 COMMISSIONER YUSTEIN: Yes.

4 MS. SAPINSKI: Chairman Klinghoffer?

5 CHAIRMAN KLINGHOFFER: Yes.

6

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

9 **FINANCE**

10 **26.** RESOLUTION NO. 17-243 - RESOLUTION
11 ESTABLISHING 2018 POOL OF APPROVED FINANCIAL
12 ADVISORS IN ACCORDANCE WITH THE "PAY TO PLAY LAW
13 - FAIR AND OPEN PROCESS" N.J.S.A. 19:44A-20.4;

14 **27.** RESOLUTION NO. 17-244 - RESOLUTION
15 ESTABLISHING 2018 POOL OF APPROVED UNDERWRITING
16 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
17 FAIR AND OPEN PROCESS" N.J.S.A. 19:44A-20.4;

18 **28.** RESOLUTION NO. 17-245 - RESOLUTION
19 AUTHORIZING AN AGREEMENT WITH DAC IN THE AMOUNT
20 OF \$2,500.00 FOR DISSEMINATION AGENT SERVICES IN
21 CONNECTION WITH ONGOING COMPLIANCE AND SUPPORT
22 FOR CONTINUING DISCLOSURE FILLINGS WITH EMMA OF
23 ALL ECIA BONDS;

24 **29.** RESOLUTION NO. 17-246 - RESOLUTION
25 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF

1 THE AUTHORITY'S \$150,000,000 POOLED GOVERNMENTAL
2 LOAN PROGRAM, SERIES 1986

3 PAYMENTS DUE OTHERS FOR PGLP SERVICES

4 1. GALLEROS-KOH, LLP, FINANCIAL CONSULTANT
5 - NOVEMBER 2017 - \$2,000.00;

6 2. ECIA - REIMBURSEMENT FEE - \$13,000.00.)

7

8 CHAIRMAN KLINGHOFFER: Finance, 26 through
9 29.

10 COMMISSIONER ROSS: Move it.

11 COMMISSIONER DUNEC: Second.

12 MS. SAPINSKI: Commissioner Brown?

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Dunec?

15 COMMISSIONER DUNEC: Yes.

16 MS. SAPINSKI: Commissioner Ross?

17 COMMISSIONER ROSS: Yes.

18 MS. SAPINSKI: Commissioner Stanziale?

19 COMMISSIONER STANZIALE: Yes.

20 MS. SAPINSKI: Commissioner Yustein?

21 COMMISSIONER YUSTEIN: Yes.

22 MS. SAPINSKI: Chairman Klinghoffer?

23 CHAIRMAN KLINGHOFFER: Yes.

24 And Executive Session; what's our rationale
25 for --

1 MR. ROTHER: Our rationale is going to be
2 litigation, confidentiality with regard to
3 counsel advice and contract negotiations. I
4 think that should cover the waterfront.

5 CHAIRMAN KLINGHOFFER: Okay.

6 MR. ROTHER: And I -- I think we can keep
7 Tom and Joe in for one of these and that -- that
8 would be the Mountain Ridge discussion.

9 CHAIRMAN KLINGHOFFER: Okay.

10 VICE CHAIRMAN BROWN: Motion.

11 COMMISSIONER DUNEC: Second.

12 MS. SAPINSKI: Commissioner Brown?

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Dunec?

15 COMMISSIONER DUNEC: Yes.

16 MS. SAPINSKI: Commissioner Ross?

17 COMMISSIONER ROSS: Yes.

18 MS. SAPINSKI: Commissioner Stanziale?

19 COMMISSIONER STANZIALE: Yes.

20 MS. SAPINSKI: Commissioner Yustein?

21 COMMISSIONER YUSTEIN: Yes.

22 MS. SAPINSKI: Chairman Klinghoffer?

23 CHAIRMAN KLINGHOFFER: Yes.

24

25 (Whereupon, the Board moved to Executive

1 Session at 5:15 p.m., Resolution No. 17-247.)

2

3 (Whereupon, the Board returned to Open
4 Session at 6:11 p.m., Resolution No. 17-43.)

5

6 MS. DILLON: Okay.

7 On the record.

8 CHAIRMAN KLINGHOFFER: Any further
9 business?

10 MR. ROTHER: None.

11

12 **ADJOURNMENT :**

13

14 CHAIRMAN KLINGHOFFER: Is there a motion to
15 adjourn?

16 VICE CHAIRMAN BROWN: Move it.

17 COMMISSIONER YUSTEIN: Second.

18 MS. SAPINSKI: Commissioner Brown?

19 VICE CHAIRMAN BROWN: Yes.

20 MS. SAPINSKI: Commissioner Dunec?

21 COMMISSIONER DUNEC: Yes.

22 MS. SAPINSKI: Commissioner Ross?

23 COMMISSIONER ROSS: Yes.

24 MS. SAPINSKI: Commissioner Stanziale?

25 COMMISSIONER STANZIALE: Yes.

1 MS. SAPINSKI: Commissioner Yustein?

2 COMMISSIONER YUSTEIN: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5

6 (Whereupon, the proceedings were concluded

7 at 6:12 p.m., Resolution No. 17-44.)

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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 Tuesday, November 28, 2017 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon