

ESSEX COUNTY
IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, November 24, 2015
Commencing at 5:04 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 via telephone at 5:07 p.m.)
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:

COMMISSIONER PAUL B. HALLIGAN

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

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1 MS. DILLON: Okay.

2 On the record.

3 COMMISSIONER BROWN: Is anyone --

4 MS. SAPINSKI: We -- he's calling in.

5 Gerry's calling in.

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

16

17 **ROLL CALL**

18

19 CHAIRMAN KLINGHOFFER: Roll call.

20 MS. SAPINSKI: Commissioner Brown?

21 COMMISSIONER BROWN: Here.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: Here.

24 MS. SAPINSKI: Commissioner Stanziale?

25 COMMISSIONER STANZIALE: Here.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Here.

3

4 **PUBLIC COMMENT**

5

6 CHAIRMAN KLINGHOFFER: Is there anybody
7 here from the public to comment?

8 Seeing none.

9

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

12 **ACCEPTANCE OF MINUTES**

13 **RESOLUTION NO. 15-26**

14 **1. REGULAR BOARD MEETING AND EXECUTIVE SESSION**
15 10-27-15.)

16

17 CHAIRMAN KLINGHOFFER: We'll move --

18 MR. ROTHER: Wait a minute; I got the wrong
19 package.

20 Excuse me one --

21 CHAIRMAN KLINGHOFFER: Sure. Okay.

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

24 MR. ROTHER: I'm sorry.

25 Go ahead.

1 CHAIRMAN KLINGHOFFER: Is there motion to
2 accept the minutes of the October 27, 2015
3 Regular Board Meeting and Executive Session?

4 COMMISSIONER DUNEC: I'll make a motion.

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 Stanziale?

11 COMMISSIONER STANZIALE: Yes.

12 MS. SAPINSKI: Chairman Klinghoffer?

13 CHAIRMAN KLINGHOFFER: Yes.

14 Director Rother, Executive Session

15 necessary or --

16 MR. ROTHER: Yeah, I think there are just a
17 couple of things we can talk about --

18 CHAIRMAN KLINGHOFFER: You want to do it
19 now or at the end?

20 MR. ROTHER: -- in Executive.

21 At the end.

22 CHAIRMAN KLINGHOFFER: Pardon me? At the
23 end?

24 MR. ROTHER: At the end.

25 CHAIRMAN KLINGHOFFER: At the end. Okay.

1 You know what? Maybe you ought to put on
2 the agenda to the end of -- because we always do
3 them at the end. There's no reason to put it on
4 the front.

5 MR. ROTHER: Yeah.

6

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

9 **ADMINISTRATIVE**

10 1. RESOLUTION NO. 15-220 - RESOLUTION
11 RATIFYING PAYMENT TO AUDIO-DIGITAL TRANSCRIPTION
12 SERVICES, LLC FOR TRANSCRIPTION OF REGULAR BOARD
13 MEETING ON 10-27-15;

14 2. RESOLUTION NO. 15-221 - RESOLUTION
15 RATIFYING PAYMENT OF RECURRING BILLS (BILL LIST);

16 3. RESOLUTION NO. 15-222 - RESOLUTION
17 AUTHORIZING THE RENEWAL OF THE AUTHORITY'S PUBLIC
18 OFFICIALS AND MANAGEMENT LIABILITY INSURANCE
19 COVERAGE;

20 4. RESOLUTION NO. 15-223 - RESOLUTION
21 ESTABLISHING 2016 POOL OF APPROVED SURVEYORS
22 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
23 FAIR AND OPEN PROCESS" NJSA 19:44A-20.4;

24 5. RESOLUTION NO. 15-224 - RESOLUTION
25 ESTABLISHING 2016 POOL OF APPROVED REAL ESTATE

1 APPRAISERS FIRMS IN ACCORDANCE WITH THE "PAY TO
2 PLAY LAW - FAIR AND OPEN PROCESS" - NJSA
3 19:44A-20.4.)

4
5 CHAIRMAN KLINGHOFFER: Administrative
6 Resolutions 1 through 5.

7 COMMISSIONER BROWN: I'll move it.

8 COMMISSIONER DUNEC: Second.

9 MS. SAPINSKI: Commissioner Brown?

10 COMMISSIONER BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: Yes.

15 MS. SAPINSKI: Chairman Klinghoffer?

16 CHAIRMAN KLINGHOFFER: Yes.

17

18 (Whereupon, the Board discussed and took
19 action on the following item:

20 **CEDAR GROVE PARK PROJECT**

21 6. RESOLUTION NO. 15-225 - RESOLUTION
22 AUTHORIZING A PAYMENT OF \$23,561.75 TO CME
23 ASSOCIATES FOR ENGINEERING SERVICES IN CONNECTION
24 WITH THE COUNTY DEVELOPMENT OF A NEW PARK IN
25 CEDAR GROVE.)

1
2 CHAIRMAN KLINGHOFFER: Cedar Grove Park
3 Project.

4 Number 6.

5 Steve, you just want to give us the
6 background on this?

7 This is the project that -- I recall that
8 the County is doing.

9 Is that correct?

10 MR. ROTHER: Yes. That's -- that's the --
11 we approved that I think at my first --

12 MS. SAPINSKI: September?

13 MR. ROTHER: -- my first meeting here. And
14 we're -- we're beginning to get some action on
15 that now.

16 CHAIRMAN KLINGHOFFER: Okay. Good. Okay.
17 Is there a motion?

18 COMMISSIONER BROWN: I'll move it.

19 CHAIRMAN KLINGHOFFER: Is there a second?

20 COMMISSIONER STANZIALE: Second.

21 MS. SAPINSKI: Commissioner Brown?

22 COMMISSIONER BROWN: Yes.

23 MS. SAPINSKI: Commissioner Dunec?

24 COMMISSIONER DUNEC: 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 **HILLTOP**

8 7. RESOLUTION NO. 15-226 - RESOLUTION
9 AUTHORIZING A PAYMENT OF \$2,122.20 TO DE COTIIS,
10 FITZPATRICK & COLE, LLP FOR LEGAL SERVICES
11 RENDERED IN THE MONTH OF OCTOBER 2015.)

12

13 CHAIRMAN KLINGHOFFER: Hilltop.

14 Number 7.

15 COMMISSIONER STANZIALE: I'll make a
16 motion.

17 CHAIRMAN KLINGHOFFER: Is there a second?

18 COMMISSIONER BROWN: I'll second.

19 He seconded.

20 MS. SAPINSKI: Commissioner Brown?

21 COMMISSIONER BROWN: Yes.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 Commissioner Stanziale?

1 COMMISSIONER STANZIALE: Yes.

2 CHAIRMAN KLINGHOFFER: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5 MS. SAPINSKI: He was calling in --

6 CHAIRMAN KLINGHOFFER: We have a quorum?

7 MS. SAPINSKI: Um-hum. One, two, four.

8

9 (Whereupon, the Board discussed and took

10 action on the following items:

11 **SPORTSPLEX COMPLEX**

12 8. RESOLUTION NO. 15-227 - RESOLUTION

13 AUTHORIZING PAYMENT OF \$22,783.36 FOR

14 ENVIRONMENTAL CONSULTING ENGINEERING SERVICES

15 RENDERED BY PS&S IN CONNECTION WITH ENVIRONMENTAL

16 ISSUES FOR THE PERIOD THROUGH 10-30-15; and

17 9. RESOLUTION NO. 15-228 - RESOLUTION

18 RATIFYING AN AGREEMENT WITH O'CONNOR DAVIS, LLP

19 IN THE AMOUNT OF \$25,000.00 FOR ANALYSIS OF BOND

20 PRINCIPAL, DISBURSEMENT, AND ALLOCATION OF ALL

21 SPORTSPLEX BONDS.)

22

23 CHAIRMAN KLINGHOFFER: Okay, Sports --

24 Sportsplex Complex.

25 Numbers 8 and 9.

1 COMMISSIONER BROWN: I'll move it.

2 CHAIRMAN KLINGHOFFER: Is there a second?

3 COMMISSIONER DUNEC: Second.

4 MS. SAPINSKI: Commissioner Brown?

5 COMMISSIONER BROWN: Yes.

6 MS. SAPINSKI: Commissioner Dunec?

7 COMMISSIONER DUNEC: 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 item:

15 **JUROR PARKING**

16 10. RESOLUTION NO. 15-229 - RESOLUTION
17 RATIFYING PAYMENT TO SOUTHLAND PRINTING COMPANY
18 IN THE AMOUNT OF \$2,115.95 FOR PARKING TICKETS.)

19

20 CHAIRMAN KLINGHOFFER: Juror Parking,
21 number 10 on the --

22

23 (Whereupon, Commissioner Spiesbach arrived,
24 via telephone, at 5:07 p.m.)

25

1 COMMISSIONER STANZIALE: I'll move it.

2 CHAIRMAN KLINGHOFFER: Is there a second?

3 COMMISSIONER DUNEC: Second.

4 COMMISSIONER SPIESBACH: Hello, this is
5 Gerry just calling in.

6 CHAIRMAN KLINGHOFFER: Hi, Gerry. We're up
7 to item 10; we're just going to vote.

8 COMMISSIONER SPIESBACH: Okay.

9 MS. SAPINSKI: Commissioner Brown?

10 COMMISSIONER BROWN: Yes.

11 MS. SAPINSKI: Commissioner Dunec?

12 COMMISSIONER DUNEC: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: Yes.

15 MS. SAPINSKI: Chairman Klinghoffer?

16 CHAIRMAN KLINGHOFFER: Yes.

17

18 (Whereupon, the Board discussed and took
19 action on the following item:

20 **CORRECTIONAL FACILITY/CELANESE LITIGATION**

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

22 11. RESOLUTION NO. 15-230 - RESOLUTION

23 AUTHORIZING PAYMENT IN THE AMOUNT OF \$44,668.52

24 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL

25 SERVICES RENDERED THROUGH 10-31-15.)

1
2 CHAIRMAN KLINGHOFFER: Correctional
3 Facility/the Celanese Litigation.

4 Number 11, legal bill.

5 MR. ROTHER: Yeah, it's just more of the
6 same. You know, it's a bit higher than we've
7 seen but I've been -- I've been getting email; he
8 is -- he's busily working away on it.

9 CHAIRMAN KLINGHOFFER: Lucy, could you just
10 get -- I think it would be helpful to get a year-
11 to-date on this, especially towards the end of
12 the year.

13 MS. SAPINSKI: How much we've paid them?

14 CHAIRMAN KLINGHOFFER: Yeah.

15 MS. SAPINSKI: Okay.

16 CHAIRMAN KLINGHOFFER: I know it's within
17 the contract limits but --

18 MR. ROTHER: Yup.

19 MS. SAPINSKI: Um-hum.

20 CHAIRMAN KLINGHOFFER: -- but it's a lot of
21 money.

22 MR. ROTHER: Okay.

23 COMMISSIONER BROWN: It is.

24 I'll move it.

25 COMMISSIONER DUNEC: Second.

1 MS. SAPINSKI: Commissioner Brown?

2 COMMISSIONER BROWN: Yes.

3 MS. SAPINSKI: Commissioner Dunec?

4 COMMISSIONER DUNEC: Yes.

5 MS. SAPINSKI: Commissioner Spiesbach?

6 COMMISSIONER SPIESBACH: Yes.

7 MS. SAPINSKI: Commissioner Stanziale?

8 COMMISSIONER STANZIALE: Yes.

9 MS. SAPINSKI: Chairman Klinghoffer?

10 CHAIRMAN KLINGHOFFER: Yes.

11

12 (Whereupon, the Board discussed and took

13 action on the following item:

14 **NEWARK PROPERTY ACQUISITION PROJECT**

15 12. RESOLUTION NO. 15-231 - RESOLUTION

16 AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,035.00

17 FOR LEGAL SERVICES RENDERED BY CHIESA, SHAHINIAN

18 & GIANTOMASI, PC FOR THE MONTH OF SEPTEMBER.)

19

20 CHAIRMAN KLINGHOFFER: Number 13, Newark

21 Riverboat --

22 Riverboat?

23 -- Riverfront Project/Litigation.

24 COMMISSIONER BROWN: Number 12.

25 MR. ROTHER: Twelve.

1 CHAIRMAN KLINGHOFFER: I skipped 12.

2 MR. ROTHER: Yeah.

3 CHAIRMAN KLINGHOFFER: I'm sorry.

4 Okay, I skipped 12. Let's go back to 12.

5 Newark Property Acquisition Project.

6 MR. ROTHER: Yeah. That -- that should be
7 winding down, because the -- the County Exec
8 really has backed off of wanting to make those --
9 those acquisitions all around the -- the old
10 hospital site.

11 So, I -- I don't imagine that there's going
12 to be much -- much spent there.

13 Unless you're hearing anything different?

14 But I'm -- he's indicated he -- he made a
15 bit of a mistake and is backing off that.

16 COMMISSIONER BROWN: That project --

17 MR. ROTHER: Yeah.

18 COMMISSIONER BROWN: -- is moving. It is
19 moving over there.

20 MR. ROTHER: Yup.

21 CHAIRMAN KLINGHOFFER: The hospital --

22 MS. SAPINSKI: Hospital.

23 COMMISSIONER BROWN: Hospital. It's
24 moving.

25 MR. ROTHER: Yeah, but we're talking

1 about --

2 COMMISSIONER BROWN: Yeah, I know the --

3 MR. ROTHER: -- the acquisition around --
4 around --

5 COMMISSIONER BROWN: I'm just saying I'm
6 observing it as I come through every day; it's
7 moving. I mean they just have demolished the
8 building. They have maybe 50 trucks a day taking
9 the stuff out. It's moving. It should be
10 on-time.

11 MR. ROTHER: Um-hum.

12 COMMISSIONER BROWN: It's really --

13 MR. ROTHER: Well, --

14 COMMISSIONER BROWN: -- down.

15 MR. ROTHER: -- Joe's cracking the whip
16 there. That --

17 COMMISSIONER BROWN: Yeah.

18 MR. ROTHER: -- that usually comes in
19 on-time.

20 COMMISSIONER BROWN: I'll move it.

21 COMMISSIONER STANZIALE: Second.

22 MS. SAPINSKI: Commissioner Brown?

23 COMMISSIONER 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: Chairman Klinghoffer?

6 CHAIRMAN KLINGHOFFER: Yes.

7

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

10 **NEWARK RIVERFRONT PROJECT/LITIGATION**

11 13. RESOLUTION NO. 15-232 - RESOLUTION
12 AUTHORIZING PAYMENT OF \$20,872.29 TO DE COTIIS,
13 FITZPATRICK & COLE, LLP FOR LEGAL SERVICES
14 RENDERED IN THE MONTH OF OCTOBER 2015.)

15

16 CHAIRMAN KLINGHOFFER: Okay, now number 13,
17 Newark Riverfront Project/Litigation.

18 MR. ROTHER: Yes. And you can vote on this
19 but I'd like to discuss this in Executive Session
20 as well.

21 COMMISSIONER BROWN: Someone move it?

22 CHAIRMAN KLINGHOFFER: Someone.

23 COMMISSIONER BROWN: I move it.

24 COMMISSIONER DUNEC: Second.

25 MS. SAPINSKI: Commissioner Brown?

1 COMMISSIONER BROWN: Yes.

2 MS. SAPINSKI: Commissioner Dunec?

3 COMMISSIONER DUNEC: Yes.

4 MS. SAPINSKI: Commissioner Spiesbach?

5 COMMISSIONER SPIESBACH: Yes.

6 MS. SAPINSKI: Commissioner Stanziale?

7 COMMISSIONER STANZIALE: Yes.

8 MS. SAPINSKI: Chairman Klinghoffer?

9 CHAIRMAN KLINGHOFFER: Yes.

10

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

13 **AIRPORT**

14 **14.** RESOLUTION NO. 15-233 - RESOLUTION
15 RATIFYING PAYMENT TO VAN DINE MOTOR IN THE AMOUNT
16 OF \$480.00 FOR SNOW REMOVAL EQUIPMENT PARTS;

17 **15.** RESOLUTION NO. 15-234 - RESOLUTION
18 AUTHORIZING PAYMENT TO AIR POWER, INC. IN THE
19 AMOUNT OF \$4,474.00 FOR A SEWER EJECTOR PIT PUMP
20 REPAIRS;

21 **16.** RESOLUTION NO. 15-235 - RESOLUTION
22 AUTHORIZING PAYMENT TO PS&S IN THE AMOUNT OF
23 \$20,644.50 FOR DESIGN SERVICES IN CONNECTION WITH
24 A NEW AIRPORT OPERATIONS BUILDING; and

25 **17.** RESOLUTION NO. 15-236 - RESOLUTION

1 AUTHORIZING PAYMENT TO HATCH MOTT MAC DONALD IN
2 THE AMOUNT OF \$14,681.36 FOR DESIGN SERVICES IN
3 CONNECTION WITH DEVELOPMENT OF SOUTH PARCEL.)
4

5 CHAIRMAN KLINGHOFFER: Items 14 through 17,
6 Airport.

7 COMMISSIONER DUNEC: I make a motion.

8 COMMISSIONER STANZIALE: Second.

9 MS. SAPINSKI: Commissioner Brown?

10 COMMISSIONER 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: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19 MR. ROTHER: And you also -- the staff
20 report on Airport Projects that I emailed
21 around, --

22 CHAIRMAN KLINGHOFFER: Was great.

23 MR. ROTHER: -- after the meeting if you
24 want to ask the staff some questions, we'd --
25 we'd love to answer them.

1 CHAIRMAN KLINGHOFFER: Any questions?

2 I mean it was a -- it was a great report.

3 It was --

4 COMMISSIONER BROWN: Yeah.

5 CHAIRMAN KLINGHOFFER: -- it was really
6 thorough.

7 COMMISSIONER BROWN: Detailed.

8 Thank you, Chairman (sic).

9 MR. ROTHER: No, the staff. Staff did
10 that.

11 COMMISSIONER BROWN: Well thank the staff.

12 MS. SAPINSKI: Joe.

13 MR. ROTHER: Yeah, thank Joe.

14 CHAIRMAN KLINGHOFFER: Joe.

15 Okay, thank you Joe.

16 MR. ROTHER: Joe's the -- Joe's the author.

17 CHAIRMAN KLINGHOFFER: Okay.

18 MR. ROTHER: I'm sure other people had
19 input. But Joe's the author.

20 CHAIRMAN KLINGHOFFER: Great.

21 Thank you.

22

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

25 **AIRPORT**

1 WILDLIFE HAZARD ASSESSMENT AND MANAGEMENT PLAN

2 PROJECT

3 **Project Funded:**

4 **FAA GRANT #34-12 (90%)**

5 **AIRPORT BOND (10%)**

6 **18. RESOLUTION NO. 15-237 - RESOLUTION**
7 **AUTHORIZING FINAL PAYMENT TO L.R. KIMBALL IN THE**
8 **AMOUNT OF \$1,697.84 FOR ENGINEERING SERVICES.)**

9
10 CHAIRMAN KLINGHOFFER: Still on the
11 Airport.

12 Number 18, the Wildlife Hazard Assessment
13 and Management Plan Project.

14 COMMISSIONER STANZIALE: I'll make a
15 motion.

16 COMMISSIONER DUNEC: Second.

17 MS. SAPINSKI: Commissioner Brown?

18 COMMISSIONER BROWN: Yes.

19 MS. SAPINSKI: Commissioner Dunec?

20 COMMISSIONER DUNEC: Yes.

21 MS. SAPINSKI: Commissioner Spiesbach?

22 COMMISSIONER SPIESBACH: Yes.

23 MS. SAPINSKI: Commissioner Stanziale?

24 COMMISSIONER STANZIALE: Yes.

25 MS. SAPINSKI: Chairman Klinghoffer?

1 CHAIRMAN KLINGHOFFER: Yes.

2

3 (Whereupon, the Board discussed and took
4 action on the following items:

5 **AIRPORT**

6 **TAXIWAY N & TAXILANE H LIGHTING PROJECT**

7 **(CONSTRUCTION)**

8 **Project Funded:**

9 **FAA GRANT #39-15 (90%)**

10 **NJDOT GRANT #6107307**

11 **AIRPORT BOND**

12 **19.** RESOLUTION NO. 15-238 - RESOLUTION
13 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC. IN
14 THE AMOUNT OF \$16,302.17 FOR ENGINEERING
15 SERVICES; and

16 **20.** RESOLUTION NO. 15-239 - RESOLUTION
17 AUTHORIZING PAYMENT #1 TO CON-EL ELECTRIC IN THE
18 AMOUNT OF \$358,354.54 FOR SERVICES RENDERED.)

19

20 CHAIRMAN KLINGHOFFER: The Taxiway and the
21 Taxilane H Lighting Project.

22 Nineteen and 20.

23 COMMISSIONER DUNEC: I'll make a motion.

24 CHAIRMAN KLINGHOFFER: Is there a second?

25 COMMISSIONER BROWN: I'll second.

1 MS. SAPINSKI: Commissioner Brown?

2 COMMISSIONER BROWN: Yes.

3 MS. SAPINSKI: Commissioner Dunec?

4 COMMISSIONER DUNEC: Yes.

5 MS. SAPINSKI: Commissioner Spiesbach?

6 COMMISSIONER SPIESBACH: Yes.

7 MS. SAPINSKI: Commissioner Stanziale?

8 COMMISSIONER STANZIALE: Yes.

9 MS. SAPINSKI: Chairman Klinghoffer?

10 CHAIRMAN KLINGHOFFER: Yes.

11

12 (Whereupon, the Board discussed and took

13 action on the following items:

14 **AIRPORT**

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

16 **Project Funded:**

17 **FAA GRANT #37-14**

18 **AIRPORT BOND**

19 **21.** RESOLUTION NO. 15-240 - RESOLUTION

20 AUTHORIZING AN AMENDMENT TO THE FEDERAL AVIATION

21 ADMINISTRATION GRANT #37-14 IN THE AMOUNT OF

22 \$8,239.00;

23 **22.** RESOLUTION NO. 15-241 - RESOLUTION

24 AUTHORIZING FINAL PAYMENT TO DOWNES TREE SERVICES

25 IN THE AMOUNT OF \$31,049.40 FOR SERVICES

1 RENDERED; and

2 **23.** RESOLUTION NO. 15-242 - RESOLUTION
3 AUTHORIZING FINAL PAYMENT TO C & S ENGINEERS,
4 INC. IN THE AMOUNT OF \$1,870.76 FOR ENGINEERING
5 SERVICES.)

6

7 CHAIRMAN KLINGHOFFER: The Obstruction
8 Removal, 21, 22 and 23, at the Airport.

9 COMMISSIONER DUNEC: Motion.

10 COMMISSIONER STANZIALE: Second.

11 MS. SAPINSKI: Commissioner Brown?

12 COMMISSIONER BROWN: Yes.

13 MS. SAPINSKI: Commissioner Dunec?

14 COMMISSIONER DUNEC: Yes.

15 MS. SAPINSKI: Commissioner Spiesbach?

16 COMMISSIONER SPIESBACH: Yes.

17 MS. SAPINSKI: Commissioner Stanziale?

18 COMMISSIONER STANZIALE: Yes.

19 MS. SAPINSKI: Chairman Klinghoffer?

20 CHAIRMAN KLINGHOFFER: Yes.

21

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

24 **AIRPORT**

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

1 **Project Funded:**

2 **AIRPORT BOND - 100%**

3 **24.** RESOLUTION NO. 15-243 - RESOLUTION
4 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
5 THE AMOUNT OF \$19,682.96 FOR ENGINEERING
6 SERVICES, SITE REMEDIATION AT HANGAR 3 AREA
7 THROUGH 9-25-15; and

8 **25.** RESOLUTION NO. 15-244 -RESOLUTION
9 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN
10 THE AMOUNT OF 42,002.50 FOR ENGINEERING SERVICES,
11 SITE REMEDIATION AT HANGAR 1 AREA THROUGH
12 9-25-15.)

13

14 CHAIRMAN KLINGHOFFER: And the
15 Environmental Projects on Hangar 1 and 3, which
16 are 24 and 25.

17 COMMISSIONER BROWN: I'll move it.

18 COMMISSIONER DUNEC: Second.

19 MS. SAPINSKI: Commissioner Brown?

20 COMMISSIONER BROWN: Yes.

21 MS. SAPINSKI: Commissioner Dunec?

22 COMMISSIONER DUNEC: 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 items:

7 **FINANCE**

8 **26.** RESOLUTION NO. 15-245 - 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 OTHERS FOR PGLP SERVICES**

13 GALLEGOS KOH, LLP, FINANCIAL CONSULTANT -
14 NOVEMBER 2015 - \$2,000.00;

15 **27.** RESOLUTION NO. 15-246 - RESOLUTION
16 ESTABLISHING 2016 POOL OF APPROVED FINANCIAL
17 ADVISORS IN ACCORDANCE WITH THE "PAY TO PLAY LAW
18 - FAIR AND OPEN PROCESS" N.J.S.A. 19:44A-20.4;
19 and

20 **28.** RESOLUTION NO. 15-247 - RESOLUTION
21 ESTABLISHING 2016 POOL OF APPROVED UNDERWRITING
22 FIRMS IN ACCORDANCE WITH THE "PAY TO PLAY LAW -
23 FAIR AND OPEN PROCESS" N.J.S.A. 19:44A-20.4.)

24

25 CHAIRMAN KLINGHOFFER: And final group, on

1 Finance, 26, 27 and 28.

2 COMMISSIONER STANZIALE: I'll make a
3 motion.

4 COMMISSIONER BROWN: I'll second.

5 MS. SAPINSKI: Commissioner Brown?

6 COMMISSIONER BROWN: Yes.

7 MS. SAPINSKI: Commissioner Dunec?

8 COMMISSIONER DUNEC: Yes.

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 Executive Session?

16 MR. ROTHER: Yes. And let me -- let me
17 think of what the basis is because our Resolution
18 should have --

19 CHAIRMAN KLINGHOFFER: Absolutely.

20 MR. ROTHER: -- have the basis --

21 COMMISSIONER BROWN: Motion to go in first?

22 CHAIRMAN KLINGHOFFER: We need the -- they
23 need the reason to put in --

24 MR. ROTHER: We need the reason --

25 COMMISSIONER BROWN: The reason for it.

1 CHAIRMAN KLINGHOFFER: The reason.

2 MR. ROTHER: -- the reasons for it.

3 CHAIRMAN KLINGHOFFER: Yeah.

4 MR. ROTHER: And the reasons are to discuss
5 litigation and contract negotiations.

6 COMMISSIONER BROWN: I'll make a motion to
7 go in Executive Session.

8 CHAIRMAN KLINGHOFFER: Second?

9 COMMISSIONER DUNEC: Second.

10 MS. SAPINSKI: Commissioner Brown?

11 COMMISSIONER BROWN: Yes.

12 MS. SAPINSKI: Commissioner Dunec?

13 COMMISSIONER DUNEC: 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 moved to Executive
22 Session at 5:12 p.m., Resolution Number 15-248.)

23

24 (Whereupon, the Board returned to Open
25 Session at 5:25 p.m.)

1

2 MS. DILLON: Okay.

3

On the record.

4

MR. ROTHER: Yup.

5

6

There's one other thing that I want to --
would like to discuss with you and that --

7

8

Since I've been here I've gone through an
interesting number of conversations regarding the
south parcel.

10

11

12

When I first came, August, September, we
had meetings with engineers to -- to do a
design --

13

14

Guys, I'm talking about the south parcel
right now.

15

-- to do a design for -- for tie downs.

16

CHAIRMAN KLINGHOFFER: Um-hum.

17

18

19

20

21

22

MR. ROTHER: And I quickly came to the
realization that it -- there really wasn't an
immediate need for tie downs. That we were
looking at a grant to do it and I just didn't
think that going for grant dollars because
they're there made sense if there wasn't a need.

23

24

25

And Tom has been telling me about prior
plans and I've looked at some materials that are
floating around here about this -- this notion of

1 a school for aviation mechanics, which I think is
2 just a -- that's a wonderful idea. And there's a
3 spot to do it.

4 But then even more recently one of the
5 operators of aircraft on the field noticed the --
6 the hangar going up, the Airbound hangar.

7 By the way, have you all see the hangar up
8 at this end that's going up?

9 Yeah, take a look at it during daylight
10 sometime. It's moving along very rapidly.

11 So he approached and --

12 And who is that? Who is that party that
13 approached on -- on the south parcel?

14 MS. DILLON: Just stand up please.

15 MR. CALI: His name is Scott Socquett.

16 MR. ROTHER: Okay.

17 MR. CALI: He flies a Falcon. He operates
18 two Falcons out of this airport right now.

19 MR. ROTHER: Okay.

20 So, he -- he approached us with the notion
21 of building a hangar on that south parcel.

22 And this all brought back some interesting
23 sessions I attended in D.C. recently on this
24 American Association of Airport Executives
25 Conference, where they highlighted the importance

1 of having a master plan for an airport.

2 And Tom shared with us the master plan for
3 the airport, --

4 Which is now 20 years old?

5 MR. GOMEZ: Yeah. Pretty much.

6 MR. ROTHER: It's pretty old.

7 And I think, you know, given the options
8 that we have here and the limited amount of real
9 estate we have for development, I think we really
10 ought to have a more thorough planning process
11 before -- so that we look at all of the options
12 and really understand, you know, what are the
13 potentials on the airport and where do we
14 maximize what little opportunities we have for
15 development.

16 And so one of the things I'm going to want
17 to bring back to you in the next few months is
18 the idea of having a master plan for the airport.

19 And I'm sure there are a lot of -- maybe
20 not really big picture issues like the south
21 parcel that we can look at but smaller niches for
22 opportunity for change and development around the
23 airport.

24 Our engineers, C & S, they do that work.

25 And so they're a group that I'm going to talk to

1 | about that and come back to you all with, you
2 | know, some ideas about moving in that direction.

3 | CHAIRMAN KLINGHOFFER: What would the
4 | process be like to do a master plan?

5 | And are we likely to get any FAA money to
6 | pay for it?

7 | MR. ROTHER: Yes. They do pay -- they do
8 | give grants for master plan.

9 | CHAIRMAN KLINGHOFFER: Were you around the
10 | last time we did a master plan 20 years ago?

11 | MR. GOMEZ: Approximately --

12 | MR. DILLON: Just stand up, Tom, please.

13 | MR. GOMEZ: Okay. Tom Gomez.

14 | The last master plan that was incorporated
15 | -- actually incorporated all these buildings, the
16 | new high intensity lighting system, the only
17 | thing missing out of that master plan is there --
18 | that was viewing the Essex County Improvement
19 | Authority purchasing the Vibra Screw property and
20 | hoping that DEP will allow some develop in there.
21 | But anything out it was in the master plan on the
22 | existing limit of the airport, within the airport
23 | property it has been completed.

24 | And after that we have been continue
25 | guiding our self by the airport layout plan,

1 | which is a 20 year plan with four or five -- five
2 | years upgrade.

3 | CHAIRMAN KLINGHOFFER: What's the
4 | difference between the layout plan and the master
5 | plan?

6 | MR. GOMEZ: The master plan consisted on
7 | original view of more broad.

8 | The airport layout plan is, here's the
9 | property that I have, how am I going to do this
10 | inside of this piece of property that I have.
11 | The master plan consisted -- we thinking that
12 | Fairfield is going to turn into large city. We
13 | cannot, you know, maybe start looking outside of
14 | the fence and looking for property that is
15 | available. A building that could be knocked down
16 | and begin to extend the airport above the airport
17 | layout plan.

18 | CHAIRMAN KLINGHOFFER: Thank you.

19 | COMMISSIONER BROWN: Question?

20 | Is the airport layout plan and the master
21 | plan, are they incorporated in one or they be
22 | separate?

23 | MR. ROTHER: There are elements of one in
24 | the other though.

25 | Correct?

1 MR. GOMEZ: Yes.

2 COMMISSIONER BROWN: Yeah.

3 MR. GOMEZ: But it's two different --

4 COMMISSIONER BROWN: I'm just saying but
5 when --

6 MR. GOMEZ: -- documents.

7 COMMISSIONER BROWN: -- you do the master
8 plan, will you also have to do the layout plan
9 also?

10 MR. ROTHER: Well, the layout -- the layout
11 plan would be amended along with --

12 COMMISSIONER BROWN: That's what I was
13 asking.

14 MR. ROTHER: -- the master plan.

15 COMMISSIONER BROWN: Right.

16 MR. GOMEZ: Yeah, will be amended.

17 COMMISSIONER BROWN: Okay.

18 CHAIRMAN KLINGHOFFER: Oh, because I --
19 from what you described it, it sounds like the
20 master plan informs the layout plan.

21 MR. GOMEZ: Yes.

22 MS. SAPINSKI: It is part of the layout.

23 MR. GOMEZ: Um-hum.

24 MS. SAPINSKI: Yes.

25 CHAIRMAN KLINGHOFFER: Yeah.

1 MS. SAPINSKI: Master plan is part of
2 the layout plan.

3 MR. ROTHER: So, we -- we need to -- and
4 there are -- there are much, much bigger
5 questions that would come out of this. Much,
6 much bigger questions will come out of this.

7 Give you an example. This airport is just
8 short of 5,000 feet. Okay. There is the
9 possibility, perhaps, to make it 5,000 feet,
10 which -- which we have at least some FBOs that
11 are putting the bug in my ear that we should be
12 -- should be doing that.

13 That's one of the things you could look at
14 it in connection with perhaps some scheduled
15 flights.

16 Tom, no?

17 That's a big picture change to this airport
18 that -- that could be reflected in a master plan.

19 I'll give you an example. When I was in
20 Washington one of the big buzzes was this airline
21 called SurfAir, which is very active in
22 California. They're based on a club membership.
23 But they run scheduled aircraft.

24 I came back to talk to our FBO that runs a
25 terminal over here and he has already been

1 talking to them. And they came here. They're
2 very, very happy with -- with this airport and he
3 may actually do a deal with them where they're
4 going to start to operate -- schedule flights
5 here to key cities.

6 That, he feels, would be helpful with a
7 5,000 foot runway.

8 So I don't know what your view on that is
9 but that's one of our FBOs that's pushing in that
10 regard.

11 All of these things really should be
12 discussed and -- and talked through. And I would
13 hate to do that without having outside help --

14 CHAIRMAN KLINGHOFFER: Sure.

15 MR. ROTHER: -- to point us in the right
16 direction.

17 Because I think we would have made a
18 mistake if we had put the tie down -- gone ahead
19 with the tie down on that -- on that site.

20 CHAIRMAN KLINGHOFFER: Just out of
21 curiosity. What is the demand for tie downs?

22 Is there a waiting list at all?

23 MR. GOMEZ: No. Outside --

24 MS. DILLON: Tom, --

25 MR. GOMEZ: Outside --

1 MS. DILLON: -- how about you come here
2 and --

3 MR. ROTHER: Yeah, sit here, Tom.

4 MR. GOMEZ: Outside storage is --

5 MS. DILLON: Thank you, Tom.

6 MR. GOMEZ: Outside storage is a -- right
7 now we approximately anywhere from 75 to probably
8 in the -- border 80 percent capacity. Then we
9 have a 20, 25 percent empty space outside.

10 T hangars is a different story.

11 The reason is the aircraft that are
12 replacing the existing old aluminum-type material
13 for constructions are replacing with a material
14 that is composite material, which demand inside
15 storage protected from the element.

16 And the -- as far as the 5,000 feet runway
17 that is the -- the magic number to operate an
18 aircraft on a commercial activity for better
19 instrumentation and navigational aid and the
20 safety margin of aircraft that are operating.

21 For that particular airplane, the SurfAir
22 operate the Pilatus P21 (sic), is -- this runway
23 is more than enough within the operating envelope
24 even at a full max cross rate takeoff capability
25 or -- or have to abort on takeoff.

1 The 4500 feet runway that we have is
2 sustention. But the 5,000 feet is the magic
3 number that the insurance and the operators are
4 looking for to feel safe and comfortable.

5 CHAIRMAN KLINGHOFFER: Thank you.

6 COMMISSIONER BROWN: Thank you.

7 MR. ROTHER: So, the only point being,
8 there's so many of these issues that really
9 should be looked at by -- by professionals from,
10 you know, 35,000 foot view that before we make
11 -- we make decisions it would be a good idea to
12 have some help to look at that.

13 CHAIRMAN KLINGHOFFER: Great.

14 Thank you.

15 Anything further?

16 COMMISSIONER BROWN: No.

17

18 **ADJOURNMENT**

19

20 CHAIRMAN KLINGHOFFER: Motion to adjourn
21 then?

22 COMMISSIONER DUNEC: Motion.

23 COMMISSIONER STANZIALE: Second.

24 MS. SAPINSKI: Commissioner Brown?

25 COMMISSIONER BROWN: Yes.

1 MS. SAPINSKI: Commissioner Dunec?

2 COMMISSIONER DUNEC: Yes.

3 MS. SAPINSKI: Commissioner Spiesbach?

4 Commissioner Spiesbach?

5 COMMISSIONER SPIESBACH: Yes.

6 MS. SAPINSKI: Commissioner Stanziale?

7 COMMISSIONER SPIESBACH: Yes.

8 COMMISSIONER STANZIALE: Yes.

9 MR. ROTHER: I hope you turned around and
10 headed home.

11 MS. SAPINSKI: Chairman Klinghoffer?

12 CHAIRMAN KLINGHOFFER: Yes.

13 COMMISSIONER SPIESBACH: Well, you know,
14 actually interestingly enough I'm -- I'm just
15 about crawling to where I get off of 80. So, you
16 know, it worked out okay.

17 MR. ROTHER: Okay.

18 CHAIRMAN KLINGHOFFER: Traffic tonight is
19 terrible. I don't know what it is. It took me
20 forever to get here.

21 COMMISSIONER BROWN: Yeah.

22 All right, Director, you have a good --

23 MS. SAPINSKI: Thank you.

24 MR. ROTHER: Oh, and just before we leave,
25 you had asked to -- to look at salaries.

1 COMMISSIONER BROWN: Right.

2 MR. ROTHER: We're preparing a document for
3 you. We'll circulate that before the next --
4 before the next meeting with -- with some
5 suggestions.

6 COMMISSIONER BROWN: Good.

7 MR. ROTHER: Okay?

8 COMMISSIONER BROWN: I had inquired about
9 it.

10 CHAIRMAN KLINGHOFFER: Great idea.

11 Thank you.

12 COMMISSIONER DUNEC: Happy Thanksgiving.

13 MS. SAPINSKI: Happy Thanksgiving.

14

15 (Whereupon, the proceedings were concluded
16 at 5:36 p.m., Resolution No. 15-28.)

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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, November 24, 2015 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon