

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

27 Wright Way
Fairfield, New Jersey

Tuesday, December 19, 2017
Commencing at 5:01 p.m.

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

COMMISSIONER MARK S. DUNEC, (Arrived at 5:05 p.m.)
COMMISSIONER CLIFFORD ROSS, (Via telephone)
COMMISSIONER GERARD M. SPIESBACH
COMMISSIONER JACQUELINE YUSTEIN
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

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
NIA H. GILL, ESQ., General Counsel, (Via telephone)
LUCY SAPINSKI, Director of Operations
CLYDE L. OTIS, III, Esq., Director of Development/
Assistant General Counsel
THOMAS GOMEZ, Airport Manager
BETSY WILLIAMSON, Administrative Assistant

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1 MS. DILLON: On the record.

2 CHAIRMAN KLINGHOFFER: Okay.

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
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 of this Regular
12 Board Meeting.

13

14 **ROLL CALL:**

15

16 CHAIRMAN KLINGHOFFER: Roll call please.

17 MS. SAPINSKI: Commissioner Ross?

18 COMMISSIONER ROSS: Yes.

19 MS. SAPINSKI: Commissioner Spiesbach?

20 COMMISSIONER SPIESBACH: Here.

21 MS. SAPINSKI: Commissioner Yustein?

22 COMMISSIONER YUSTEIN: Here.

23 MS. SAPINSKI: Chairman Klingoffer?

24 CHAIRMAN KLINGHOFFER: Here.

25

1 **PUBLIC COMMENTS :**

2

3 CHAIRMAN KLINGHOFFER: Any members of the
4 public wishing to make comment?

5 Seeing none.

6 There'll be no Public Comment.

7

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

10 **ACCEPTANCE OF MINUTES**

11 **RESOLUTION NO. 17-45**

12 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**
13 11-28-17.)

14

15 CHAIRMAN KLINGHOFFER: Is there a motion to
16 accept the minutes of November 28th?

17 COMMISSIONER SPIESBACH: Move to accept.

18 COMMISSIONER YUSTEIN: Second.

19 MS. SAPINSKI: Commissioner Ross?

20 COMMISSIONER ROSS: Yes.

21 MS. SAPINSKI: Commissioner Spiesbach?

22 COMMISSIONER SPIESBACH: Yes.

23 MS. SAPINSKI: Commissioner Yustein?

24 COMMISSIONER YUSTEIN: Yes.

25 MS. SAPINSKI: Chairman Klinghoffer?

1 CHAIRMAN KLINGHOFFER: Yes.

2

3 (Whereupon, the Board discussed and took
4 action on the following items:

5 **ADMINISTRATIVE**

6 1. RESOLUTION NO. 17-248 - RESOLUTION ADOPTING
7 THE CASH MANAGEMENT PLAN, PURSUANT TO N.J.S.A.
8 40A:5-16, FOR THE YEAR 2018;

9 2. RESOLUTION NO. 17-249 - RESOLUTION
10 DESIGNATING PUBLIC AGENCY COMPLIANCE OFFICER
11 (P.A.C.O.) FOR THE AUTHORITY FOR THE YEAR 2018,
12 PURSUANT TO N.J.S.C. 17:27-3.2;

13 3. RESOLUTION NO. 17-250 - RESOLUTION ADOPTING
14 HOLIDAY SCHEDULE FOR THE YEAR 2018;

15 4. RESOLUTION NO. 17-251 - RESOLUTION
16 AUTHORIZING AN AGREEMENT WITH AUDIO-DIGITAL
17 TRANSCRIPTION SERVICE, LLC FOR TRANSCRIBING AND
18 RECORDING SERVICES FROM 1-1-18 THROUGH 12-31-18
19 IN THE AMOUNT OF \$10,000.00;

20 5. RESOLUTION NO. 17-252 - RESOLUTION
21 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH CHIOLI
22 TECHNOLOGIES IN THE AMOUNT OF \$5,000.00 FOR 2018
23 MAINTENANCE OF AUTHORITY'S WEBSITE INCLUDING
24 HOSTING, SUPPORT, DISASTER RECOVERY, AND PORTAL
25 SYSTEM;

1 **6.** RESOLUTION NO. 17-253 - RESOLUTION
2 AUTHORIZING ANNUAL RENEWAL OF THE AGREEMENT WITH
3 THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL AND
4 A PAYMENT OF \$1,250.00 FOR MEMBERSHIP FEE FOR
5 2018;

6 **7.** RESOLUTION NO. 17-254 - RESOLUTION
7 AUTHORIZING ANNUAL RENEWAL OF THE AGREEMENT WITH
8 THE COUNTY OF BERGEN FOR CO-OPERATIVE PRICING
9 PROGRAM FOR 2018;

10 **8.** RESOLUTION NO. 17-255 - RESOLUTION
11 AUTHORIZING AN AGREEMENT WITH GIBBONS, PC IN THE
12 AMOUNT OF \$1,859.93 FOR GENERAL LEGAL SERVICES IN
13 2017;

14 **9.** RESOLUTION NO. 17-256 - RESOLUTION
15 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,859.93 TO
16 GIBBONS, PC FOR GENERAL LEGAL SERVICES RENDERED
17 IN 2017;

18 **10.** RESOLUTION NO. 17-257 - RESOLUTION
19 AUTHORIZING PAYMENT TO AUDIO-DIGITAL
20 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF
21 BOARD MEETING ON 11-28-17;

22 **11.** RESOLUTION NO. 17-258 - RESOLUTION
23 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);

24 **12.** RESOLUTION NO. 17-259 - RESOLUTION
25 AUTHORIZING AN AGREEMENT WITH CONNELL FOLEY IN

1 THE AMOUNT OF \$3,000.00 FOR GENERAL LEGAL
2 SERVICES FROM JULY TO DECEMBER 2017; and
3 **13.** RESOLUTION NO. 17-260 - RESOLUTION
4 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,034.96 TO
5 CONNELL FOLEY FOR GENERAL LEGAL SERVICES RENDERED
6 THROUGH OCTOBER 31, 2017.)

7
8 CHAIRMAN KLINGHOFFER: Okay, next is --
9 separate the pages -- Administrative Resolutions
10 1 through 13.

11 MR. ROTHER: Yeah, we have quite a few
12 matters on the agenda.

13 This being the end of a year and the
14 beginning of a new year, we are going through all
15 of the -- the typical Resolutions that we would
16 normally go through.

17 CHAIRMAN KLINGHOFFER: Someone like to
18 move --

19 COMMISSIONER SPIESBACH: I would move to
20 approve Resolutions 1 through 13.

21 COMMISSIONER YUSTEIN: Second.

22 MS. SAPINSKI: Commissioner Ross?

23 COMMISSIONER ROSS: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Yustein?

2 COMMISSIONER YUSTEIN: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5

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

8 **CORRECTIONAL FACILITY/ENVIRONMENTAL EXPOSURE**

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

10 **14.** RESOLUTION NO. 17-261 - RESOLUTION
11 RATIFYING PAYMENT IN THE AMOUNT OF \$27,248.00 TO
12 BUCHANAN INGERSOLL ROONEY, PC FOR LEGAL SERVICES
13 RENDERED IN THE MONTH OF NOVEMBER 2017; and

14 **15.** RESOLUTION NO. 17-262 - RESOLUTION
15 AUTHORIZING AN AGREEMENT WITH BUCHANAN, INGERSOLL
16 & ROONEY, PC FOR LEGAL SERVICES IN THE AMOUNT NOT
17 TO EXCEED \$200,000.00 FROM JANUARY 1, 2018 TO
18 DECEMBER 31, 2018.)

19

20 CHAIRMAN KLINGHOFFER: Fourteen and 15 on
21 the Correctional Facility and the Celanese
22 Litigation.

23 Would someone like to move 14 and 15?

24 COMMISSIONER SPIESBACH: Move 14 and 15.

25 COMMISSIONER YUSTEIN: Second.

1 MS. SAPINSKI: Commissioner Ross?

2 COMMISSIONER ROSS: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Commissioner Yustein?

6 COMMISSIONER YUSTEIN: Yes.

7 MS. SAPINSKI: Chairman Klinghoffer?

8 CHAIRMAN KLINGHOFFER: Yes.

9

10 (Whereupon, the Board discussed and took
11 action on the following items:

12 **AIRPORT**

13 **16.** RESOLUTION NO. 17-263 - RESOLUTION
14 AUTHORIZING PAYMENT IN THE AMOUNT OF \$831.35 TO
15 VERNER-CADBY FORD FOR 2012 FORD TRUCK REPAIRS;

16 **17.** RESOLUTION NO. 17-264 - RESOLUTION
17 AUTHORIZING PAYMENT IN THE AMOUNT OF \$825.00 TO
18 AFA PROTECTIVE SYSTEM FOR ALARM PANEL REPAIRS AT
19 HANGAR/BUILDING I;

20 **18.** RESOLUTION NO. 17-265 - RESOLUTION
21 AUTHORIZING PAYMENT IN THE AMOUNT OF \$14,577.00
22 TO GARY KUBIAK & SON ELECTRIC, INC. FOR REPLACING
23 EXISTING 20KW 6.6 AMP REGULATOR;

24 **19.** RESOLUTION NO. 17-266 - RESOLUTION
25 AUTHORIZING A PAYMENT OF \$2,230.00 TO COMITO

1 ASSOCIATES FOR SERVICES RENDERED IN CONNECTION
2 WITH HANGAR P AND M;

3 **20.** RESOLUTION NO. 17-267 - RESOLUTION
4 RATIFYING PAYMENT TO D. TORLUCCIO IN THE AMOUNT
5 OF \$3,050.00 FOR SNOW REMOVAL ON 12/10/17;

6 **21.** RESOLUTION NO. 17-268 - RESOLUTION
7 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH CHIOLI
8 TECHNOLOGIES IN THE AMOUNT OF \$1,380.00 FOR 2018
9 MAINTENANCE OF AIRPORT WEBSITE INCLUDING HOSTING,
10 SUPPORT, DISASTER RECOVERY;

11 **22.** RESOLUTION NO. 17-269 - RESOLUTION
12 AUTHORIZING AN AGREEMENT WITH GALLEROS KOH, LLP
13 FOR FINANCIAL AND ACCOUNTING SERVICES IN
14 CONNECTION WITH THE AIRPORT MOTOR FUEL TAX
15 RETURNS FOR THE FISCAL YEAR 2018 IN THE AMOUNT OF
16 \$3,300.00 (\$275.00 PER MONTH);

17 **23.** RESOLUTION NO. 17-270 - RESOLUTION
18 AUTHORIZING AN AGREEMENT WITH RACHLES/MICHELE OIL
19 CO. FOR VEHICLE FUEL DELIVERY IN AN AMOUNT NOT TO
20 EXCEED \$50,000.00 FOR THE YEAR 2018;

21 **24.** RESOLUTION NO. 17-271 - RESOLUTION
22 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH FOAM
23 TECHNOLOGY INC. IN AN AMOUNT NOT TO EXCEED
24 \$2,800.00 FOR FOAM TESTING IN BUILDING/HANGAR I
25 AND M FOR THE YEAR 2018;

1 **25.** RESOLUTION NO. 17-272 - RESOLUTION
2 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AFA
3 PROTECTIVE SYSTEMS INC., IN THE AMOUNT NOT TO
4 EXCEED \$1,198.00 FOR MONITORING OF THE FIRE AND
5 SPRINKLER ALARMS FOR THE YEAR 2018;

6 **26.** RESOLUTION NO. 17-273 - RESOLUTION
7 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH UNITED
8 AUTOMATIC FIRE SPRINKLER IN AN AMOUNT NOT TO
9 EXCEED \$5,725.00 FOR QUARTERLY INSPECTION AND
10 TESTING OF THE PRE-ACTION FIRE ALARM SYSTEMS IN
11 BUILDING/HANGARS I, M AND P AND THE WET SPRINKLER
12 SYSTEMS IN HANGAR P FOR THE YEAR 2018;

13 **27.** RESOLUTION NO. 17-274 - RESOLUTION
14 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
15 INTERSTATE WASTE SERVICES FOR SOLID WASTE REMOVAL
16 IN THE AMOUNT OF \$300.00 PER MONTH AT THE AIRPORT
17 FOR THE YEAR 2018;

18 **28.** RESOLUTION NO. 17-275 - RESOLUTION
19 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH ARROW
20 ELEVATOR INCORPORATED FOR A FULL MAINTENANCE
21 SERVICES OF THE HYDRAULIC ELEVATOR AT BUILDING M
22 IN AN AMOUNT NOT TO EXCEED \$1,940.00 FOR THE YEAR
23 2018;

24 **29.** RESOLUTION NO. 17-276 - RESOLUTION
25 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH THOMAS

1 J. O'BEIRNE & CO. FOR ALL PLUMBING RELATED ISSUES
2 AT ALL AIRPORT BUILDINGS AND HANGARS IN THE
3 AMOUNT NOT TO EXCEED \$5,000.00 FOR THE YEAR 2018;

4 **30.** RESOLUTION NO. 17-277 - RESOLUTION
5 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH S.J.
6 CARNEY FOR ALL ROOF RELATED ISSUES AT ALL AIRPORT
7 BUILDINGS AND HANGARS IN THE AMOUNT NOT TO EXCEED
8 \$5,000.00 FOR THE YEAR 2018;

9 **31.** RESOLUTION NO. 17-278 - RESOLUTION
10 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH AIR
11 POWER FOR ALL ELECTRIC AND HVAC RELATED ISSUES AT
12 ALL AIRPORT BUILDINGS AND HANGARS IN THE AMOUNT
13 NOT TO EXCEED \$17,500.00 FOR THE YEAR 2018;

14 **32.** RESOLUTION NO. 17-279 - RESOLUTION
15 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH GARY
16 KUBIAK & SON ELECTRIC INC. FOR ELECTRICAL
17 MAINTENANCE AND TROUBLESHOOTING SERVICES OF
18 AIRFIELD LIGHTING CIRCUITS IN THE AMOUNT NOT TO
19 EXCEED \$17,500.00 FOR THE YEAR 2018;

20 **33.** RESOLUTION NO. 17-280 - RESOLUTION
21 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
22 SECURITY 101 FOR MAINTENANCE OF SECURITY
23 EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$20,674.00
24 FOR THE YEAR 2018; and

25 **OBSTRUCTION REMOVAL PROJECT/GOLF COURSE**

1 **Project Funded:**

2 **ECIA/AIRPORT 100%**

3 **34.** RESOLUTION NO. 17-281 - RESOLUTION
4 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN
5 THE AMOUNT OF \$349.03 FOR ENGINEERING SERVICES
6 RENDERED THROUGH 11-10-17;

7 **35.** RESOLUTION NO. 17-282 - RESOLUTION
8 AUTHORIZING PAYMENT TO JOHN J. CURLEY, LLC IN THE
9 AMOUNT OF \$1,133.46 FOR LEGAL SERVICES RENDERED
10 THROUGH NOVEMBER 2017;

11 **36.** RESOLUTION NO. 17-283 - RESOLUTION
12 AUTHORIZING PAYMENT TO GC STEWART IN THE AMOUNT
13 OF \$1,200.00 FOR ADDITIONAL SURVEYING SERVICES;

14 **37.** RESOLUTION NO. 17-284 - RESOLUTION
15 AUTHORIZING AN AGREEMENT WITH JOHN J. CURLEY, LLC
16 IN THE AMOUNT NOT TO EXCEED \$50,000.00 FOR LEGAL
17 SERVICES FROM JANUARY 1, 2018 TO DECEMBER 31,
18 2018; and

19 **38.** RESOLUTION NO. 17-285 - RESOLUTION
20 AUTHORIZING AN AGREEMENT WITH C&S ENGINEERS, INC.
21 IN THE AMOUNT NOT TO EXCEED \$50,000.00 FOR
22 ENGINEERING SERVICES INCLUDING OBSTRUCTION
23 ANALYSIS, STUDY, AND TECHNICAL SUPPORT FROM
24 JANUARY 1, 2018 TO DECEMBER 31, 2018.)
25

1 CHAIRMAN KLINGHOFFER: We have quite a few
2 Airport Resolutions, too, 16 through 30 -- well,
3 actually, 16 through --

4 COMMISSIONER SPIESBACH: Thirty-three.

5 MR. ROTHER: No.

6 MS. SAPINSKI: Thirty-eight.

7 CHAIRMAN KLINGHOFFER: No.

8 MR. ROTHER: More than that.

9 CHAIRMAN KLINGHOFFER: More than that.

10 Then we go Obstruction --

11 Pages --

12 Sixteen through 38 it looks like.

13 MS. SAPINSKI: Yes.

14 CHAIRMAN KLINGHOFFER: You have a question,
15 Jackie?

16 COMMISSIONER YUSTEIN: No.

17 CHAIRMAN KLINGHOFFER: Oh.

18 Someone like to move it.

19 COMMISSIONER SPIESBACH: Would you like to
20 move that?

21 COMMISSIONER YUSTEIN: I move it.

22 COMMISSIONER SPIESBACH: Second.

23 MS. SAPINSKI: Commissioner Ross?

24 COMMISSIONER ROSS: Yes.

25 MS. SAPINSKI: Commissioner Spiesbach?

1 COMMISSIONER SPIESBACH: Yes.

2 MS. SAPINSKI: Commissioner Yustein?

3 COMMISSIONER YUSTEIN: Yes.

4 MS. SAPINSKI: Chairman Klinghoffer?

5 COMMISSIONER KLINGHOFFER: Yes.

6

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

9 **NEWARK PROPERTY ACQUISITION PROJECT**

10 **39.** RESOLUTION NO. 17-286 - RESOLUTION
11 RATIFYING PAYMENT IN THE AMOUNT OF \$1,310.62 FOR
12 LEGAL SERVICES RENDERED BY CHIESA, SHAHINIAN &
13 GIANTOMASI, PC FOR THE MONTHS OF OCTOBER AND
14 NOVEMBER 2017; and

15 **40.** RESOLUTION NO. 17-287 - RESOLUTION
16 AUTHORIZING AN AGREEMENT WITH CHIESA, SHAHINIAN &
17 GIANTOMASI, PC FOR LEGAL SERVICES IN THE AMOUNT
18 NOT TO EXCEED \$45,000.00 FROM JANUARY 1, 2018 TO
19 DECEMBER 31, 2018.)

20

21 CHAIRMAN KLINGHOFFER: Newark Property
22 Acquisition Project, 39 and 40.

23 Someone like to move --

24 COMMISSIONER SPIESBACH: Move -- move 39
25 and 40.

1 COMMISSIONER YUSTEIN: Second.

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

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

13 **NEWARK RIVERFRONT PROJECT/LITIGATION**

14 **41.** RESOLUTION NO. 17-288 - RESOLUTION
15 AUTHORIZING AN AMENDMENT #1 TO THE AGREEMENT WITH
16 DE COTIIS, FITZPATRICK & COLE, LLP IN THE AMOUNT
17 OF \$10,000.00 FOR LEGAL SERVICES IN 2017;

18 **42.** RESOLUTION NO. 17-289 - RESOLUTION
19 RATIFYING PAYMENT OF \$7,268.79 TO DE COTIIS,
20 FITZPATRICK & COLE, LLP FOR LEGAL SERVICES
21 RENDERED IN THE MONTH OF NOVEMBER 2017; and

22 **43.** RESOLUTION NO. 17-290 - RESOLUTION
23 AUTHORIZING AN AGREEMENT WITH DE COTIIS,
24 FITZPATRICK & COLE, LLP IN AN AMOUNT OF
25 \$45,000.00 FOR LEGAL SERVICES FROM 1-1-18 THROUGH

1 12-31-18.)

2

3 COMMISSIONER SPIESBACH: Okay, 41 through
4 43, I would move.

5 CHAIRMAN KLINGHOFFER: Thank you.

6 I wanted to give Lucy a chance. She was
7 doing something.

8 COMMISSIONER SPIESBACH: Oh. I'm sorry.

9 COMMISSIONER YUSTEIN: I'll second.

10 MS. SAPINSKI: Commissioner -- Commissioner
11 Ross?

12 COMMISSIONER ROSS: Yes.

13 MS. SAPINSKI: Commissioner Spiesbach?

14 COMMISSIONER SPIESBACH: Yes.

15 MS. SAPINSKI: Commissioner Yustein?

16 COMMISSIONER YUSTEIN: Yes.

17 MS. SAPINSKI: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19

20 (Whereupon, the Board discussed and took
21 action on the following items:

22 **JUROR PARKING COMPLEX**

23 **44.** RESOLUTION NO. 17-291 - RESOLUTION

24 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH

25 SCHINDLER ELEVATOR CORPORATION FOR FULL

1 MAINTENANCE SERVICE FOR TWO SCHINDLER HYDRAULIC
2 PASSENGER ELEVATORS IN THE AMOUNT NOT TO EXCEED
3 \$11,000.00 FOR THE YEAR 2018;

4 **45.** RESOLUTION NO. 17-292 - RESOLUTION
5 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
6 PRECISION TECHNOLOGY SOLUTIONS FOR EQUIPMENT
7 MAINTENANCE INCLUDING COMPUTER SOFTWARE SERVICES
8 AT IN THE AMOUNT NOT TO EXCEED \$34,125.00 FOR THE
9 YEAR 2018;

10 **46.** RESOLUTION NO. 17-293 - RESOLUTION
11 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH HUDSON
12 COMMUNITY ENTERPRISES FOR LANDSCAPING AND LITTER
13 MAINTENANCE SERVICE AROUND PARKING FACILITY
14 COMPLEX FOR THE YEAR 2018 IN THE AMOUNT NOT TO
15 EXCEED \$33,000.00;

16 **47.** RESOLUTION NO. 17-294 - RESOLUTION
17 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
18 PROTECTIVE MEASURES SYSTEM AND FIRE SAFETY FOR
19 FIRE ALARM MONITORING FOR THE YEAR 2018 IN THE
20 AMOUNT OF \$588.00;

21 **48.** RESOLUTION NO. 17-295 - RESOLUTION
22 AUTHORIZING A MEMORANDUM OF AGREEMENT POSITIVE
23 ELECTRIC FOR ALL ELECTRIC RELATED ISSUES IN THE
24 AMOUNT NOT TO EXCEED \$17,500.00 FOR THE YEAR
25 2018;

1 **49.** RESOLUTION NO. 17-296 - RESOLUTION
2 AUTHORIZING A PAYMENT IN THE AMOUNT OF \$1,050.00
3 TO AROCHO FOR CLEANING SERVICES AROUND THE
4 PARKING FACILITY;

5 **50.** RESOLUTION NO. 17-297 - RESOLUTION
6 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,204.57 TO
7 SOUTHLAND PRINTING COMPANY FOR PARKING TICKETS;

8 **51.** RESOLUTION NO. 17-298 - RESOLUTION
9 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,452.84 TO
10 ID CARD GROUP FOR PARKING PROXIMITY ACCESS CARDS;
11 and

12 **52.** RESOLUTION NO. 17-299 - RESOLUTION
13 AUTHORIZING A PAYMENT IN THE AMOUNT OF \$3,819.97
14 TO POSITIVE ELECTRIC FOR ELECTRIC REPAIRS.)

15

16 CHAIRMAN KLINGHOFFER: And next is Juror --
17 Juror Parking Complex, 44 through 52.

18 Someone like to move that?

19 COMMISSIONER YUSTEIN: I'll move it.

20 COMMISSIONER SPIESBACH: Second.

21 MS. SAPINSKI: Commissioner Ross?

22 COMMISSIONER ROSS: Yes.

23 MS. SAPINSKI: Commissioner Spiesbach?

24 COMMISSIONER SPIESBACH: Yes.

25 MS. SAPINSKI: Commissioner Yustein?

1 COMMISSIONER YUSTEIN: Yes.

2 MS. SAPINSKI: Chairman Klinghoffer?

3 CHAIRMAN KLINGHOFFER: Yes.

4 COMMISSIONER DUNEC: Sorry.

5

6 (Whereupon, Commissioner Marc S. Dunec
7 arrived at 5:05 p.m.)

8

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

11 **FINANCE**

12 **53.** RESOLUTION NO. 17-300 - RESOLUTION
13 AUTHORIZING AN AGREEMENT WITH DAC IN THE AMOUNT
14 OF \$2,500.00 FOR DISSEMINATION AGENT SERVICES IN
15 CONNECTION WITH ONGOING COMPLIANCE AND SUPPORT
16 FOR CONTINUING DISCLOSURE FILLINGS WITH EMMA OF
17 ALL ECIA BONDS FOR THE YEAR 2018;

18 **54.** RESOLUTION NO. 17-301 - RESOLUTION
19 AUTHORIZING AN AGREEMENT WITH GALLEROS KOH, LLP
20 AS FINANCIAL CONSULTANT/PROGRAM ADMINISTRATOR FOR
21 THE PGLP PROGRAM FROM 1-1-18 TO 12-31-18 IN THE
22 AMOUNT OF \$24,000.00; and

23 **55.** RESOLUTION NO. 17-302 - RESOLUTION
24 RATIFYING PAYMENT OF CHARGES AND EXPENSES OF THE
25 AUTHORITY'S \$160,000,000 POOLED GOVERNMENT LOAN

1 PROGRAM (SERIES 1986)

2 PAYMENTS DUE OTHERS FOR PGLP SERVICES

3 1. GALLEROS-KOH, LLP

4 FINANCIAL CONSULTANT

5 DECEMBER 2017 - \$2,000.00;

6 2. WELLS FARGO

7 REMARKETING FEE

8 10-1-17 TO 12-31-17 - \$4,395.56;

9 3. WELLS FARGO

10 LETTER OF CREDIT

11 7-1-17 TO 9-30-17 - (RATIFYING PAYMENT) -

12 \$36,088.86.)

13

14 CHAIRMAN KLINGHOFFER: Finance Resolutions,

15 53 to 55.

16 COMMISSIONER YUSTEIN: I'll move it.

17 COMMISSIONER SPIESBACH: Second.

18 MS. SAPINSKI: Commissioner Dunec?

19 COMMISSIONER DUNEC: Yes.

20 MS. SAPINSKI: Commissioner Ross?

21 COMMISSIONER ROSS: Yes.

22 MS. SAPINSKI: Commissioner Spiesbach?

23 COMMISSIONER SPIESBACH: Yes.

24 MS. SAPINSKI: Commissioner Yustein?

25 COMMISSIONER YUSTEIN: Yes.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Yes.

3 Boy, this is the most Resolutions I could
4 ever remember having on a --

5 Well, I know it's the end of the year
6 but --

7 MR. ROTHER: Yeah.

8

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

11 **SPORTSPLEX COMPLEX (Stadium and Parking Garage)**

12 **56.** RESOLUTION NO. 17-303 - RESOLUTION
13 AUTHORIZING AGREEMENT WITH CONNELL FOLEY IN THE
14 AMOUNT OF \$50,000.00 FOR LEGAL SERVICES IN
15 CONNECTION WITH ALL LEGAL ISSUES REGARDING THE
16 COMPLEX;

17 **57.** RESOLUTION NO. 17-304 - RESOLUTION
18 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH HUDSON
19 COMMUNITY ENTERPRISES FOR LANDSCAPING AND LITTER
20 MAINTENANCE SERVICE AROUND COMPLEX FOR THE YEAR
21 2017 IN THE AMOUNT NOT TO EXCEED \$35,000.00;

22 **58.** RESOLUTION NO. 17-305 - RESOLUTION
23 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
24 PRECISION FOR EQUIPMENT MAINTENANCE INCLUDING
25 COMPUTER SOFTWARE SERVICES AT PARKING GARAGE IN

1 THE AMOUNT NOT TO EXCEED \$13,550.00 FOR THE YEAR
2 2017;

3 **59.** RESOLUTION NO. 17-306 - RESOLUTION
4 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
5 STANDARD ELEVATOR FOR ELEVATOR MAINTENANCE
6 SERVICES AT PARKING GARAGE IN THE AMOUNT NOT TO
7 EXCEED \$3,101.88 FOR THE YEAR 2017;

8 **60.** RESOLUTION NO. 17-307 - RESOLUTION
9 AUTHORIZING MEMORANDUM OF AGREEMENT WITH
10 INTEGRATED SYSTEMS AND SERVICES INC. IN AN AMOUNT
11 OF \$744.36 FOR ANNUAL BURGLAR ALARM MONITORING
12 AND ELEVATOR ALARM MONITORING AT THE PARKING
13 GARAGE IN 2017;

14 **61.** RESOLUTION NO. 17-308 - RESOLUTION
15 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
16 STANDARD ELEVATOR FOR TWO ELEVATORS MAINTENANCE
17 SERVICES AT STADIUM IN THE AMOUNT NOT TO EXCEED
18 \$7,818.84 FOR THE YEAR 2017;

19 **62.** RESOLUTION NO. 17-309 - RESOLUTION
20 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,000.00 TO
21 AROCHO FOR SERVICES RENDERED FOR THE STADIUM;

22 **63.** RESOLUTION NO. 17-310 - RESOLUTION
23 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,665.00 TO
24 CONNELL FOLEY FOR LEGAL SERVICES RENDERED IN
25 CONNECTION WITH ALL LEGAL ISSUES AT THE COMPLEX

1 FOR THE MONTH OF NOVEMBER 2017;

2 **64.** RESOLUTION NO. 17-311 - RESOLUTION
3 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,560.00 TO
4 PPMG, LLC FOR SNOW REMOVAL SERVICES AROUND THE
5 COMPLEX ON 12-9-17;

6 **65.** RESOLUTION NO. 17-312 - RESOLUTION
7 AUTHORIZING AN AM#1 TO THE 2017 MEMORANDUM OF
8 AGREEMENT WITH POSITIVE ELECTRIC FOR ALL ELECTRIC
9 RELATED ISSUES IN THE AMOUNT OF \$2,500.00;

10 **66.** RESOLUTION NO. 17-313 - RESOLUTION
11 AUTHORIZING PAYMENT TO POSITIVE ELECTRIC FOR
12 ELECTRIC REPAIRS AND BULB REPLACEMENT AT THE
13 GARAGE IN THE AMOUNT OF \$5,800.00; and

14 **67.** RESOLUTION NO. 17-314 - RESOLUTION
15 AUTHORIZING PAYMENT IN THE AMOUNT OF \$419.00 TO
16 STANDARD ELEVATOR FOR REPLACEMENT EMERGENCY LIGHT
17 BATTERY AT GARAGE ELEVATOR.)

18

19 CHAIRMAN KLINGHOFFER: Okay, 56 through 67.
20 The Sportsplex Stadium and Parking Garage.
21 Someone like to move?

22 COMMISSIONER DUNEC: I'll move it.

23 CHAIRMAN KLINGHOFFER: Thank you.

24 COMMISSIONER YUSTEIN: I'll 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 Next is, I believe, we'll have a motion to
11 go into Executive Session, for --

12 Rationale is?

13 MR. ROTHER: The rationale is litigation,
14 contract negotiation; those two things.

15 CHAIRMAN KLINGHOFFER: Okay.

16 MR. ROTHER: And I can tell you we're going
17 to be talking about the Bridge Street Garage
18 acquisition, the Mountain Ridge County Club
19 matter, and Marina Bay, are the two matters that
20 are going to be -- are going to be discussed.

21 And if we can discuss Mountain Ridge first
22 and keep Tom Gomez with us during that --

23 CHAIRMAN KLINGHOFFER: Sure.

24 MR. ROTHER: -- conversation.

25 CHAIRMAN KLINGHOFFER: We need a motion

1 first --

2 COMMISSIONER SPIESBACH: Motion to go into
3 Executive Session.

4 COMMISSIONER YUSTEIN: Second.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: Yes.

7 MS. SAPINSKI: Commissioner Ross?

8 COMMISSIONER ROSS: Yes.

9 MS. SAPINSKI: Commissioner Spiesbach?

10 COMMISSIONER SPIESBACH: Yes.

11 MS. SAPINSKI: Commissioner Yustein?

12 COMMISSIONER YUSTEIN: Yes.

13 MS. SAPINSKI: Chairman Klinghoffer?

14 CHAIRMAN KLINGHOFFER: Yes.

15 (Whereupon, there was a pause in the
16 proceedings.)

17

18 (Whereupon, the Board moved to Executive
19 Session at 5:06 p.m., Resolution No. 17-315.)

20

21 (Whereupon, the Board returned to Open
22 Session at 5:30 p.m., Resolution No. 17-46.)

23

24 MS. DILLON: Okay.

25 On the record.

1 (Whereupon, there was a pause in the
2 proceedings.)

3 MS. DILLON: You're on the record.

4 CHAIRMAN KLINGHOFFER: We're on the record.

5

6 **ADJOURNMENT :**

7

8 CHAIRMAN KLINGHOFFER: Okay, is there a
9 motion to adjourn?

10 COMMISSIONER ROSS: Motion.

11 COMMISSIONER DUNEC: Motion.

12 COMMISSIONER YUSTEIN: Second.

13 MS. SAPINSKI: Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Ross?

16 COMMISSIONER ROSS: Yes.

17 MS. SAPINSKI: Commissioner Spiesbach?

18 COMMISSIONER SPIESBACH: Yes.

19 MS. SAPINSKI: Commissioner Yustein?

20 COMMISSIONER YUSTEIN: Yes.

21 MS. SAPINSKI: Chairman Klinghoffer?

22 CHAIRMAN KLINGHOFFER: Yes.

23 MR. ROTHER: Thank you all.

24 MS. SAPINSKI: Thank you.

25

1 (Whereupon, the proceedings were concluded
2 at 5:30 p.m., Resolution No. 17-47.)
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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, December 19, 2017 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon