

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

27 Wright Way
Fairfield, New Jersey

Tuesday, August 28, 2018
Commencing at 5:01 p.m.

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

COMMISSIONER CLIFFORD ROSS, (Via telephone)
COMMISSIONER GERARD M. SPIESBACH, (Via telephone)
COMMISSIONER CARLA A. STANZIALE, (Via telephone)
COMMISSIONER RONALD J. BROWN, Vice Chairman,
(Arrived at 5:03 p.m., via telephone)
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman,
(Via telephone)

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

COMMISSIONER MARK S. DUNEC
COMMISSIONER JACQUELINE YUSTEIN

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
THOMAS GOMEZ, Airport Manager
BETSY WILLIAMSON, Administrative Assistant
JOSEPH CALI, Senior Project Manager/Accounts Receivables

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1 MS. SAPINSKI: So, do we want to start;
2 5:02?

3 CHAIRMAN KLINGHOFFER: I think we'll start,
4 yes.

5 MS. SAPINSKI: Okay.

6 CHAIRMAN KLINGHOFFER: Okay.
7 Are we ready?

8 MS. DILLON: Yes.

9 CHAIRMAN KLINGHOFFER: Okay.

10 Notice was duly given by regular mail and
11 facsimile to the Essex County Executive, the
12 Essex County Clerk, the Clerk of the Board of
13 Chosen Freeholders, Freeholder President Gill,
14 the News Editor of The Herald News, the News
15 Editor of The Star-Ledger, and notice was posted
16 on the bulletin board in the Office of the Essex
17 County Improvement Authority stating the time,
18 date, and location of this Regular Board Meeting.

19

20 **ROLL CALL:**

21

22 CHAIRMAN KLINGHOFFER: Roll call please.

23 MS. SAPINSKI: Commissioner Ross?

24 COMMISSIONER ROSS: Here.

25 MS. SAPINSKI: Commissioner Spiesbach?

1 COMMISSIONER SPIESBACH: Here.

2 MS. SAPINSKI: Commissioner Stanziale?

3 COMMISSIONER STANZIALE: Here.

4 MS. SAPINSKI: Chairman Klinghoffer?

5 CHAIRMAN KLINGHOFFER: Here.

6

7 **PUBLIC COMMENTS:**

8

9 CHAIRMAN KLINGHOFFER: Are there any
10 members --

11 And I can't see, so you have to let me
12 know.

13 -- is there --

14 MR. ROTHER: Not a soul.

15 CHAIRMAN KLINGHOFFER: -- any member of --

16 MR. ROTHER: Not a soul.

17 CHAIRMAN KLINGHOFFER: Not a -- oh.

18 Okay.

19 Having no members of the public present for
20 comment.

21

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

24 **ACCEPTANCE OF MINUTES**

25 **RESOLUTION NO. 18-30**

1 REGULAR BOARD MEETING AND EXECUTIVE SESSION
2 7-31-18.)

3

4 CHAIRMAN KLINGHOFFER: We'll move on to
5 Acceptance of Minutes.

6 Would someone like to move to accept -

7

8 (Whereupon, Vice Chairman Ronald J. Brown
9 arrived, via telephone, at 5:03 p.m.)

10

11 CHAIRMAN KLINGHOFFER: -- the minutes of
12 July 31st?

13 COMMISSIONER ROSS: Move it.

14 COMMISSIONER SPIESBACH: Move to accept.

15 MS. SAPINSKI: Okay, so we're going to move
16 by --

17 COMMISSIONER SPIESBACH: Second.

18 MS. SAPINSKI: -- Commissioner Ross.

19 And second by Commissioner Spiesbach.

20 MS. SAPINSKI: Commissioner Brown?

21 VICE CHAIRMAN BROWN: Yes.

22 MS. SAPINSKI: Commissioner Ross?

23 COMMISSIONER ROSS: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5 Mr. Rother, for the record, is there any
6 reason to have Executive Session --

7 MR. ROTHER: No.

8 CHAIRMAN KLINGHOFFER: -- at this meeting.

9 MR. ROTHER: No.

10 We can -- we can wait until the next
11 meeting.

12 CHAIRMAN KLINGHOFFER: Okay.

13

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

16 **ADMINISTRATIVE**

17 1. RESOLUTION NO. 18-153 - RESOLUTION
18 AUTHORIZING PAYMENT TO AUDIO-DIGITAL
19 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF
20 BOARD MEETING ON 7-31-18;

21 2. RESOLUTION NO. 18-154 - RESOLUTION
22 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);
23 and

24 3. RESOLUTION NO. 18-155 - RESOLUTION
25 AUTHORIZING THE AUTHORITY TO JOIN THE U.S.

1 COMMUNITIES GOVERNMENT PURCHASING ALLIANCE ("U.S.
2 COMMUNITIES") THE NATIONAL GOVERNMENTAL
3 PURCHASING COOPERATIVE PRICING PROGRAM.)

4

5 CHAIRMAN KLINGHOFFER: Next up are
6 Administrative Resolutions 1 through 3.

7 Would someone like to move them?

8 COMMISSIONER STANZIALE: I'll move them.

9 COMMISSIONER ROSS: Second.

10 MS. SAPINSKI: Commissioner Brown?

11 VICE CHAIRMAN BROWN: Yes.

12 MS. SAPINSKI: Commissioner Ross?

13 COMMISSIONER ROSS: Yes.

14 MS. SAPINSKI: Commissioner Spiesbach?

15 COMMISSIONER SPIESBACH: Yes.

16 MS. SAPINSKI: Commissioner Stanziale?

17 COMMISSIONER STANZIALE: Yes.

18 MS. SAPINSKI: Chairman Klinghoffer?

19 CHAIRMAN KLINGHOFFER: Yes.

20

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

23 **NEWARK PROPERTY ACQUISITION PROJECT**

24 **4. RESOLUTION NO. 18-156 - RESOLUTION**

25 **RATIFYING PAYMENT IN THE AMOUNT OF \$3,121.24 TO**

1 CHIESA, SHAHINIAN & GIANTOMASI, PC FOR LEGAL
2 SERVICES RENDERED IN THE MONTH OF JULY.)

3

4 CHAIRMAN KLINGHOFFER: Next item is Newark
5 Property Acquisition Project.

6 Number 4.

7 COMMISSIONER ROSS: Move it.

8 VICE CHAIRMAN BROWN: Second.

9 MS. SAPINSKI: Who just second?

10 VICE CHAIRMAN BROWN: Mr. Brown.

11 MS. SAPINSKI: Oh, okay.

12 Commissioner Brown?

13 VICE CHAIRMAN BROWN: Yes.

14 MS. SAPINSKI: Commissioner Ross?

15 COMMISSIONER ROSS: Yes.

16 MS. SAPINSKI: Commissioner Spiesbach?

17 COMMISSIONER SPIESBACH: Yes.

18 MS. SAPINSKI: Commissioner Stanziale?

19 COMMISSIONER STANZIALE: 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 5. RESOLUTION NO. 18-157 - RESOLUTION
4 AUTHORIZING PAYMENT IN THE AMOUNT OF \$61,451.50
5 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL
6 SERVICES RENDERED IN THE MONTH OF JULY.)

7

8 COMMISSIONER SPIESBACH: Next is Number 5.
9 Correctional Facility, the -- the Buchanan
10 bill.

11 Would someone like to move that?

12 COMMISSIONER STANZIALE: I will move it.

13 COMMISSIONER ROSS: Move it.

14 MS. SAPINSKI: We need second.

15 COMMISSIONER ROSS: Second.

16 MS. SAPINSKI: Okay, so moved by
17 Commissioner Stanziale.

18 Second; Commissioner Ross.

19 Commissioner Brown?

20 VICE CHAIRMAN BROWN: Yes.

21 MS. SAPINSKI: Commissioner Ross?

22 COMMISSIONER ROSS: Yes.

23 MS. SAPINSKI: Commissioner Spiesbach?

24 COMMISSIONER SPIESBACH: Yes.

25 MS. SAPINSKI: Commissioner Stanziale?

1 COMMISSIONER STANZIALE: 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 **NEWARK RIVERFRONT PROJECT/LITIGATION**

8 6. RESOLUTION NO. 18-158 - RESOLUTION
9 RATIFYING PAYMENT OF \$619.26 TO DE COTIIS,
10 FITZPATRICK & COLE & GIBLIN, LLP FOR LEGAL
11 SERVICES RENDERED IN THE MONTH OF JULY.)

12

13 CHAIRMAN KLINGHOFFER: Our next item is
14 Newark Riverfront Project Litigation.

15 Number 6.

16 Would someone like to move it?

17 VICE CHAIRMAN BROWN: Move it.

18 COMMISSIONER ROSS: Second.

19 MS. SAPINSKI: Okay, so we moved by --

20 MS. DILLON: Commissioner Brown.

21 MS. SAPINSKI: Brown.

22 And second by Commissioner Ross?

23 Is that correct?

24 COMMISSIONER ROSS: Yes.

25 VICE CHAIRMAN BROWN: Yes.

1 MS. SAPINSKI: Okay.

2 Commissioner Brown?

3 VICE CHAIRMAN BROWN: Yes.

4 MS. SAPINSKI: Commissioner Ross?

5 COMMISSIONER ROSS: Yes.

6 MS. SAPINSKI: Commissioner Spiesbach?

7 COMMISSIONER SPIESBACH: Yes.

8 MS. SAPINSKI: Commissioner Stanziale?

9 COMMISSIONER STANZIALE: Yes.

10 MS. SAPINSKI: Chairman Klinghoffer?

11 CHAIRMAN KLINGHOFFER: Yes.

12

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

15 **AIRPORT**

16 7. RESOLUTION NO. 18-159 - RESOLUTION
17 RATIFYING PAYMENT TO JAMES ISABEL IN THE AMOUNT
18 OF \$250.00 FOR WELDING SERVICES;

19 8. RESOLUTION NO. 18-160 - RESOLUTION
20 AUTHORIZING PAYMENT TO SECURITY101 IN THE AMOUNT
21 OF \$4,633.05 FOR GATES REPAIRS DUE TO LIGHTNING
22 STRIKE (NOT COVER BY MAINTENANCE AGREEMENT);

23 9. RESOLUTION NO. 18-161 - RESOLUTION
24 AUTHORIZING A MEMORANDUM OF AGREEMENT WITH
25 SAFEWARE INC. IN THE AMOUNT NOT TO EXCEED

1 \$68,068.68 FOR AIRPORT SECURITY SYSTEM
2 UPGRADE/REPAIR, PHASE I - WIRELESS NETWORK CCTV
3 UPGRADE;

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

5 **(CONSTRUCTION)**

6 **Project Funded:**

7 **FAA GRANT #40-17 (90%), NJDOT GRANT #6005317**
8 **(5%), AIRPORT BOND (5%)**

9 **10.** RESOLUTION NO. 18-162 - RESOLUTION
10 AUTHORIZING PAYMENT TO C & S COMPANIES IN THE
11 AMOUNT OF \$36,319.82 FOR ENGINEERING SERVICES
12 RENDERED THROUGH JULY 20, 2018;

13 **OBSTRUCTION REMOVAL PROJECT/AVIGATION EASEMENT**

14 **Project Funded:**

15 **ECIA/AIRPORT 100%**

16 **11.** RESOLUTION NO. 18-163 - RESOLUTION
17 AUTHORIZING PAYMENT TO JOHN J. CURLEY, LLC IN THE
18 AMOUNT OF \$2,955.45 FOR LEGAL SERVICES RENDERED
19 IN THE MONTH OF JULY; and

20 **12.** RESOLUTION NO. 18-164 - RESOLUTION
21 AUTHORIZING PAYMENT TO C & S COMPANIES IN THE
22 AMOUNT OF \$806.94 FOR ENGINEERING SERVICES
23 RENDERED THROUGH JULY 20, 2018.)

24

25 CHAIRMAN KLINGHOFFER: Next are the Airport

1 Resolutions.

2 Seven through 12.

3 COMMISSIONER SPIESBACH: Quick --

4 COMMISSIONER ROSS: Move it.

5 COMMISSIONER SPIESBACH: -- question on --
6 quick question on 9 for the Executive Director.

7 I see that's a memorandum of agreement. Is
8 that because of the nature of the job, Steve?

9 Is that because of a security element;
10 we're -- we're basically sourcing it to them?

11 MR. ROTHER: I am not certain I have an
12 answer to that question.

13 MS. SAPINSKI: That's correct. Yes.

14 COMMISSIONER SPIESBACH: Yeah, I thought
15 that was what it was. So I'm satisfied with that
16 answer. It's -- it's not uncommon when things
17 get into security that you don't have to -- it's
18 an exception under public contract law, --

19 MS. SAPINSKI: Yes.

20 MR. ROTHER: Yes.

21 COMMISSIONER SPIESBACH: -- so.

22 MS. SAPINSKI: Yes.

23 COMMISSIONER SPIESBACH: Just wanted that
24 clarified.

25 Thank you.

1 MS. DILLON: Who moved the --

2 CHAIRMAN KLINGHOFFER: Do you have a
3 question?

4 COMMISSIONER SPIESBACH: Well then I'll
5 move --

6 MR. ROTHER: Gerry Spiesbach --

7 MS. SAPINSKI: Spiesbach.

8 MR. ROTHER: -- had the -- had the
9 question.

10 MS. SAPINSKI: Second?

11 Gerry Spiesbach is moving.

12 He said it.

13 Who's doing the second?

14 COMMISSIONER STANZIALE: I'll second. I'll
15 second.

16 MS. SAPINSKI: Okay.

17 COMMISSIONER STANZIALE: I'll second it.

18 MS. SAPINSKI: Commissioner Brown?

19 VICE CHAIRMAN BROWN: Yes.

20 MS. SAPINSKI: Commissioner Ross?

21 COMMISSIONER ROSS: Yes.

22 MS. SAPINSKI: Commissioner Spiesbach?

23 COMMISSIONER SPIESBACH: Yes.

24 MS. SAPINSKI: Commissioner Stanziale?

25 COMMISSIONER STANZIALE: Yes.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Yes.

3

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

6 **FINANCE**

7 **13.** RESOLUTION NO. 18-165 - 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 OTHERS FOR PGLP SERVICES

12 GALLEROS KOH, LLP

13 FINANCIAL CONSULTANT -

14 AUGUST 2018 - \$2,000.00;

15 MOODY'S INVESTORS SERVICES

16 ANNUAL FEE - RATING AGENT

17 \$5,000.00.)

18

19 CHAIRMAN KLINGHOFFER: Okay.

20 And finally Number 13.

21 A Resolution Authorizing Payment of Charges
22 and Expenses on the Pooled Government Loan
23 Program.

24 Would someone like to move that?

25 VICE CHAIRMAN BROWN: Move it.

1 MS. SAPINSKI: Second?

2 COMMISSIONER STANZIALE: Second.

3 COMMISSIONER ROSS: I'll second it.

4 MS. SAPINSKI: Okay, we're going to have

5 Commissioner Brown moving and Commissioner

6 Stanziale seconds.

7 Commissioner Brown?

8 VICE CHAIRMAN BROWN: Yes.

9 MS. SAPINSKI: Commissioner Ross?

10 COMMISSIONER ROSS: Yes.

11 MS. SAPINSKI: Commissioner Spiesbach?

12 COMMISSIONER SPIESBACH: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: Yes.

15 MS. SAPINSKI: Chairman Klinghoffer?

16 CHAIRMAN KLINGHOFFER: Yes.

17 Is there anything else? Mr. Rother?

18 MR. ROTHER: I have nothing else.

19

20 **ADJOURNMENT:**

21

22 CHAIRMAN KLINGHOFFER: Anybody else?

23 If not, I'd like to entertain a motion to

24 adjourn?

25 VICE CHAIRMAN BROWN: Move it.

1 COMMISSIONER ROSS: Second.

2 MS. SAPINSKI: Commissioner Brown?

3 VICE CHAIRMAN BROWN: Yes.

4 MS. SAPINSKI: Commissioner Ross?

5 COMMISSIONER ROSS: Yes.

6 MS. SAPINSKI: Commissioner Spiesbach?

7 COMMISSIONER SPIESBACH: Yes.

8 MS. SAPINSKI: Commissioner Stanziale?

9 COMMISSIONER STANZIALE: Yes.

10 MS. SAPINSKI: Chairman Klinghoffer?

11 CHAIRMAN KLINGHOFFER: Yes.

12 MS. SAPINSKI: Okay.

13 MR. ROTHER: Have a happy Labor Day.

14 MS. SAPINSKI: Thank you.

15

16 (Whereupon, the proceedings were concluded

17 at 5:07 p.m., Resolution No. 18-31.)

18

19

20

21

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, August 28, 2018 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon