

ESSEX COUNTY  
IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
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27 Wright Way  
Fairfield, New Jersey

Tuesday, July 30, 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, (Via telephone)  
COMMISSIONER CLIFFORD ROSS, (Via telephone)  
COMMISSIONER GERARD M. SPIESBACH  
COMMISSIONER CARLA A. STANZIALE  
COMMISSIONER JACQUELINE YUSTEIN  
COMMISSIONER RONALD J. BROWN, Vice Chairman,  
(Arrived, via telephone, at 5:01 p.m.)  
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman,  
(Via telephone)

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

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

STEVEN C. ROTHER, Executive Director  
LUCY SAPINSKI, Director of Operations  
THOMAS GOMEZ, Airport Manager  
BETSY WILLIAMSON, Administrative Assistant  
JOSEPH CALI, Senior Project Manager/Accounts Receivables

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1 COMMISSIONER SPIESBACH: Okay.

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

12

13 **ROLL CALL:**

14

15 COMMISSIONER SPIESBACH: Roll call, please.

16 MS. SAPINSKI: Commissioner Dunec?

17 COMMISSIONER DUNEC: Here.

18 MS. SAPINSKI: Commissioner Ross?

19 COMMISSIONER ROSS: Here.

20 MS. SAPINSKI: Commissioner Spiesbach?

21 COMMISSIONER SPIESBACH: Here.

22 MS. SAPINSKI: Commissioner Stanziale?

23 COMMISSIONER STANZIALE: Here.

24 MS. SAPINSKI: Commissioner Yustein?

25 COMMISSIONER YUSTEIN: Here.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Here.

3 COMMISSIONER SPIESBACH: Okay.

4

5 **PUBLIC COMMENTS:**

6

7 COMMISSIONER SPIESBACH: Seeing no one from  
8 the public, I don't think we'll have any need for  
9 Public Comment.

10

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

13 **ACCEPTANCE OF MINUTES**

14 **RESOLUTION NO. 19-21**

15 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**  
16 **JUNE 18, 2019.)**

17

18 COMMISSIONER SPIESBACH: So we'll move to  
19 the Acceptance of Minutes for the June 18, 2019,  
20 Regular Board Meeting and Executive Session.

21

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

24

25 COMMISSIONER SPIESBACH: Can we have a

1 motion to accept?

2 COMMISSIONER YUSTEIN: Motion.

3 COMMISSIONER STANZIALE: 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 Spiesbach?

11 COMMISSIONER SPIESBACH: Yes.

12 MS. SAPINSKI: Commissioner Stanziale?

13 COMMISSIONER STANZIALE: Yes.

14 MS. SAPINSKI: Commissioner Yustein?

15 COMMISSIONER YUSTEIN: Yes.

16 MS. SAPINSKI: Chairman Klinghoffer?

17 CHAIRMAN KLINGHOFFER: Yes.

18 COMMISSIONER SPIESBACH: Do we have need of  
19 Executive Session, Steve?

20 MR. ROTHER: We --

21 MS. SAPINSKI: Brown.

22 MR. ROTHER: -- we do. We do. And -- and  
23 I think we can do it at the end. He's going to  
24 be available.

25 MS. SAPINSKI: Oh, that's right, he's

1 available no matter --

2 Yes.

3 MR. ROTHER: Yup.

4 MS. SAPINSKI: Yes, yes, yes.

5 MR. ROTHER: We can do it at the end.

6 COMMISSIONER SPIESBACH: Okay, we'll do it  
7 at the end then.

8 Okay.

9 So we're going to hold Executive Session  
10 until we go through the Regular Agenda.

11

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

14 **ADMINISTRATIVE**

15 1. RESOLUTION NO. 19-122 - RESOLUTION  
16 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION  
17 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING  
18 ON 6-18-19;

19 2. RESOLUTION NO. 19-123 - RESOLUTION  
20 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);

21 3. RESOLUTION NO. 19-124 - RESOLUTION  
22 AUTHORIZING PAYMENT TO MICROSHOP SYSTEM FOR IT  
23 SERVICES IN THE AMOUNT OF \$700.00;

24 4. RESOLUTION NO. 19-125 - RESOLUTION  
25 DESIGNATING THE POSITION OF PURCHASING

1 AGENT/QUALIFIED PURCHASING AGENT AND ESTABLISHING  
2 A NEW CONTRACT UNIT BID THRESHOLD; and  
3 5. RESOLUTION NO. 19-126 - RESOLUTION  
4 APPOINTING A TEMPORARY QUALIFIED PURCHASING  
5 AGENT.)

6

7 COMMISSIONER SPIESBACH: With that we'll  
8 move to Resolutions.

9 Under Administrative we have Resolutions 1  
10 through 5.

11 I didn't see any backup in my package on 4  
12 and 5.

13 Is there --

14 MS. SAPINSKI: Yes.

15 COMMISSIONER SPIESBACH: -- was there and I  
16 just missed it?

17 MS. SAPINSKI: No. It was later and --  
18 Here.

19 COMMISSIONER SPIESBACH: Okay.

20 In any case, we have Resolution -- under  
21 Administrative 1 through 5.

22 If there's any questions?

23 If not, can we have a resolution (sic) to  
24 approve?

25 COMMISSIONER STANZIALE: I'll make a



1 motion.

2 COMMISSIONER SPIESBACH: Motion to  
3 approve; --

4 COMMISSIONER YUSTEIN: Second.

5 COMMISSIONER SPIESBACH: -- excuse me.

6 COMMISSIONER YUSTEIN: Second.

7 MS. SAPINSKI: Commissioner Brown?

8 VICE CHAIRMAN BROWN: Yes.

9 MS. SAPINSKI: 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: 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 COMMISSIONER SPIESBACH: Okay.

22

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

25 **CORRECTIONAL FACILITY/CELANESE/ENVIRONMENTAL**

1 **EXPOSURE**

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

3       **6.** RESOLUTION NO. 19-127 - RESOLUTION  
4 AUTHORIZING PAYMENT IN THE AMOUNT OF \$86,256.00  
5 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL  
6 SERVICES RENDERED IN THE MONTH OF JUNE; and

7       **7.** RESOLUTION NO. 19-128 - RESOLUTION  
8 RATIFYING PAYMENT IN THE AMOUNT OF \$3,066.00 TO  
9 BUCHANAN, INGERSOLL & ROONEY, PC FOR SERVICES  
10 RENDERED BY HYDROGEOLOGIC, INC.)

11

12           COMMISSIONER SPIESBACH: Under Correctional  
13 Facility/Celanese/Environmental, we have two  
14 Resolutions.

15           Number 6 and 7.

16           If there are no questions, can we have a  
17 motion to approve?

18           COMMISSIONER YUSTEIN: Motion.

19           COMMISSIONER STANZIALE: Second.

20           MS. SAPINSKI: Commissioner Brown?

21           VICE CHAIRMAN BROWN: Yes.

22           MS. SAPINSKI: Commissioner Dunec?

23           COMMISSIONER DUNEC: Yes.

24           MS. SAPINSKI: Commissioner Ross?

25           COMMISSIONER ROSS: 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 MS. SAPINSKI: Chairman Klinghoffer?

8 CHAIRMAN KLINGHOFFER: Yes.

9 COMMISSIONER SPIESBACH: Okay.

10

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

13 **AIRPORT**

14 **8.** RESOLUTION NO. 19-129 - RESOLUTION  
15 AUTHORIZING ACCEPTANCE OF A FEDERAL AVIATION  
16 ADMINISTRATION GRANT #42-19 IN THE AMOUNT OF  
17 \$144,900.00 FOR OBSTRUCTION REMOVAL;

18 **9.** RESOLUTION NO. 19-130 - RESOLUTION  
19 RATIFYING THE PURCHASE OF THE AIRPORT GENERAL  
20 LIABILITY INSURANCE POLICY IN THE AMOUNT OF  
21 \$31,726.22 FROM AUGUST 1, 2019 TO AUGUST 1, 2020;

22 **10.** RESOLUTION NO. 19-131 - RESOLUTION  
23 RATIFYING PAYMENT TO JAMES ISABEL IN THE AMOUNT  
24 OF \$875.00 FOR WELDING SERVICES;

25 **11.** RESOLUTION NO. 19-132 - RESOLUTION

1 RATIFYING PAYMENT TO SECURITY 101 IN THE AMOUNT  
2 OF \$2,101.20 FOR INSTALLATION OF TWO WIRELESS  
3 ANTENNAS AT THE SOUTH END OF THE AIRPORT;

4 **RUNWAY 4-22 REHABILITATION PROJECT**

5 **Project Funded: ECIA/AIRPORT**

6 12. RESOLUTION NO. 19-133 - RESOLUTION  
7 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN  
8 THE AMOUNT OF \$8,857.65 FOR ENGINEERING SERVICES  
9 IN CONNECTION WITH THE DESIGN THROUGH 6-28-19;

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

11 **Project Funded: ECIA/AIRPORT**

12 13. RESOLUTION NO. 19-134 - RESOLUTION  
13 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN  
14 THE AMOUNT OF \$1,488.50 FOR ENGINEERING SERVICES,  
15 SITE REMEDIATION AT HANGAR 1 AREA;

16 14. RESOLUTION NO. 19-135 - RESOLUTION  
17 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC. IN THE  
18 AMOUNT OF \$351.00 FOR ENGINEERING SERVICES, SITE  
19 REMEDIATION AT HANGAR 3 AREA;

20 **RUNWAY 10-28 CRACK REPAIR & SEAL COAT PROJECT**

21 **(CONSTRUCTION)**

22 **Project Funded:**

23 **FAA GRANT #40-17 (90%),**

24 **NJDOT GRANT #6005317 (5%),**

25 **AIRPORT BOND (5%)**

1       **15.** RESOLUTION NO. 19-136 - RESOLUTION  
2 AUTHORIZING AN AMENDMENT TO THE FEDERAL AVIATION  
3 ADMINISTRATION GRANT #40-17 IN THE AMOUNT OF  
4 \$16,255.00;

5       **16.** RESOLUTION NO. 19-137 - RESOLUTION  
6 AUTHORIZING A CHANGE ORDER #1 AND FINAL TO THE  
7 CONTRACT WITH JJ CUNNINGHAM, LLC IN THE AMOUNT OF  
8 \$16,541.55;

9       **17.** RESOLUTION NO. 19-138 - RESOLUTION  
10 AUTHORIZING PROGRESS PAYMENT #2 AND FINAL TO  
11 JJ CUNNINGHAM, LLC IN THE AMOUNT OF \$134,915.47;

12       **18.** RESOLUTION NO. 19-139 - RESOLUTION  
13 AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH  
14 C & S ENGINEERS IN THE AMOUNT OF \$1,519.07 FOR  
15 ENGINEERING SERVICES;

16       **19.** RESOLUTION NO. 19-140 - RESOLUTION  
17 AUTHORIZING FINAL PAYMENT TO C & S ENGINEERS IN  
18 THE AMOUNT OF \$6,986.19 FOR ENGINEERING SERVICES;  
19 and

20 **DRAINAGE IMPROVEMENTS PROJECT**

21 **Project Funded: NJDOT 90%; ECIA 10%**

22       **20.** RESOLUTION NO. 19-141 - RESOLUTION  
23 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN  
24 THE AMOUNT OF \$1,333.80 FOR ENGINEERING SERVICES  
25 IN CONNECTION WITH THE PROJECT DESIGN.)

1

2 COMMISSIONER SPIESBACH: Let's see.

3 We can do Airport Resolutions all in one.

4 MR. ROTHER: Yup.

5 COMMISSIONER SPIESBACH: Okay, that would  
6 be Resolutions 8 through 20.

7 COMMISSIONER STANZIALE: I'll make a  
8 motion.

9 CHAIRPERSON KLINGHOFFER: I do have a  
10 question on number 8 before we move ahead.

11 COMMISSIONER SPIESBACH: Yes, by all means.

12 CHAIRPERSON KLINGHOFFER: I -- I -- maybe I  
13 missed it but in the backup I didn't see which  
14 property this applied to. I presume it's  
15 Mountain Ridge but is that correct or not  
16 correct?

17 MR. ROTHER: It is. It is Mountain Ridge.

18 CHAIRPERSON KLINGHOFFER: Okay.

19 Thank you.

20 MR. ROTHER: And that's -- that's only for  
21 the tree removal.

22 CHAIRPERSON KLINGHOFFER: Yeah. Yes.

23 COMMISSIONER SPIESBACH: More to come?

24 MR. ROTHER: More to come.

25 COMMISSIONER SPIESBACH: Okay.

1 Any other questions from any of the  
2 Commissioners on any items 8 through 20?

3 VICE CHAIRMAN BROWN: No.

4 COMMISSIONER SPIESBACH: Okay.

5 Then can we have a motion to approve?

6 COMMISSIONER STANZIALE: I'll make a  
7 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 Spiesbach?

14 COMMISSIONER SPIESBACH: 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 COMMISSIONER SPIESBACH: Okay.

22

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

25 **FINANCE**

1       **21.** RESOLUTION NO. 19-142 - RESOLUTION OF THE  
2 ECIA DIRECTING APPLICATION BE MADE TO THE LOCAL  
3 FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 FOR  
4 THE CAPITAL EQUIPMENT LEADING PROGRAM IN AN  
5 AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED  
6 \$29,000,000.00; and

7       **22.** RESOLUTION NO. 19-143 - RESOLUTION  
8 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF  
9 THE AUTHORITY'S \$150,000,000.00 POOLED GOVERNMENT  
10 LOAN PROGRAM, SERIES 1986

11                   PAYMENTS DUE FOR PGLP SERVICES

12                   GALLEROS-ROBINSON CPAs, LLP, - FINANCIAL  
13 CONSULTANT - JULY 2019 - \$2,000.00;

14                   WELLS FARGO - MARKETING FEE 4/1/19 -  
15 6/30/19 - \$4,347.78;

16                   BNY MELLON - TRUSTEE FEE - 7/1/19 -  
17 9/30/19 - \$4,000.00.)

18

19                   CHAIRMAN KLINGHOFFER: And on our Regular  
20 Agenda under Finance we have Resolutions 21 and  
21 22.

22                   If there are any questions?

23                   If not, can we have a motion to approve it?

24                   COMMISSIONER YUSTEIN: Motion.

25                   COMMISSIONER STANZIALE: Second.



1 MS. SAPINSKI: Commissioner Brown?

2 VICE CHAIRMAN BROWN: Yes.

3 MS. SAPINSKI: Commissioner Dunec?

4 COMMISSIONER DUNEC: Yes.

5 MS. SAPINSKI: Commissioner Ross?

6 COMMISSIONER ROSS: Yes.

7 MS. SAPINSKI: Commissioner Spiesbach?

8 COMMISSIONER SPIESBACH: 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 COMMISSIONER SPIESBACH: Okay.

16 That brings us to the end of our formal  
17 agenda -- regular session.

18 But you did want to go to Executive?

19 MR. ROTHER: Yeah.

20 And it -- these matters -- there's just two  
21 matters we want to discuss and they both relate  
22 to contract negotiation.

23 COMMISSIONER SPIESBACH: Okay.

24 So can we have a motion to go to Executive?

25 COMMISSIONER YUSTEIN: Motion.

1 COMMISSIONER STANZIALE: Second.  
2 COMMISSIONER SPIESBACH: Thank you.  
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 Spiesbach?  
10 COMMISSIONER SPIESBACH: Yes.  
11 MS. SAPINSKI: Commissioner Stanziale?  
12 COMMISSIONER STANZIALE: Yes.  
13 MS. SAPINSKI: Commissioner Yustein?  
14 COMMISSIONER YUSTEIN: Yes.  
15 MS. SAPINSKI: Chairman Klinghoffer?  
16 CHAIRMAN KLINGHOFFER: Yes.  
17 COMMISSIONER SPIESBACH: Okay.  
18 MS. DILLON: Give me one moment.  
19 MR. ROTHER: Okay.

20

21 (Whereupon, the Board moved to Executive  
22 Session at 5:05 p.m., Resolution No. 19-144.)

23

24 (Whereupon, the Board returned to Open  
25 Session at 5:15 p.m., Resolution No. 19-22.)

1

MS. DILLON: On the record.

2

3

COMMISSIONER SPIESBACH: Okay.

4

5

We're back on the record and we're now back  
in regular session.

6

7

**ADJOURNMENT:**

8

9

COMMISSIONER SPIESBACH: And having  
completed our agenda, the only remaining item,  
unless there's any questions or -- or concerns  
from any of the Commissioners for the Director,  
would be a Resolution to adjourn the meeting?

10

11

12

13

14

COMMISSIONER YUSTEIN: I make a motion to  
adjourn the meeting.

15

16

COMMISSIONER STANZIALE: And I will second  
that.

17

18

COMMISSIONER SPIESBACH: Okay.

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 Spiesbach?

1 COMMISSIONER SPIESBACH: Yes.

2 MS. SAPINSKI: Commissioner Stanziale?

3 COMMISSIONER STANZIALE: Yes.

4 MS. SAPINSKI: Commissioner Yustein?

5 COMMISSIONER YUSTEIN: Yes.

6 MS. SAPINSKI: Chairman Klinghoffer?

7 CHAIRMAN KLINGHOFFER: Yes.

8 COMMISSIONER SPIESBACH: Okay.

9 CHAIRMAN KLINGHOFFER: Yes.

10 COMMISSIONER SPIESBACH: Thank you,  
11 everyone.

12 MS. SAPINSKI: Okay.

13 Thank you.

14

15 (Whereupon, the proceedings were concluded  
16 at 5:16 p.m., Resolution No. 19-23.)

17

18

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20

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22

23

24

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, July 30, 2019, and digitally  
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon