

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:
_____ :

27 Wright Way
Fairfield, New Jersey

Tuesday, March 19, 2019
Commencing at 5:01 p.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, (Via telephone)
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

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

COMMISSIONER CARLA A. STANZIALE
COMMISSIONER JACQUELINE YUSTEIN
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
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

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Motion to adjourn meeting

Resolution No. 19-11

14

1 MR. DILLON: On the record.

2 CHAIRMAN KLINGHOFFER: Notice was duly
3 given by regular mail, electronic 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 Gill,
7 the News Editor of The Herald News, the News
8 Editor of The Star-Ledger, and notice was given
9 -- was posted on the bulletin board in the Office
10 of 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 Dunec?

18 COMMISSIONER DUNEC: Here.

19 MS. SAPINSKI: Commissioner Ross?

20 COMMISSIONER ROSS: Here.

21 MS. SAPINSKI: Commissioner Spiesbach?

22 COMMISSIONER SPIESBACH: Here.

23 MS. SAPINSKI: Chairman Klinghoffer?

24 CHAIRMAN KLINGHOFFER: Here.

25 Do we have any members of the public that

1 would like to comment?

2 MS. GILL: Not --

3 MS. SAPINSKI: No.

4 MS. GILL: -- at this time.

5 CHAIRMAN KLINGHOFFER: Seeing none.

6

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

9 **ACCEPTANCE OF MINUTES**

10 **RESOLUTION NO. 19-09**

11 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**
12 2-21-19.)

13

14 CHAIRMAN KLINGHOFFER: We'll move on to
15 motion to Accept the Minutes.

16 Would someone like to move to accept the
17 minutes?

18 COMMISSIONER SPIESBACH: Move to accept.

19 MS. SAPINSKI: Okay. Who was that?
20 Commissioner Ross?

21 Oh, that's going to be --

22 COMMISSIONER SPIESBACH: Gerry.

23 MS. SAPINSKI: Gerry?

24 COMMISSIONER SPIESBACH: Gerry.

25 MS. SAPINSKI: Okay.

1 Do we have a second?

2 COMMISSIONER ROSS: Ross; second.

3 MS. SAPINSKI: Okay.

4 COMMISSIONER ROSS: 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 Klinghoffer?

12 CHAIRMAN KLINGHOFFER: Yes.

13 We're going to defer Executive Session to
14 the end of the meeting.

15

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

18 **ADMINISTRATIVE**

19 **1.** RESOLUTION NO. 19-049 - RESOLUTION
20 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
21 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING
22 ON 2-21-19; and

23 **2.** RESOLUTION NO. 19-050 - RESOLUTION
24 RATIFYING PAYMENT OF RECURRING BILLS (BILL
25 LIST).)

1

2 CHAIRMAN KLINGHOFFER: First two
3 Resolutions, 1 and 2.

4

Administrative Resolutions.

5

Would somebody like to move them?

6

COMMISSIONER ROSS: Move it.

7

8

MS. SAPINSKI: That was Commissioner
Spiesbach?

9

COMMISSIONER SPIESBACH: Second.

10

11

CHAIRMAN KLINGHOFFER: That was Ross.
Ross.

12

MS. SAPINSKI: Oh, that wasn't Spiesbach?

13

COMMISSIONER ROSS: Commissioner Ross.

14

MS. SAPINSKI: Okay.

15

Commissioner Dunec?

16

COMMISSIONER DUNEC: Yes.

17

MS. SAPINSKI: Commissioner Ross?

18

COMMISSIONER ROSS: Yes.

19

MS. SAPINSKI: Commissioner Spiesbach?

20

COMMISSIONER SPIESBACH: Yes.

21

MS. SAPINSKI: Commissioner Klinghoffer?

22

CHAIRMAN KLINGHOFFER: Yes.

23

24

(Whereupon, the Board discussed and took

25

action on the following items:

1 **JUROR PARKING FACILITY**

2 **3.** RESOLUTION NO. 19-051 - RESOLUTION
3 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,816.56 TO
4 ID CARDS FOR PROXIMITY ACCESS CARDS;

5 **4.** RESOLUTION NO. 19-052 - RESOLUTION
6 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,349.00 TO
7 PRECISION FOR EQUIPMENT REPAIRS NOT COVER BY THE
8 MAINTENANCE AGREEMENT; and

9 **5.** RESOLUTION NO. 19-053 - RESOLUTION
10 AUTHORIZING PAYMENT IN THE AMOUNT OF \$4,286.61 TO
11 POSITIVE ELECTRIC FOR BULB AND BALLAST
12 REPLACEMENT AT THE GARAGE AND PARKING LOT.)

13
14 CHAIRMAN KLINGHOFFER: Resolutions 3
15 through 5.

16 Jury -- Juror Parking Facility.

17 COMMISSIONER ROSS: Move it.

18 COMMISSIONER SPIESBACH: Second.

19 MS. SAPINSKI: Gerry.

20 Okay.

21 Commissioner Dunec?

22 COMMISSIONER DUNEC: Yes.

23 MS. SAPINSKI: Commissioner Ross?

24 COMMISSIONER ROSS: Yes.

25 MS. SAPINSKI: Commissioner Spiesbach?

1 COMMISSIONER SPIESBACH: Yes.

2 MS. SAPINSKI: Chairman Klinghoffer?

3 CHAIRMAN KLINGHOFFER: Yes.

4

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

7 **FINANCE**

8 6. RESOLUTION NO. 19-054 - RESOLUTION
9 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF
10 THE AUTHORITY'S \$150,000,000 POOLED GOVERNMENT
11 LOAN PROGRAM, SERIES 1986

12 PAYMENTS DUE FOR PGLP SERVICES

13 GALLEROS KOH, LLP, -

14 FINANCIAL CONSULTANT -

15 MARCH 2019 - \$2,000.00;

16 WELLS FARGO -

17 LETTER OF CREDIT -

18 1-1-19 - 3-31-19 - \$35,809.75.)

19

20 CHAIRMAN KLINGHOFFER: Number 6.

21 Finance Resolution.

22 Would someone like to move it?

23 COMMISSIONER DUNEC: I'll move it.

24 MS. SAPINSKI: Is this Commissioner Ross?

25 COMMISSIONER DUNEC: No. That was --

1 MS. SAPINSKI: Dunec.

2 COMMISSIONER DUNEC: -- Commissioner Dunec.

3 COMMISSIONER ROSS: Second.

4 COMMISSIONER SPIESBACH: Commissioner

5 Spiesbach will second.

6 MS. SAPINSKI: Okay.

7 Commissioner Spiesbach will second.

8 Thank you.

9 Commissioner Dunec?

10 COMMISSIONER DUNEC: Yes.

11 MS. SAPINSKI: Commissioner Ross?

12 COMMISSIONER ROSS: Yes.

13 MS. SAPINSKI: Commissioner Spiesbach?

14 COMMISSIONER SPIESBACH: Yes.

15 MS. SAPINSKI: Chairman Klinghoffer?

16 CHAIRMAN KLINGHOFFER: Yes.

17

18 (Whereupon, the Board discussed and took

19 action on the following items:

20 **AIRPORT**

21 7. RESOLUTION NO. 19-055 - RESOLUTION

22 RATIFYING PURCHASE OF AIRPORT INSURANCE POLICY

23 FOR UNDERGROUND TANKS IN THE AMOUNT OF \$7,225.09;

24 8. RESOLUTION NO. 19-056 - RESOLUTION

25 AUTHORIZING PAYMENT IN THE AMOUNT OF \$29,615.00

1 TO PARK PLACE FOR SNOW REMOVAL AND SALT SPREADING
2 SERVICES ALONG ACCESS ROAD;

3 **9.** RESOLUTION NO. 19-057 - RESOLUTION
4 AUTHORIZING PAYMENT IN THE AMOUNT OF \$642.56 TO
5 AIR POWER FOR ELECTRIC REPAIRS AT BUILDING/HANGAR
6 I;

7 **10.** RESOLUTION NO. 19-058 - RESOLUTION
8 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,003.36 TO
9 BEYER BROS. CORP. FOR SNOW EQUIPMENT/VEHICLE
10 REPAIRS;

11 **11.** RESOLUTION NO. 19-059 - RESOLUTION
12 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,305.85 TO
13 BEYER OF MORRISTOWN FOR VEHICLE REPAIR;

14 **12.** RESOLUTION NO. 19-060 - RESOLUTION
15 ACCEPTING A PROPOSAL IN THE AMOUNT OF \$5,045.00
16 FROM WIN MARKETING GROUP TO REDEVELOP THE CURRENT
17 AIRPORT WEBSITE; and

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

19 **Project Funded:**

20 **AIRPORT - 100%**

21 **13.** RESOLUTION NO. 19-061 - RESOLUTION
22 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
23 THE AMOUNT OF \$4,963.00 FOR ENGINEERING SERVICES,
24 SITE REMEDIATION AT HANGAR 1 AREA.)

25

1 CHAIRMAN KLINGHOFFER: Next are Resolutions
2 7 through 13.

3 And if someone would like to move it, could
4 you identify who's moving it and who's seconding
5 it.

6 COMMISSIONER DUNEC: Mark Dunec is moving.

7 COMMISSIONER ROSS: Ross is second.

8 COMMISSIONER SPIESBACH: Gerry --

9 MS. SAPINSKI: Thank you.

10 COMMISSIONER SPIESBACH: Okay.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Ross?

14 COMMISSIONER ROSS: Yes.

15 MS. SAPINSKI: Commissioner Spiesbach?

16 COMMISSIONER SPIESBACH: Yes.

17 MS. SAPINSKI: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19 Executive Session; what's the rationale for
20 going into it?

21 MR. ROTHER: The rationale is -- everything
22 is contract negotiation.

23 CHAIRMAN KLINGHOFFER: Is there a motion to
24 go into Executive Session please?

25 COMMISSIONER DUNEC: I'll move it.

1 MS. SAPINSKI: Commissioner Dunec is moving
2 it.

3 And Commissioner Spiesbach is second?

4 COMMISSIONER SPIESBACH: Okay.

5 MS. SAPINSKI: Okay.

6 Okay.

7

8 (Whereupon, the Board moved to Executive
9 Session at 5:05 p.m., Resolution No. 19-062.)

10

11 (Whereupon, the Board returned to Open
12 Session at 5:33 p.m., Resolution No. 19-10.)

13

14 MR. DILLON: On the record.

15 CHAIRMAN KLINGHOFFER: On the record.

16

17 **ADJOURNMENT:**

18

19 CHAIRMAN KLINGHOFFER: Is there a motion to
20 adjourn?

21 COMMISSIONER DUNEC: Motion by Dunec.

22 COMMISSIONER ROSS: Second by Ross.

23 MS. SAPINSKI: Thank you, Commissioners.

24 Commissioner Dunec?

25 COMMISSIONER DUNEC: Yes.

1 MS. SAPINSKI: Commissioner Ross?

2 COMMISSIONER ROSS: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Chairman Klinghoffer?

6 CHAIRMAN KLINGHOFFER: Yes.

7 MS. SAPINSKI: Thank you.

8 CHAIRMAN KLINGHOFFER: Thank you.

9 MS. SAPINSKI: Thank you, everybody.

10

11 (Whereupon, the proceedings were concluded

12 at 5:34 p.m., Resolution No. 19-11.)

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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, March 19, 2019 and recorded on tape.

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24 Monitored by: Kevin Dillon, Sr.

25 Proofread by: Deborah Dillon