

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

27 Wright Way
Fairfield, New Jersey

Tuesday, May 28, 2019
Commencing at 5:00 p.m.

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

COMMISSIONER MARK S. DUNEC
COMMISSIONER GERARD M. SPIESBACH, (Arrived at 5:08 p.m.)
COMMISSIONER CARLA A. STANZIALE
COMMISSIONER JACQUELINE YUSTEIN
COMMISSIONER RONALD J. BROWN, Vice Chairman

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

COMMISSIONER CLIFFORD ROSS
COMMISSIONER STEVEN H. KLINGHOFFER, 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
BETSY WILLIAMSON, Administrative Assistant

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1 MR. DILLON: Okay.

2 VICE CHAIRMAN BROWN: Sunshine Notice.

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

13

14 **ROLL CALL:**

15

16 VICE CHAIRMAN BROWN: Roll call, Lucy.

17 MS. SAPINSKI: Commissioner Brown?

18 VICE CHAIRMAN BROWN: Here.

19 MS. SAPINSKI: Commissioner Dunec?

20 COMMISSIONER DUNEC: Here.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Here.

23 MS. SAPINSKI: Commissioner Yustein?

24 COMMISSIONER YUSTEIN: Here.

25

1 **SWEARING IN CEREMONY:**

2 **Re-Appointment of Commissioner Carla A.**

3 **Stanziale**

4

5 VICE CHAIRMAN BROWN: Okay.

6 MS. SAPINSKI: We're going to do number 3
7 now.

8 VICE CHAIRMAN BROWN: Right.

9 Swearing In Ceremony for Commissioners
10 Carla and Gerald.

11 Oh, Gerry's not here.

12 MS. SAPINSKI: Gerry's not here. So we're
13 only going to --

14 VICE CHAIRMAN BROWN: Do --

15 MS. SAPINSKI: -- swear in Carla today.

16 MS. GILL: Okay.

17 VICE CHAIRMAN BROWN: Okay.

18 Fine.

19 MS. GILL: Do we have a -- do you -- are
20 we --

21 MS. SAPINSKI: You'll need to read the --

22 MS. GILL: Okay.

23 VICE CHAIRMAN BROWN: You'll need to read
24 that to her.

25

1 (Whereupon, Carla Stanziale was sworn in as
2 Commissioner of the Essex County Improvement
3 Authority by Nia Gill, Esquire, General Counsel.)

4

5 MS. SAPINSKI: Thank you.

6 Congratulations.

7 VICE CHAIRMAN BROWN: Welcome,

8 Commissioner.

9 (Applause.)

10 COMMISSIONER STANZIALE: Thank you.

11 Thank you.

12 Thank you.

13

14 **PUBLIC COMMENTS:**

15

16 VICE CHAIRMAN BROWN: Moving on. Is there
17 any Public Comment?

18 MS. SAPINSKI: Nobody.

19 VICE CHAIRMAN BROWN: Seeing none.

20

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

23 **ACCEPTANCE OF MINUTES**

24 **RESOLUTION NO. 19-15**

25 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**

1 4-30-19.)

2

3 VICE CHAIRMAN BROWN: We'll move on to
4 Acceptance of the Minutes of April 30th, 2019,
5 Regular Board Minutes.

6 COMMISSIONER DUNEC: I'll make a motion.

7 VICE CHAIRMAN BROWN: Can I get a motion?

8 COMMISSIONER YUSTEIN: Second.

9 MS. SAPINSKI: Commissioner Dunec.

10 Commissioner Brown?

11 VICE CHAIRMAN BROWN: Yes.

12 MS. SAPINSKI: Commissioner Dunec?

13 COMMISSIONER DUNEC: Yes.

14 MS. SAPINSKI: Commissioner Stanziale?

15 COMMISSIONER STANZIALE: Yes.

16 MS. SAPINSKI: Commissioner Yustein?

17 COMMISSIONER YUSTEIN: Yes.

18 VICE CHAIRMAN BROWN: We did that. Okay.

19 Is there any reason for Executive Session?

20 MR. ROTHER: No. Not -- not -- unless --

21 nope. Nope.

22 VICE CHAIRMAN BROWN: Okay.

23 Since there's no Executive Session, we'll

24 move on to the Resolutions.

25

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

3 **ADMINISTRATIVE**

4 1. RESOLUTION NO. 19-091 - RESOLUTION
5 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
6 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING
7 ON 4-30-19; and

8 2. RESOLUTION NO. 19-092 - RESOLUTION
9 RATIFYING PAYMENT OF RECURRING BILLS (BILL
10 LIST).)

11

12 VICE CHAIRMAN BROWN: We'll move on to
13 Resolution number 1.

14 Administrative.

15 COMMISSIONER DUNEC: Want to do 1 and 2
16 together?

17 VICE CHAIRMAN BROWN: One and 2 together.
18 Yes.

19 COMMISSIONER DUNEC: I'll make a motion.

20 COMMISSIONER STANZIALE: Second.

21 VICE CHAIRMAN BROWN: Roll call, Lucy.

22 MS. SAPINSKI: Commissioner Brown?

23 VICE CHAIRMAN BROWN: Yes.

24 MS. SAPINSKI: Commissioner Dunec?

25 COMMISSIONER DUNEC: Yes.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Commissioner Yustein?

4 COMMISSIONER YUSTEIN: Yes.

5 MR. ROTHER: By the way, there is. We'll

6 -- we can do it at the end. There is one thing.

7 VICE CHAIRMAN BROWN: For Executive

8 Session?

9 MS. SAPINSKI: Okay.

10 MR. ROTHER: For Executive Session, yeah.

11 MS. SAPINSKI: Okay.

12 MR. ROTHER: That little thing about that

13 trench over there.

14 MS. SAPINSKI: Okay.

15 MR. ROTHER: They should know about that.

16 MS. SAPINSKI: Okay. Okay.

17

18 (Whereupon, the Board discussed and took

19 action on the following item:

20 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

21 **EXPOSURE**

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

23 **3. RESOLUTION NO. 19-093 - RESOLUTION**

24 **AUTHORIZING PAYMENT IN THE AMOUNT OF \$112,867.11**

25 **TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL**

1 SERVICES RENDERED IN THE MONTH OF APRIL.)

2

3 VICE CHAIRMAN BROWN: Okay.

4 Move on to Correctional Facilities.

5 Item number 3.

6 Can I get a motion, please?

7 COMMISSIONER DUNEC: Motion.

8 COMMISSIONER YUSTEIN: Second.

9 MS. SAPINSKI: Commissioner Brown?

10 VICE CHAIRMAN BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: Yes.

15 MS. SAPINSKI: Commissioner Yustein?

16 COMMISSIONER YUSTEIN: Yes.

17

18 (Whereupon, the Board discussed and took

19 action on the following items:

20 **PARKING FACILITIES**

21 **4.** RESOLUTION NO. 19-094 - RESOLUTION
22 RATIFYING PAYMENT TO PPMG, LLC IN THE AMOUNT OF
23 \$2,200.00 FOR ELEVATOR AND STAIRWELLS CLEANING
24 SERVICES AT THE SPORTSPLEX PARKING GARAGE; and

25 **5.** RESOLUTION NO. 19-095 - RESOLUTION

1 RATIFYING PAYMENT TO SOUTHLAND PRINTING COMPANY
2 IN THE AMOUNT OF \$2,221.01 FOR PARKING TICKETS
3 FOR THE JUROR PARKING FACILITY.)

4

5 VICE CHAIRMAN BROWN: Can I get a --
6 We're dealing with Parking Facilities, 4
7 and 5.

8 Can I get a motion, please?

9 COMMISSIONER STANZIALE: Motion.

10 COMMISSIONER YUSTEIN: Second.

11 MS. SAPINSKI: Commissioner Brown?

12 VICE CHAIRMAN BROWN: Yes.

13 MS. SAPINSKI: Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Stanziale?

16 COMMISSIONER STANZIALE: Yes.

17 MS. SAPINSKI: Commissioner Yustein?

18 COMMISSIONER YUSTEIN: Yes.

19

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

22 **AIRPORT**

23 6. RESOLUTION NO. 19-096 - RESOLUTION

24 RATIFYING ACCEPTANCE OF NJDOT GRANT #6107310 IN
25 THE AMOUNT OF \$238,500.00 FOR DESIGN FOR RUNWAY

1 4-22 REHABILITATION AND THRESHOLD DISPLACEMENT
2 PROJECT;

3 7. RESOLUTION NO. 19-097 - RESOLUTION
4 RATIFYING PAYMENT TO AFA PROTECTIVE SYSTEMS, INC.
5 IN THE AMOUNT OF \$966.22 FOR ALARM REPAIRS AT
6 HANGAR/BUILDING I;

7 8. RESOLUTION NO. 19-098 - RESOLUTION
8 AUTHORIZING PAYMENT TO SUPERIOR GLASS & METAL LLC
9 IN THE AMOUNT OF \$6,930.00 FOR HANGAR/BUILDING I
10 STOREFRONT DOOR REPAIRS;

11 9. RESOLUTION NO. 19-099 - RESOLUTION
12 RATIFYING PAYMENT TO CIFELLI & SON GENERAL
13 CONTRACTING IN THE AMOUNT OF \$27,514.50 FOR
14 CONCRETE REPAIRS IN FRONT OF HANGAR/BUILDING I
15 AND M;

16 10. RESOLUTION NO. 19-100 - RESOLUTION
17 RATIFYING PAYMENT TO DIAMOND CONTRACTING OF NJ IN
18 THE AMOUNT OF \$4,950.00 FOR LOW GROW TREE
19 REPLANTING AT PROPERTIES SURROUNDING AIRPORT;

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

21 **Project Funded: ECIA/AIRPORT**

22 11. RESOLUTION NO. 19-101 - RESOLUTION
23 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
24 THE AMOUNT OF \$23,453.40 FOR ENGINEERING
25 SERVICES, SITE REMEDIATION AT HANGAR 1 AREA; and

1 **12.** RESOLUTION NO. 19-102 - RESOLUTION
2 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
3 THE AMOUNT OF \$4,972.50 FOR ENGINEERING SERVICES,
4 SITE REMEDIATION AT HANGAR 3 AREA.)

5

6 VICE CHAIRMAN BROWN: We'll take Airport
7 Resolutions.

8 Six through 12.

9 Can I get a motion?

10 COMMISSIONER STANZIALE: Motion.

11 VICE CHAIRMAN BROWN: Second, please?

12 COMMISSIONER YUSTEIN: Second.

13 MS. SAPINSKI: Commissioner Brown?

14 VICE CHAIRMAN BROWN: Yes.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Yes.

17 MS. SAPINSKI: Commissioner Stanziale?

18 COMMISSIONER STANZIALE: Yes.

19 MS. SAPINSKI: Commissioner Yustein?

20 COMMISSIONER YUSTEIN: Yes.

21

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

24 **FINANCE**

25 **13.** RESOLUTION NO. 19-103 - RESOLUTION

1 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF
2 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT
3 LOAN PROGRAM, SERIES 1986

4 PAYMENTS DUE FOR PGLP SERVICES

5 GALLEROS KOH, LLP, - FINANCIAL CONSULTANT
6 - MAY 2019 - \$2,000.00;

7 ECIA - REIMBURSEMENT FEE - \$8,000.00.)

8

9 VICE CHAIRMAN BROWN: Move on to Finance.

10 Number 13.

11 Can I get a motion, please?

12 COMMISSIONER DUNEC: Motion.

13 COMMISSIONER YUSTEIN: Second.

14 MS. SAPINSKI: Commissioner Brown?

15 VICE CHAIRMAN BROWN: Yes.

16 MS. SAPINSKI: Commissioner Dunec?

17 COMMISSIONER DUNEC: Yes.

18 MS. SAPINSKI: Commissioner Stanziale?

19 COMMISSIONER STANZIALE: Yes.

20 MS. SAPINSKI: Commissioner Yustein?

21 COMMISSIONER YUSTEIN: Yes.

22 VICE CHAIRMAN BROWN: Okay.

23 We're going to this and go into Closed
24 Session.

25 Motion to go into Closed Session?

1 MR. ROTHER: Yeah.

2 VICE CHAIRMAN BROWN: Do we have do to a
3 motion?

4 MR. ROTHER: Yes.

5 And it's -- the -- the purpose is potential
6 litigation.

7 VICE CHAIRMAN BROWN: Can I get a motion?

8 COMMISSIONER STANZIALE: Motion.

9 VICE CHAIRMAN BROWN: Second?

10 COMMISSIONER DUNEC: Second.

11 MS. SAPINSKI: Commissioner Brown?

12 VICE CHAIRMAN BROWN: Yes.

13 MS. SAPINSKI: Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Stanziale?

16 COMMISSIONER STANZIALE: Yes.

17 MS. SAPINSKI: Commissioner Yustein?

18 COMMISSIONER YUSTEIN: Yes.

19

20 (Whereupon, the Board moved to Executive
21 Session at 5:05 p.m., Resolution No. 19-104.)

22

23 (Whereupon, Commissioner Gerard M.
24 Spiesbach arrived at 5:08 p.m.)

25

1 (Whereupon, the Board returned to Open
2 Session at 5:13 p.m., Resolution No. 19-16.)

3

4 MR. DILLON: Okay.

5 VICE CHAIRMAN BROWN: Okay.

6 The next Board Meeting will be held on
7 Tuesday, June 18th at -- 2019.

8 Can I get a motion to adjourn?

9 COMMISSIONER DUNEC: No.

10 VICE CHAIRMAN BROWN: Yes.

11

12 **SWEARING IN CEREMONY:**

13 **Re-Appointment of Commissioner Gerard M.**

14 **Spiesbach**

15

16 MS. GILL: Do you want to --

17 COMMISSIONER DUNEC: Do you want swear in
18 Gerry?

19 MS. SAPINSKI: We have to swear in Gerry.

20 VICE CHAIRMAN BROWN: Oh, Gerry. That's
21 right.

22 COMMISSIONER SPIESBACH: Oh, we can do that
23 next time.

24 VICE CHAIRMAN BROWN: No, we'll do it now.

25 MS. SAPINSKI: No, we're here. We have

1 | it --

2 | VICE CHAIRMAN BROWN: We have already ready
3 | for you.

4 | Not getting away.

5 |

6 | (Whereupon, Gerard M. Spiesbach was sworn
7 | in as Commissioner of the Essex County
8 | Improvement Authority by Nia Gill, Esquire,
9 | General Counsel.)

10 |

11 | MS. SAPINSKI: Congratulations.

12 | VICE CHAIRMAN BROWN: Welcome.

13 | (Applause.)

14 |

15 | **ADJOURNMENT:**

16 |

17 | VICE CHAIRMAN BROWN: Now, can I get a
18 | motion to adjourn?

19 | COMMISSIONER YUSTEIN: Motion.

20 | COMMISSIONER STANZIALE: Second.

21 | VICE CHAIRMAN BROWN: Roll call.

22 | MS. SAPINSKI: Commissioner Brown?

23 | VICE CHAIRMAN BROWN: Yes.

24 | MS. SAPINSKI: Commissioner Dunec?

25 | COMMISSIONER DUNEC: Yes.

1 MS. SAPINSKI: Commissioner Spiesbach?

2 COMMISSIONER SPIESBACH: Yes.

3 MS. SAPINSKI: Commissioner Stanziale?

4 COMMISSIONER STANZIALE: Yes.

5 MS. SAPINSKI: Commissioner Yustein?

6 COMMISSIONER YUSTEIN: Yes.

7 VICE CHAIRMAN BROWN: That's it, ladies and
8 gentlemen.

9 We're done.

10 COMMISSIONER SPIESBACH: Okay.

11

12 (Whereupon, the proceedings were concluded
13 at 5:15 p.m., Resolution No. 19-17.)

14

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25

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, May 28, 2019 and recorded on tape.

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24 Monitored by: Kevin Dillon, Sr.

25 Proofread by: Deborah Dillon