

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING : TRANSCRIPT OF RECORDED
and : PROCEEDINGS
ANNUAL RE-ORGANIZATION :
_____ :

27 Wright Way
Fairfield, New Jersey

Tuesday, February 24, 2015
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 PAUL B. HALLIGAN
COMMISSIONER GERARD M. SPIESBACH
COMMISSIONER CARLA A. STANZIALE
COMMISSIONER RONALD J. BROWN, Vice Chairman
COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

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

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

JAMES R. PAGANELLI, Executive Director
NIA H. GILL, ESQ., General Counsel
LUCY SAPINSKI, Director of Operations
SHARIFA R. SALAAM, ESQ., Deputy Freeholder Counsel,
(Arrived at 5:08 p.m.)
THOMAS GOMEZ, Airport Manager
BETSY WILLIAMSON, Administrative Assistant
JOSEPH CALI, Airport Accounts Receivables

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1 COMMISSIONER KLINGHOFFER: Okay.

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

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

15 **SWEARING IN CEREMONY**

16 **I. APPOINTMENT OF NEW COMMISSIONERS:**

17 MARK S. DUNEC

18 PAUL B. HALLIGAN; and

19 **II. RE-APPOINTMENT OF COMMISSIONER:**

20 STEVEN H. KLINGHOFFER.)

21
22 MR. PAGANELLI: So we're going to start
23 with our -- rather than going right to roll call,
24 we're going to swear in new Commissioners and
25 swear in Commissioner Klinghoffer; and then we'll

1 do roll call in our Regular Meeting.

2 So do we have the oath?

3 MS. SAPINSKI: Yes.

4 Who's first?

5 MR. PAGANELLI: Mr. Dunec can go first.

6 MS. SAPINSKI: Dunec.

7 MR. PAGANELLI: There you go.

8 Nia, you're going to do the honors?

9 MS. GILL: Yes, I will.

10 MR. PAGANELLI: Come on up here.

11 MS. GILL: Sure.

12 MR. PAGANELLI: Stand over here.

13 We're going to have Glen come around.

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

16

17 (Whereupon, Mark S. Dunec was sworn in as
18 Commissioner of the Essex County Improvement
19 Authority.)

20

21 MR. PAGANELLI: Welcome aboard.

22 MS. GILL: Congratulations.

23 COMMISSIONER DUNEC: Thank you.

24 MR. PAGANELLI: Congratulations, sir.

25 We need you to sign.

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

3 MR. PAGANELLI: Great.

4 Paul, you're next. Come on down, sir.

5 COMMISSIONER HALLIGAN: Alrighty.

6 COMMISSIONER BROWN: Congratulations.

7 COMMISSIONER DUNEC: Thank you, sir.

8 MS. GILL: Now do I hold it? Does he hold
9 it?

10 MR. PAGANELLI: You hold; he puts hand on
11 top.

12 There we go.

13 Other hand goes up to the air. There we
14 go.

15

16 (Whereupon, Paul B. Halligan was sworn in
17 as Commissioner of the Essex County Improvement
18 Authority.)

19

20 MR. PAGANELLI: Congratulations.

21 COMMISSIONER HALLIGAN: Thank you, sir.

22 MR. PAGANELLI: Yes, sir.

23 COMMISSIONER KLINGHOFFER: Congratulations.

24 COMMISSIONER HALLIGAN: Thank you, sir.

25 MR. PAGANELLI: Let's get you to sign your

1 | life away here.

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

4 | MS. SAPINSKI: Thank you.

5 | COMMISSIONER HALLIGAN: Thank you, all.

6 | MR. PAGANELLI: Take pictures.

7 | (Whereupon, there was a pause while
8 | photographs were taken.)

9 | MR. PAGANELLI: Just use her name and --

10 |

11 | (Whereupon, Carla A. Stanziale was re-sworn
12 | in as Commissioner to the Essex County
13 | Improvement Authority.)

14 |

15 | COMMISSIONER STANZIALE: Thank you.

16 | MS. GILL: Thank you.

17 | (Whereupon, there was a pause in the
18 | proceedings.)

19 |

20 | (Whereupon, Steven H. Klinghoffer was sworn
21 | in as Commissioner (Re-appointment) of the Essex
22 | County Improvement Authority.)

23 |

24 | COMMISSIONER KLINGHOFFER: Thank you.

25 | MS. GILL: Thank you.

1 A pleasure.

2 COMMISSIONER KLINGHOFFER: Where do I sign?

3 (Whereupon, there was a pause in the
4 proceedings.)

5 MR. PAGANELLI: Okay.

6 COMMISSIONER KLINGHOFFER: Re-Organization
7 phase?

8 MR. PAGANELLI: We are going to do roll
9 call; and then we'll go to Re-Organization.

10

11 **ROLL CALL**

12

13 MS. SAPINSKI: Commissioner Brown?

14 COMMISSIONER BROWN: Here.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Here.

17 MS. SAPINSKI: Commissioner Halligan?

18 COMMISSIONER HALLIGAN: Here.

19 MS. SAPINSKI: Commissioner Klinghoffer?

20 COMMISSIONER KLINGHOFFER: Here.

21 MS. SAPINSKI: Commissioner Spiesbach?

22 COMMISSIONER SPIESBACH: Here.

23 MS. SAPINSKI: Commissioner Stanziale?

24 COMMISSIONER STANZIALE: Here.

25

1 (Whereupon, Sharifa R. Salaam, Esq., Deputy
2 Freeholder Counsel, arrived at 5:08 p.m.)

3

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

6 **RE-ORGANIZATION**

7 **RESOLUTION NO. 15-01**

8 **A. NOMINATION AND ELECTION OF 2015-2016**
9 OFFICERS.)

10

11 MR. PAGANELLI: So the first order of
12 action is going to -- it's actually under number
13 3 on our agenda for tonight, it's the -- it's our
14 Annual Re-Organization.

15 For those Commissioners who are new, every
16 February we re-organize, we put different
17 Commissioners in leadership positions, et cetera.

18 So we have -- there's a proposed slate of
19 officers for 2015-2016. I think they were
20 circulated this afternoon. And there is a --

21 So we need a Resolution just for that.
22 Right? Let's just take a Resolution for --

23 We need a mover and a seconder; unless
24 there's any other discussion for the nomination
25 of the 2015 through '16 officers.

1 We need a mover and a seconder.
2 COMMISSIONER BROWN: I'll move it.
3 COMMISSIONER STANZIALE: I'll second.
4 MR. PAGANELLI: Roll call.
5 MS. SAPINSKI: Commissioner Brown?
6 COMMISSIONER BROWN: Yes.
7 MS. SAPINSKI: Commissioner Dunec?
8 COMMISSIONER DUNEC: Yes.
9 MS. SAPINSKI: Commissioner Halligan?
10 COMMISSIONER HALLIGAN: 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 MR. PAGANELLI: Now he's a Chairman. Yup.
18 MS. SAPINSKI: Okay.
19 MR. PAGANELLI: Now it's your meeting; 3B
20 is you.

21

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

24 **RE-ORGANIZATION**

25 **RESOLUTION NO. 15-02**

1 **B.** ADOPTION OF 2015-2016 MEETING SCHEDULE.)

2

3 CHAIRMAN KLINGHOFFER: Okay.

4 Adoption of the meeting schedule.

5 Is there -- we need a motion, --

6 MR. PAGANELLI: Yes.

7 CHAIRMAN KLINGHOFFER: Okay.

8 Someone move it?

9 COMMISSIONER STANZIALE: I'll move it.

10 COMMISSIONER BROWN: I'll second.

11 CHAIRMAN KLINGHOFFER: Second?

12 Second.

13 MS. SAPINSKI: Commissioner Brown?

14 COMMISSIONER BROWN: Yes.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Yes.

17 MS. SAPINSKI: Commissioner Halligan?

18 COMMISSIONER HALLIGAN: Yes.

19 MS. SAPINSKI: Commissioner Spiesbach?

20 COMMISSIONER SPIESBACH: Yes.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Yes.

23 MS. SAPINSKI: Chairman Klinghoffer?

24 CHAIRMAN KLINGHOFFER: Yes.

25 MR. PAGANELLI: So, just so the Board

1 knows, we've done our best to kind of hopscotch
2 around the calendar. Our Board Meetings are
3 ordinarily, as everybody knows, the last Tuesday
4 of every month. But holidays start to impinge on
5 that -- religious and otherwise. So we've done
6 our best.

7 If you take a look at it and there's
8 something on there that kind of jumps out at you
9 and you want to call us, just call Lucy and if we
10 have to we'll rework things.

11 Okay?

12 CHAIRMAN KLINGHOFFER: Okay.

13

14 **PUBLIC COMMENT**

15

16 CHAIRMAN KLINGHOFFER: Any -- Public
17 Comment next.

18 Anybody here from the public to make public
19 comment?

20 Seeing none. We'll move on.

21

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

24 **ACCEPTANCE OF MINUTES**

25 **RESOLUTION NO. 15-03**

- 1 **1.** SPECIAL BOARD MEETING 12-17-14;
2 **2.** SPECIAL BOARD MEETING 12-17-14 - EXECUTIVE
3 SESSION;
4 **3.** REGULAR BOARD MEETING 12-30-14; and
5 **4.** REGULAR BOARD MEETING 12-30-14 - EXECUTIVE
6 SESSION.)

7

8 CHAIRMAN KLINGHOFFER: Could we move all
9 sets of minutes at the same time?

10 MR. PAGANELLI: Sure.

11 CHAIRMAN KLINGHOFFER: Okay, we've got four
12 sets of minutes. These are just to accept them.

13 Is there a motion to accept these four sets
14 of minutes? Anybody?

15 COMMISSIONER STANZIALE: I'll move it.

16 COMMISSIONER SPIESBACH: Second.

17 MS. SAPINSKI: Commissioner Brown?

18 COMMISSIONER BROWN: Yes.

19 MS. SAPINSKI: Commissioner Dunec?

20 COMMISSIONER DUNEC: Yes.

21 MS. SAPINSKI: Commissioner Halligan?

22 COMMISSIONER HALLIGAN: 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 Executive Session?

5 Do you have any need for Executive Session?

6 MR. PAGANELLI: I do.

7 CHAIRMAN KLINGHOFFER: You want to do it
8 now or later?

9 MR. PAGANELLI: It's an issue with Bears
10 Stadium. It can wait till the end, if the Board
11 would like to just kind of move through our
12 agenda and then we'll --

13 CHAIRMAN KLINGHOFFER: Okay.

14 MR. PAGANELLI: -- block a little time at
15 the end.

16

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

19 **ADMINISTRATIVE**

20 **1.** RESOLUTION NO. 15-001 - RESOLUTION
21 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
22 SERVICES, LLC FOR TRANSCRIPTION OF BOARD MEETING
23 ON 12-17-14 (SPECIAL MEETING) AND 12-30-14;

24 **2.** RESOLUTION NO. 15-002 - RESOLUTION
25 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);

1 **3.** RESOLUTION NO. 15-003 - RESOLUTION
2 RATIFYING PAYMENT TO D. TORLUCCIO IN THE AMOUNT
3 OF \$23,500.00 FOR SNOW/ICE REMOVAL (BID AWARD
4 CONTRACT, RESOLUTION # 14-293);

5 **4.** RESOLUTION NO. 15-004 - RESOLUTION
6 RATIFYING PAYMENT OF \$420.00 TO CONNELL FOLEY FOR
7 LEGAL SERVICES RENDERED IN CONNECTION WITH
8 BRANCHVILLE MANOR;

9 **5.** RESOLUTION NO. 15-005 - RESOLUTION
10 RATIFYING PAYMENT OF \$649.00 TO GIBBONS FOR LEGAL
11 SERVICES RENDERED IN CONNECTION WITH MUNICIPAL
12 CONTINUING DISCLOSURE COOPERATIVE INITIATIVE
13 FILING PROCEDURES;

14 **6.** RESOLUTION NO. 15-006 - RESOLUTION
15 AUTHORIZING PURCHASE OF ECIA INSURANCE POLICIES
16 FOR WORKER'S COMPENSATION, FLOOD, AND UNDERGROUND
17 TANKS FOR THE PERIOD 3-1-15 TO 3-1-16;

18 **7.** RESOLUTION NO. 15-007 - RESOLUTION
19 AUTHORIZING AN AGREEMENT WITH GALLEROS-KOH, LLP
20 FOR FINANCIAL AND ACCOUNTING SERVICES FOR THE
21 FISCAL YEAR 2015 IN THE AMOUNT OF \$125,400.00;

22 and

23 **8.** RESOLUTION NO. 15-008 - RESOLUTION
24 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
25 LEASE AGREEMENT WITH THE COUNTY OF ESSEX AND

1 ARAMARK SPORTS AND ENTERTAINMENT SERVICES, LLC
2 FOR SOUTH MOUNTAIN RECREATION COMPLEX.)

3

4 CHAIRMAN KLINGHOFFER: Okay, Administrative
5 Resolutions, 1 through 8.

6 Someone want to move them and second them
7 for discussion?

8 COMMISSIONER BROWN: I'll move it.

9 COMMISSIONER STANZIALE: Second it.

10 CHAIRMAN KLINGHOFFER: Discussion,
11 questions, on 1 through 8?

12 Okay.

13 MS. SAPINSKI: Commissioner Brown?

14 COMMISSIONER BROWN: Yes.

15 MS. SAPINSKI: Commissioner Dunec?

16 COMMISSIONER DUNEC: Yes.

17 MS. SAPINSKI: Commissioner Halligan?

18 COMMISSIONER HALLIGAN: Yes.

19 MS. SAPINSKI: Commissioner Spiesbach?

20 COMMISSIONER SPIESBACH: Yes.

21 MS. SAPINSKI: Commissioner Stanziale?

22 COMMISSIONER STANZIALE: Yes.

23 MS. SAPINSKI: Chairman Klinghoffer?

24 CHAIRMAN KLINGHOFFER: Yes.

25 MR. PAGANELLI: Just so our new

1 Commissioners -- I'm just going to kind of jump
2 in and out here.

3 We try to break our agenda into different
4 segments of what we think the Improvement
5 Authority is. So you may see things on Airport
6 or Celanese; we'll explain to you what those
7 actually are.

8 Ordinarily we'll move those Resolutions
9 under certain subtitles en masse but if there's
10 ever a time where you have a question or you have
11 an issue, just feel free to chime in. We can
12 take things individually if you want to.

13

14 (Whereupon, the Board discussed the
15 following items:

16 **HILLTOP**

17 **9.** RESOLUTION NO. 15-009 - RESOLUTION
18 ACCEPTING A PROPOSAL FROM HENDRICKS APPRAISAL
19 COMPANY IN THE AMOUNT NOT TO EXCEED \$9,500.00 FOR
20 PROFESSIONAL APPRAISING SERVICES OF HILLTOP
21 PROPERTY; and

22 **10.** RESOLUTION NO. 15-010 - RESOLUTION
23 ACCEPTING A PROPOSAL FROM LASSER SUSSMAN
24 ASSOCIATES IN THE AMOUNT NOT TO EXCEED \$9,500.00
25 FOR PROFESSIONAL APPRAISING SERVICES OF HILLTOP

1 PROPERTY.)

2

3 CHAIRMAN KLINGHOFFER: The next are the
4 Hilltop Resolutions.

5 You know we have new Commissioners; maybe
6 just --

7 MR. PAGANELLI: Yeah.

8 CHAIRMAN KLINGHOFFER: Has everybody been
9 oriented on --

10 Does everybody necessarily know what
11 Hilltop is?

12 MR. PAGANELLI: Let's hold this -- let's
13 hold 9 and 10 until after Executive.

14 CHAIRMAN KLINGHOFFER: Okay.

15

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

18 **NEWARK RIVERFRONT PROJECT/LITIGATION**

19 **11.** RESOLUTION NO. 15-011 - RESOLUTION
20 RATIFYING PAYMENT OF \$9,979.23 TO DE COTIIS,
21 FITZPATRICK & COLE, LLP FOR LEGAL SERVICES
22 RENDERED IN THE MONTH OF DECEMBER 2014.)

23

24 CHAIRMAN KLINGHOFFER: Eleven.

25 Newark Riverfront Project/Litigation.

1 MR. PAGANELLI: Briefly for the
2 Commissioners -- new Commissioners and those that
3 are sitting here.

4 The Improvement Authority undertook the --
5 the taking and the development of the what we
6 call the Newark Riverfront Park. If you've been
7 down to the East Ward of Newark, County Executive
8 touts this was a former container storage area.
9 We have resolved ourselves with two of the three
10 landowners. There's one landowner left, Jerry
11 Rubin, who has been fighting us from day one.

12 So this is now appeal time. So we're up in
13 front of the Appellate Division. If you want to
14 know the issues we can certainly go over them in
15 Executive Session and how we're approaching that
16 strategy.

17 CHAIRMAN KLINGHOFFER: Is there a motion on
18 number 11?

19 COMMISSIONER STANZIALE: I'll move it.

20 CHAIRMAN KLINGHOFFER: Second?

21 COMMISSIONER BROWN: Second.

22 MS. SAPINSKI: Commissioner Brown?

23 COMMISSIONER BROWN: Yes.

24 MS. SAPINSKI: Commissioner Dunec?

25 COMMISSIONER DUNEC: Yes.

1 MS. SAPINSKI: Commissioner Halligan?

2 COMMISSIONER HALLIGAN: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 COMMISSIONER SPIESBACH: Yes.

5 MS. SAPINSKI: Commissioner Stanziale?

6 COMMISSIONER STANZIALE: Yes.

7 MS. SAPINSKI: Chairman Klinghoffer?

8 CHAIRMAN KLINGHOFFER: Yes.

9

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

12 **CORRECTIONAL FACILITY/CELANESE LITIGATION**

13 ***ALL EXPENSES PAID FROM ECIA GENERAL/OPERATING**
14 **ACCOUNT**

15 **12. RESOLUTION NO. 15-012 - RESOLUTION**
16 **RATIFYING PAYMENT IN THE AMOUNT OF \$19,961.86 TO**
17 **BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL**
18 **SERVICES RENDERED IN THE MONTH OF DECEMBER 2014.)**

19

20 CHAIRMAN KLINGHOFFER: Correctional
21 Facility/Celanese Litigation.

22 And the background is rather voluminous on
23 this.

24 MR. PAGANELLI: Yeah. This is -- this
25 Celanese lawsuit or site is the site of the

1 present County Correctional Facility in Newark on
2 Doremus Avenue.

3 The Improvement Authority was charged many
4 years ago with acquisition of the site and with
5 construction of the jail itself.

6 In the agreement of sale with Celanese the
7 Improvement Authority agreed that it would
8 indemnify and defend and hold harmless Celanese
9 for any discharges off that property in their
10 course of their ownership.

11 I think some of you may be aware that there
12 was a Spill Act case involving the Passaic River.
13 There's also federal lawsuits involving the
14 river.

15 We're brought into the litigation by
16 Celanese. The initial position of the
17 Improvement Authority was that it never intended
18 to indemnify them for their acts. Ultimately
19 that lawsuit was unsuccessful.

20 We now have an outside attorney; his name
21 is James O'Toole. I think the Board -- the
22 present Board members would agree he's been
23 tremendous. It's been expensive but it's -- he's
24 been a tremendous asset for us.

25 And he is now walking us through the

1 remainder of litigation as it pertains to costs
2 incurred to date.

3 And then we'll all have to figure out what
4 the future plans are for the river and what the
5 cost will be for ultimate cleanup and things like
6 that.

7 But that's what this lawsuit is about.

8 COMMISSIONER HALLIGAN: I'm going to have
9 to recuse myself. I used to work for Buchanan,
10 Ingersoll, so.

11 I don't think I have to but --

12 MR. PAGANELLI: For tonight why don't you
13 and then --

14 COMMISSIONER HALLIGAN: For tonight, yeah.

15 MR. PAGANELLI: -- you and I will talk
16 about it --

17 COMMISSIONER HALLIGAN: Okay.

18 MR. PAGANELLI: -- and we'll go from there.
19 So, for tonight's it's --

20 COMMISSIONER HALLIGAN: Okay.

21 MR. PAGANELLI: -- it's fine.

22 That's where we are with Celanese.

23 COMMISSIONER HALLIGAN: Okay.

24 CHAIRMAN KLINGHOFFER: Someone like to move
25 number 12?

1 COMMISSIONER SPIESBACH: I'll move it.

2 COMMISSIONER STANZIALE: Second.

3 MS. SAPINSKI: Commissioner Brown?

4 COMMISSIONER BROWN: Yes.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: Yes.

7 MS. SAPINSKI: Commissioner Halligan?

8 COMMISSIONER HALLIGAN: Abstain.

9 MS. SAPINSKI: Commissioner Spiesbach?

10 COMMISSIONER SPIESBACH: Yes.

11 MS. SAPINSKI: Commissioner Stanziale?

12 COMMISSIONER STANZIALE: Yes.

13 MS. SAPINSKI: Chairman Klinghoffer?

14 CHAIRMAN KLINGHOFFER: Yes.

15

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

18 **PARKING**

19 **13.** RESOLUTION NO. 15-013 - RESOLUTION

20 AUTHORIZING PAYMENT TO POSITIVE ELECTRIC IN THE
21 AMOUNT OF \$1,295.80 FOR ELECTRIC REPAIRS AT JUROR
22 LOT.)

23

24 CHAIRMAN KLINGHOFFER: We have one Parking
25 Resolution.

1 If anyone would like to move it?

2 COMMISSIONER STANZIALE: I'll move it.

3 COMMISSIONER SPIESBACH: Second.

4 MS. SAPINSKI: Commissioner Brown?

5 COMMISSIONER BROWN: Yes.

6 MS. SAPINSKI: Commissioner Dunec?

7 COMMISSIONER DUNEC: Yes.

8 MS. SAPINSKI: Commissioner Halligan?

9 COMMISSIONER HALLIGAN: Yes.

10 MS. SAPINSKI: Commissioner Spiesbach?

11 COMMISSIONER SPIESBACH: Yes.

12 MS. SAPINSKI: Commissioner Stanziale?

13 COMMISSIONER STANZIALE: Yes.

14 MS. SAPINSKI: Chairman Klinghoffer?

15 CHAIRMAN KLINGHOFFER: Yes.

16 MR. PAGANELLI: Just so the new Board

17 members know, the Improvement Authority operates

18 -- owns and operates the juror lot at the County

19 Hall of Records facility. So when you see

20 Parking, those are the bills that are generating

21 out of our operating the garage, as well as the

22 surface lots.

23

24 (Whereupon, the Board discussed and took

25 action on the following items:

1 **SPORTSPLEX COMPLEX**

2 **14.** RESOLUTION NO. 15-014 - RESOLUTION
3 RATIFYING PAYMENT TO AROCHO SERVICES, LLC IN THE
4 AMOUNT OF \$11,675.00 FOR SNOW/ICE REMOVAL;

5 **15.** RESOLUTION NO. 15-015 - RESOLUTION
6 RATIFYING PAYMENT TO ARTISTIC SIGNS IN THE AMOUNT
7 OF \$865.00 FOR A REMOVAL OF OLD SIGNS AND
8 INSTALLATION OF TWO NEW SIGNS;

9 **16.** RESOLUTION NO. 15-016 - RESOLUTION
10 RATIFYING PURCHASE OF 2010 JOHN DEERE 2653B
11 TRIM/SURROUND MOWER IN THE AMOUNT OF \$5,390.00
12 FOR STADIUM (LEASE BUYOUT);

13 **17.** RESOLUTION NO. 15-017 - RESOLUTION
14 AUTHORIZING PAYMENT IN THE AMOUNT OF \$697.50 TO
15 ABLE ROLLING STEEL DOOR FOR COILING GRILLE
16 REPAIRS.)

17
18 CHAIRMAN KLINGHOFFER: You want to do the
19 Sports -- you want us to do the Sports -- excuse
20 me -- Sportsplex Complex before Executive Session
21 or it --

22 MR. PAGANELLI: Yeah, because these are
23 just general --

24 CHAIRMAN KLINGHOFFER: Okay.

25 MR. PAGANELLI: -- bills.

1 CHAIRMAN KLINGHOFFER: Got 14 through 17.
2 Somebody like to move them?
3 COMMISSIONER BROWN: I'll move it.
4 COMMISSIONER STANZIALE: Second.
5 MS. SAPINSKI: Commissioner Brown?
6 COMMISSIONER BROWN: Yes.
7 MS. SAPINSKI: Commissioner Dunec?
8 COMMISSIONER DUNEC: Yes.
9 MS. SAPINSKI: Commissioner Klinghoffer --
10 CHAIRMAN KLINGHOFFER: Yes.
11 MS. SAPINSKI: Halligan?
12 COMMISSIONER HALLIGAN: Yes.
13 MS. SAPINSKI: Commissioner Spiesbach?
14 COMMISSIONER SPIESBACH: Yes.
15 MS. SAPINSKI: Commissioner Stanziale?
16 COMMISSIONER STANZIALE: Yes.
17 MS. SAPINSKI: Chairman Klinghoffer?
18 CHAIRMAN KLINGHOFFER: Yes.
19 We're both out of habit.

20

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

23 **AIRPORT**

24 **18.** RESOLUTION NO. 15-018 - RESOLUTION
25 AUTHORIZING A LEASE AGREEMENT WITH ELITILE

1 AVIATION FOR LAND LEASE, APPROXIMATELY 25,590 SQ.
2 FEET;

3 **19.** RESOLUTION NO. 15-019 - RESOLUTION
4 AUTHORIZING AN AMENDMENT #2 TO THE AGREEMENT WITH
5 H2M ASSOCIATES, INC. IN THE AMOUNT OF \$8,045.56
6 FOR DISPOSAL OF 66 DRUMS;

7 **20.** RESOLUTION NO. 15-020 - RESOLUTION
8 AUTHORIZING AN AGREEMENT WITH GALLEROS KOH, LLP
9 FOR FINANCIAL AND ACCOUNTING SERVICES IN
10 CONNECTION WITH THE AIRPORT MOTOR FUEL TAX
11 RETURNS FOR THE FISCAL YEAR 2015 IN THE AMOUNT OF
12 \$3,120.00 (\$260.00 PER MONTH);

13 **21.** RESOLUTION NO. 15-021 - RESOLUTION
14 RATIFYING PAYMENT TO C&S ENGINEERS, INC. IN THE
15 AMOUNT OF \$2,137.33 FOR ENGINEERING SERVICES
16 RENDERED IN CONNECTION WITH THE AIRPORT
17 MODIFICATION OF STANDARDS (ECIA FUNDED PROJECT);

18 **22.** RESOLUTION NO. 15-022 - RESOLUTION
19 RATIFYING PURCHASE OF 2010 JOHN DEERE 220 WALK
20 BEHIND GREENS MOWER IN THE AMOUNT OF \$1,429.00
21 (LEASE BUYOUT);

22 **23.** RESOLUTION NO. 15-023 - RESOLUTION
23 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,204.00 TO
24 TRANE FOR HVAC SYSTEM REPAIRS AT BUILDING/HANGAR
25 M;

1 **24.** RESOLUTION NO. 15-024 - RESOLUTION
2 ACCEPTING TRANE PROPOSALS FOR ADDITIONAL HVAC
3 SYSTEM REPAIRS AT BUILDING/HANGAR M IN THE AMOUNT
4 OF \$3,500.00.)

5 **25.** RESOLUTION NO. 15-025 - RESOLUTION
6 AUTHORIZING PAYMENT IN THE AMOUNT OF \$697.50 TO
7 ABLE ROLLING STEEL DOOR FOR AIRPORT GARAGE DOOR
8 REPAIRS;

9 **26.** RESOLUTION NO. 15-026 - RESOLUTION
10 ACCEPTING A PROPOSAL FROM A & F CONSTRUCTION TO
11 REMOVE AND REPLACE EXISTING DOOR OPERATOR FOR
12 AIRPORT GARAGE DOOR IN THE AMOUNT OF \$1,900.00;
13 and

14 **27.** RESOLUTION NO. 15-027 - RESOLUTION
15 AUTHORIZING PAYMENT IN THE AMOUNT OF \$2,340.00 TO
16 GC STEWART FOR ADDITIONAL REVISION TO THE AIRPORT
17 BOUNDARY SURVEY AS PER FAA REQUIREMENTS.)

18

19 CHAIRMAN KLINGHOFFER: Airport, which is 18
20 through 27.

21 I know I have a question but why doesn't
22 someone move it and second it and then we'll have
23 discussion.

24 COMMISSIONER STANZIALE: I'll move it.

25 COMMISSIONER BROWN: I'll second.

1 CHAIRMAN KLINGHOFFER: There's a new lease.
2 Can you just give us the background on that?

3 MR. PAGANELLI: Yeah.

4 CHAIRMAN KLINGHOFFER: It's a land lease,
5 isn't it?

6 MR. PAGANELLI: A meeting or two ago we
7 talked about the opportunity to try to bring a
8 new entity onto the Airport. That's the -- this
9 is the fruition of that.

10 We had -- if you look at an overhead of the
11 Airport, there is an empty lot still down by our
12 garage. I call it the milling's lot, because
13 there's a lot of millings there. It's kind of
14 where you see now we have a lot of snow dumped
15 because we use that.

16 It was our hope that ultimately we would
17 develop that parcel. Instead, at this point in
18 time, we're going to develop a different corner
19 of the Airport up by Hangar P, which is our old
20 historic hangar up on the corner.

21 This is a opportunity for us to receive a
22 ground lease rent that is commensurate with other
23 ground leases at the Airport so that we're
24 treating everybody the same.

25 We do, however, think that this entity will

1 generate short term jobs in terms of construction
2 but also long time permanent jobs in terms of
3 operating the hangar, as well as increasing fuel
4 sales for us at the Airport.

5 CHAIRMAN KLINGHOFFER: I think we might
6 have something coming.

7 MR. PAGANELLI: Okay.

8 (Whereupon, there was a pause in the
9 proceedings).

10 MR. PAGANELLI: So, we're now standing here
11 on the record holding up a -- an overhead of the
12 Airport. This large white building here is the
13 old hangar I was talking about; the proposed
14 development is up in this right hand corner.

15 The other parcel that I've been talking
16 about I was trying to develop is down here. It
17 offers some unique problems for us because our
18 access road goes through it.

19 So, we're still hopeful to do something
20 here. This development though is planning on
21 being up in this area.

22 CHAIRMAN KLINGHOFFER: Where was the old
23 restaurant property?

24 MR. PAGANELLI: The old restaurant property
25 is now this -- the new T hangar is probably right

1 in this area here.

2 CHAIRMAN KLINGHOFFER: Okay.

3 MR. PAGANELLI: That's a new now apron and
4 T hangar.

5 So up front here we're still looking at.
6 You know Joe Cali, who does our Airport
7 receivables has been looking at whether or not we
8 do more T hangars there or we just do tie-downs
9 or we do other kind of commercial development.

10 So, we'll have to see how it plays out.

11 CHAIRMAN KLINGHOFFER: What -- do we
12 have -- do we have a waiting list at this point?

13 I know at one time we did.

14 MR. PAGANELLI: We do for T hangars; not
15 large but the -- the regular size T hangars we
16 do.

17 What we try -- we don't want to overbuild
18 because we don't want to build things and not
19 have tenants. When we first -- Steve indicates
20 when he first started here -- or at least when I
21 first started here back in '03 we had a long
22 waiting list. We did develop this one here.
23 There was --

24 For those of who used to come out here
25 every once in a while there used to be something

1 called The 94th Bomber Group. It was a restaurant
2 out there. They left.

3 And this was our development scheme for
4 that area. Somewhat limited because you couldn't
5 restrict our tower here; you couldn't restrict
6 the visual sightline to the end of the runway.
7 So we developed the remainder of the apron and
8 this T hangar. And we also did 1, 2 and 3 T
9 hangars as well.

10 Yes, sir?

11 COMMISSIONER DUNEC: And how long is the
12 potential land lease?

13 MR. PAGANELLI: Twenty years with two
14 fives.

15 COMMISSIONER DUNEC: And that's the typical
16 for everybody else?

17 MR. PAGANELLI: For our land leases here.

18 The Board should recognize that we are not
19 allowing a mortgage on the property; we're not
20 splitting an interest in the fee of the property.

21 For those of you want to read the past
22 history of the Improvement Authority, the
23 Improvement Authority owns this property or owned
24 this property out in front. We still own the
25 property to the left with the grayish building as

1 | you look at it. The Improvement Authority did
2 | subordinate its interest to the other white
3 | building with what I would call the white roof on
4 | it. And that property was taken from the
5 | Improvement Authority through a foreclosure. It
6 | was kind of a fairly large story back in 2003.

7 | CHAIRMAN KLINGHOFFER: And would this be
8 | our last piece to develop here? This --
9 | developed a lot of other --

10 | MR. PAGANELLI: Yeah. I mean right now the
11 | way we look at it this is kind of the last area
12 | of development. This is obviously wet.

13 | Vibra Screw had been talked about in the
14 | past but --

15 | CHAIRMAN KLINGHOFFER: Where is Vibra Screw
16 | in the --

17 | MR. PAGANELLI: This is Vibra Screw up
18 | here. This is Vibra Screw up in here. It's like
19 | a -- goes up and around the back that way.

20 | CHAIRMAN KLINGHOFFER: That's a big piece
21 | of property.

22 | MR. PAGANELLI: Yeah.

23 | COMMISSIONER SPIESBACH: Hey, Jim, are any
24 | of our environmental issues associated with
25 | this --

1 MR. PAGANELLI: This area here?

2 COMMISSIONER SPIESBACH: -- lease -- lease
3 property?

4 MR. PAGANELLI: No. Not in this area. We
5 may need to bring somebody on though that will be
6 kind of our eyes and ears in that area just to
7 make sure.

8 COMMISSIONER SPIESBACH: All right.
9 Okay.

10 MR. PAGANELLI: That's it.
11 Thank you, Tom.

12 CHAIRMAN KLINGHOFFER: Anything else on
13 this lease?

14 Okay, if not, we have a motion and second,
15 so.

16 MS. SAPINSKI: Commissioner Brown?

17 COMMISSIONER BROWN: Yes.

18 MS. SAPINSKI: Commissioner Dunec?

19 COMMISSIONER DUNEC: Yes.

20 MS. SAPINSKI: Commissioner Halligan?

21 COMMISSIONER HALLIGAN: 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 MR. PAGANELLI: Can I just one other point?
4 And I apologize for jumping around.

5 Some of these you're seeing are lease
6 buyouts, both at the Airport and at Sportsplex.
7 For the new Commissioners, we took over some of
8 the leases from the prior operator -- the Bears
9 team that ended up going bankrupt -- they're
10 going out of business.

11 So when you see lease buyouts, basically
12 what we did was we took over those lease payments
13 and then there was an option at the end of buyout
14 for a dollar.

15 Mr. Gomez from our Airport, Mr. Launay from
16 Parking, reviewed the equipment, thought it was
17 in our best interest to buy it out. So you're
18 seeing this listed under Airport because Tommy's
19 going to use it out here.

20

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

23 **OBSTRUCTION REMOVAL - RSA PHASE VII PROJECT**

24 **Project Funded:**

25 **FAA GRANT #37-15**

1 **AIRPORT BOND**

2 **28.** RESOLUTION NO. 15-028 - RESOLUTION
3 RATIFYING PAYMENT TO C&S ENGINEERS, INC. IN THE
4 AMOUNT OF \$30,057.58 FOR ENGINEERING SERVICES
5 RENDERED IN CONNECTION WITH THE OBSTRUCTION
6 OBSERVATION; and

7 **29.** RESOLUTION NO. 15-029 - RESOLUTION
8 RATIFYING PAYMENT (PAY APP #1) TO DOWNES TREE
9 SERVICES IN THE AMOUNT OF \$189,404.60 FOR
10 SERVICES RENDERED IN CONNECTION WITH THE
11 OBSTRUCTION REMOVAL OFF THE AIRPORT.)

12

13 CHAIRMAN KLINGHOFFER: You want to do a
14 quick review on Obstruction Removal?

15 MR. PAGANELLI: Sure.

16 Obstruction Removal has been a project that
17 we've been doing -- I don't even know for how
18 long now.

19 Obstructions around the Airport are either
20 buildings, which we tend to light or they're
21 trees. And so these Obstruction Removals that
22 you're seeing here are trees.

23 We have had really great cooperation from
24 our neighbors. We consider ourselves part of the
25 community here. And almost every neighbor has

1 allowed us to come on -- usually with a right of
2 entry; a couple want easements -- but allow us to
3 come on and take the trees out so that we can
4 offer safe operations at the Airport.

5 We do have one landowner that's been
6 somewhat of a holdout. I'm anticipating new
7 documents in from them to see if we can get it
8 done. But that's the golf course, Mountain Ridge
9 Country Club, at the end of one of our runways.
10 But everybody else has been cooperative and the
11 projects have gone well.

12 COMMISSIONER SPIESBACH: Jim, one quick
13 question.

14 MR. PAGANELLI: Yeah.

15 COMMISSIONER SPIESBACH: This is pay
16 application number 1. What's the total contract,
17 number 29, for the tree removal?

18 MR. PAGANELLI: You have it in the
19 Resolution?

20 MS. SAPINSKI: It's -- I think it's there.

21 MR. PAGANELLI: Just give me a second, Ger.

22 MS. SAPINSKI: No, it's --

23 COMMISSIONER SPIESBACH: So they've not
24 been on the golf course yet?

25 MR. PAGANELLI: No.

1 COMMISSIONER SPIESBACH: We'd be removing a
2 quite a bit of tree work at the golf course if
3 things go according to what we were anticipating,
4 right?

5 MR. PAGANELLI: So, we can talk a little
6 bit about golf in Executive, if the Board wishes.

7 On this one, on this aspect of the project,
8 the total contract was two ten seven seventy.

9 COMMISSIONER SPIESBACH: Okay, so --

10 MR. PAGANELLI: With this payment it's
11 about 21 grand --

12 COMMISSIONER SPIESBACH: Yeah.

13 MR. PAGANELLI: -- left.

14 COMMISSIONER SPIESBACH: Yeah. So they're
15 almost done.

16 MR. PAGANELLI: Right.

17 They are not the intended contractor for
18 golf.

19 COMMISSIONER SPIESBACH: Okay.

20 MR. PAGANELLI: I can talk to the Board
21 about that.

22 If the Improvement Authority does that,
23 that will be a new bid. But there may be a way
24 we're going to structure around that.

25 COMMISSIONER SPIESBACH: Okay. That's

1 fine.

2 CHAIRMAN KLINGHOFFER: Okay?

3 Someone want to move 28 and 29?

4 COMMISSIONER SPIESBACH: I'll move.

5 COMMISSIONER STANZIALE: Second.

6 MS. SAPINSKI: Commissioner Brown?

7 COMMISSIONER BROWN: Yes.

8 MS. SAPINSKI: Commissioner Dunec?

9 COMMISSIONER DUNEC: Yes.

10 MS. SAPINSKI: Commissioner Halligan?

11 COMMISSIONER HALLIGAN: Yes.

12 MS. SAPINSKI: Commissioner Spiesbach?

13 COMMISSIONER SPIESBACH: Yes.

14 MS. SAPINSKI: Commissioner Stanziale?

15 COMMISSIONER STANZIALE: Yes.

16 MS. SAPINSKI: Chairman Klinghoffer?

17 CHAIRMAN KLINGHOFFER: Yes.

18

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

21 **FINANCE**

22 **30. RESOLUTION NO. 15-030 - RESOLUTION**

23 **RATIFYING PAYMENT OF CHARGES AND EXPENSES OF THE**

24 **AUTHORITY'S \$150,000,000 POOLED GOVERNMENT LOAN**

25 **PROGRAM SERIES 1986**

1 PAYMENTS DUE OTHERS FOR PGLP SERVICES

2 PHILIP A. LANZET, FINANCIAL CONSULTANT -
3 JANUARY, FEBRUARY 2015 - \$5,000.00;

4 WELLS FARGO BANK, NA - REMARKETING FEE -
5 10-1-14 TO 12-31-14 - \$4,395.56;

6 ECIA - 2014 AUDIT - \$7,500.00;

7 BANK OF NEW YORK - UCC CHARGE - \$500.00.)

8

9 CHAIRMAN KLINGHOFFER: Final Resolution,
10 number 30.

11 Anybody like to move it?

12 COMMISSIONER BROWN: I'll move it.

13 CHAIRMAN KLINGHOFFER: Second?

14 COMMISSIONER STANZIALE: Oh, I'll second.

15 MS. SAPINSKI: Commissioner Brown?

16 COMMISSIONER BROWN: Yes.

17 MS. SAPINSKI: Commissioner Dunec?

18 COMMISSIONER DUNEC: Yes.

19 MS. SAPINSKI: Commissioner Halligan?

20 COMMISSIONER HALLIGAN: I don't even
21 understand what that is, so I'm going to have to
22 abstain.

23 MR. PAGANELLI: Okay.

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 You want to do just a little background on
6 this --

7 MR. PAGANELLI: Sure.

8 CHAIRMAN KLINGHOFFER: -- this process?

9 MR. PAGANELLI: Pooled Government Loan
10 Program is a pool of funds that was established
11 back in 1986. It has been used by various
12 municipalities throughout the County to do
13 capital improvements and to buy capital equipment
14 for their needs.

15 Phil Lanzet is our program administrator.
16 And really I think the only participant right now
17 is the County of Essex.

18 The County of Essex has used it for mini
19 golf, it's used it for the new parking garage at
20 the Turtle Back Zoo, it's used it for the
21 Educational Center at the Turtle -- at Turtle
22 Back Zoo. And, I don't know, he may use it for
23 something else as well.

24 These costs that you're seeing here or that
25 you -- that we've asked you to approve are all

1 administrative costs for that pool.

2 CHAIRMAN KLINGHOFFER: Okay.

3

4 (Whereupon, the Board discussed the
5 following items:

6

7 **ADDITIONAL INFORMATION**

8 **A.** REPORT OF PGLP ADMINISTRATOR

9 **B.** JUDGE CAREY ORDERED IN CONNECTION WITH
10 RUBIN LITIGATION (NEWARK RIVERFRONT PROJECT)

11 **C.** CELANESE LITIGATION - LPRSA 1st QT.
12 ASSESSMENTS INVOICES.)

13

14 MR. PAGANELLI: Just, Mr. Chairman, before
15 we go to Executive, --

16 CHAIRMAN KLINGHOFFER: Um-hum.

17 MR. PAGANELLI: -- if you have the time or
18 the interest, you can see there's a Report of the
19 PGLP Administrator as Additional Information,
20 attachment A. Maybe at some point we can -- you
21 know, we'll spend some time and go through that
22 together.

23 You could see Judge Carey's order on Newark
24 Riverfront. We could talk about that in Closed.

25 And then we are trying to -- just for the

1 purpose of the new Commissioners, we have tried
2 very diligently to make sure that the Celanese
3 litigation and all that comes with that Celanese
4 litigation is as public as we possibly can make
5 it. You'll see it in our audit. You'll see it
6 in almost everything that we do publicly.

7 A lot of the expenses that we have now are
8 through Special Master Rosen, as appointed by
9 Judge Moore.

10 But anytime we're making payments we're --
11 even if it's by court order, which I don't think
12 really requires a vote of the Board, we show it
13 to you and we show it on our agenda so that the
14 public looking at this understands what's going
15 on and there's never a question that somehow we
16 were, you know, paying things behind the --
17 behind closed doors.

18 Everything with this has been very upfront.
19 It's in all our bond offering statements. It's
20 in our audit. It's on our agendas. So, I'm just
21 trying to let you know anyway that we're making
22 this as transparent as we possibly can.

23 Okay?

24 With that being said, I do have a need for
25 Executive to discuss contract negotiations on

1 Bears Stadium.

2 And then if there's a -- if you want to
3 discuss Celanese, Hilltop or Riverfront, we can
4 discuss those litigation items in Executive
5 Session.

6 CHAIRMAN KLINGHOFFER: Is there a motion to
7 go into Executive Session?

8 COMMISSIONER BROWN: I'll move it.

9 CHAIRMAN KLINGHOFFER: Second?

10 COMMISSIONER HALLIGAN: I'll second.

11 MS. SAPINSKI: Commissioner Brown?

12 COMMISSIONER BROWN: Yes.

13 MS. SAPINSKI: Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Halligan?

16 COMMISSIONER HALLIGAN: Yes.

17 MS. SAPINSKI: Commissioner Spiesbach?

18 COMMISSIONER SPIESBACH: Yes.

19 MS. SAPINSKI: Commissioner Stanziale?

20 COMMISSIONER STANZIALE: Yes.

21 MS. SAPINSKI: Chairman Klinghoffer?

22 CHAIRMAN KLINGHOFFER: Yes.

23 (Whereupon, there was a pause in the
24 proceedings.)

25 MR. PAGANELLI: How are you, Sharifa?

1 MS. SALAAM: Great. How's everyone else?

2 MR. PAGANELLI: Good.

3 Have you -- did you meet everybody?

4 MS. SALAAM: No, I haven't. I would like
5 to.

6 MR. PAGANELLI: So, she is from our --

7 COMMISSIONER HALLIGAN: Hi. I'm Paul
8 Halligan.

9 MS. SALAAM: Sharifa Salaam.

10 MR. PAGANELLI: Sharifa is our legal expert
11 from the Freeholder Board.

12 COMMISSIONER HALLIGAN: Okay.

13 MR. PAGANELLI: She is one of the attorneys
14 for the Freeholder Board who comes to our
15 meetings, kind of goes through our agendas with
16 us.

17 And it's good for us because it's another
18 way that the Freeholders and the County
19 government gets information from us.

20 We're very happy to always have her here.

21 MS. SALAAM: Thank you so much.

22 MR. PAGANELLI: Yes, ma'am.

23 COMMISSIONER DUNEC: Nice to meet you.

24

25 (Whereupon, there was a pause in the

1 proceedings.)

2

3 (Whereupon, the Board moved to Executive
4 Session at 5:27 p.m., Resolution 15-031.)

5

6 (Whereupon, the Board returned to Open
7 Session at 6:37 p.m.)

8

9 (Whereupon, there was a pause in the
10 proceedings.)

11

12 CHAIRMAN KLINGHOFFER: Is there anybody
13 coming in?

14 MR. PAGANELLI: No, we're just taking signs
15 down and making sure the doors are open incase
16 the public comes and wants to catch the tail end
17 of this meeting.

18

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

21 **HILLTOP**

22 9. RESOLUTION NO. 15-009 - RESOLUTION
23 ACCEPTING A PROPOSAL FROM HENDRICKS APPRAISAL
24 COMPANY IN THE AMOUNT NOT TO EXCEED \$9,500.00 FOR
25 PROFESSIONAL APPRAISING SERVICES OF HILLTOP

1 PROPERTY; and

2 **10.** RESOLUTION NO. 15-010 - RESOLUTION
3 ACCEPTING A PROPOSAL FROM LASSER SUSSMAN
4 ASSOCIATES IN THE AMOUNT NOT TO EXCEED \$9,500.00
5 FOR PROFESSIONAL APPRAISING SERVICES OF HILLTOP
6 PROPERTY.)

7

8 CHAIRMAN KLINGHOFFER: So the two remaining
9 items that are 9 and 10 are Hilltop?

10 MR. PAGANELLI: Nine and 10 are Hilltop;
11 those are the appraisals that we discussed in
12 Executive Session.

13 CHAIRMAN KLINGHOFFER: Okay, is there a
14 motion on 9 and 10?

15 COMMISSIONER STANZIALE: I'll move it.

16 CHAIRMAN KLINGHOFFER: Second?

17 COMMISSIONER BROWN: Second.

18 MS. SAPINSKI: Commissioner Brown?

19 COMMISSIONER BROWN: Yes.

20 MS. SAPINSKI: Commissioner Dunec?

21 COMMISSIONER DUNEC: Yes.

22 MS. SAPINSKI: Commissioner Halligan?

23 COMMISSIONER HALLIGAN: 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 Anything else?

6 MR. PAGANELLI: Mr. Chairman, that's all we
7 have to offer tonight.

8 CHAIRMAN KLINGHOFFER: Okay.

9

10 **ADJOURNMENT**

11

12 CHAIRMAN KLINGHOFFER: Is there a motion to
13 adjourn?

14 COMMISSIONER BROWN: Yes.

15 COMMISSIONER SPIESBACH: Second.

16 MS. SAPINSKI: Commissioner Brown?

17 COMMISSIONER BROWN: Yes.

18 MS. SAPINSKI: Commissioner Dunec?

19 COMMISSIONER DUNEC: Yes.

20 MS. SAPINSKI: Commissioner Halligan?

21 COMMISSIONER HALLIGAN: 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 proceedings were concluded

5 at 6:38 p.m., Resolution No. 15-05.)

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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 AND ANNUAL RE-ORGANIZATION of the ESSEX COUNTY
9 IMPROVEMENT AUTHORITY heard on Tuesday, February
10 24, 2015, and digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon