

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ESSEX COUNTY  
IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING :  
:----- :  
:

27 Wright Way  
Fairfield, New Jersey

Tuesday, April 26, 2016  
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 CLIFFORD ROSS
- COMMISSIONER GERARD M. SPIESBACH
- COMMISSIONER CARLA A. STANZIALE
- COMMISSIONER RONALD J. BROWN, Vice Chairman
- COMMISSIONER STEVEN H. KLINGHOFFER, Chairman

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

- STEVEN C. ROTHER, Executive Director
- NIA H. GILL, ESQ., General Counsel
- LUCY SAPINSKI, Director of Operations
- THOMAS GOMEZ, Airport Manager
- JOSEPH CALI, Senior Project Manager/  
Accounts Receivables

AUDIO-DIGITAL TRANSCRIPTION SERVICE, LLC  
29 Oak Avenue  
West Orange, New Jersey 07052  
(973) 669-1222

## I N D E X

	PAGE
1	
2	
3	SUNSHINE NOTICE 4
4	ROLL CALL 4
5	PUBLIC COMMENTS 5
6	ACCEPTANCE OF MINUTES
7	Resolution No. 16-14 5
8	EXECUTIVE SESSION
9	Resolution No. 16-125 32
10	RESOLUTIONS
11	Resolution No. 16-095 7
12	Resolution No. 16-096 7
13	Resolution No. 16-097 - withdrawn 7
14	Resolution No. 16-098 9
15	Resolution No. 16-099 10
16	Resolution No. 16-100 12
17	Resolution No. 16-101 13
18	Resolution No. 16-102 15
19	Resolution No. 16-103 15
20	Resolution No. 16-104 15
21	Resolution No. 16-105 16
22	Resolution No. 16-106 16
23	Resolution No. 16-107 17
24	Resolution No. 16-108 17
25	Resolution No. 16-109 17

## I N D E X

	PAGE
1	
2	
3	RESOLUTIONS
4	Resolution No. 16-110 17
5	Resolution No. 16-111 17
6	Resolution No. 16-112 17
7	Resolution No. 16-113 18
8	Resolution No. 16-114 18
9	Resolution No. 16-115 18
10	Resolution No. 16-116 18
11	Resolution No. 16-117 20
12	Resolution No. 16-118 22
13	Resolution No. 16-119 23
14	Resolution No. 16-120 24
15	Resolution No. 16-121 24
16	Resolution No. 16-122 25
17	Resolution No. 16-123 29, 32
18	Resolution No. 16-124 29
19	Motion to adjourn meeting
20	Resolution No. 16-16 34
21	
22	
23	
24	
25	

1                   CHAIRMAN KLINGHOFFER: Notice was  
2                   duly given by regular mail and facsimile to the  
3                   Essex County Executive, the Essex County Clerk,  
4                   the Clerk of the Board of Chosen Freeholders,  
5                   Freeholder President Timberlake, the news editor  
6                   of the Herald News, the news editor of the Star  
7                   Ledger, and notice was posted on the bulletin  
8                   board in the office of the Essex County  
9                   Improvement Authority stating the time, date,  
10                  and location of this regular board meeting.

11

12                  **ROLL CALL:**

13

14                   CHAIRMAN KLINGHOFFER: Roll call.

15                   MS. SAPINSKI: Commissioner Brown?

16                   VICE-CHAIRMAN BROWN: Here.

17                   MS. SAPINSKI: Commissioner Dunec?

18                   COMMISSIONER DUNEC: Here.

19                   MS. SAPINSKI: Commissioner Spiesbach?

20                   COMMISSIONER SPIESBACH: Here.

21                   MS. SAPINSKI: Commissioner Stanziale?

22                   COMMISSIONER STANZIALE: Here.

23                   MS. SAPINSKI: Commissioner Ross?

24                   COMMISSIONER ROSS: Present.

25                   MS. SAPINSKI: Chairman Klinghoffer?

1 CHAIRMAN KLINGHOFFER: Here.

2

3 **PUBLIC COMMENT:**

4

5 CHAIRMAN KLINGHOFFER: Okay, do we  
6 have any members of the public that would like  
7 to make comment?

8 Seeing none, we will go on to  
9 acceptance of minutes.

10

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

13 **ACCEPTANCE OF MINUTES**

14 RESOLUTION NO. 16-14

15 1. REGULAR BOARD MEETING 3-29-26 AND  
16 EXECUTIVE SESSION.)

17 2. SPECIAL BOARD MEETING OF 4-6-16.

18

19 CHAIRMAN KLINGHOFFER: Can we have  
20 a motion -- can we do one motion to accept both  
21 sets of minutes.

22 MS. SAPINSKI: Yes.

23 CHAIRMAN KLINGHOFFER: This is  
24 just to accept -- you know, this is one of two,  
25 regular board meeting of 3/29/16, executive

1 session, and special board meeting of April 6,  
2 2016.

3 COMMISSIONER SPIESBACH: Move to  
4 accept.

5 VICE-CHAIRMAN BROWN: I'll second  
6 it.

7 MS. SAPINSKI: Commissioner Brown?

8 VICE-CHAIRMAN BROWN: Yes.

9 MS. SAPINSKI: Commissioner Dunec?

10 COMMISSIONER DUNEC: Yes.

11 MS. SAPINSKI: Commissioner Spiesbach?

12 COMMISSIONER SPIESBACH: Yes.

13 MS. SAPINSKI: Commissioner Stanziale?

14 COMMISSIONER STANZIALE: Yes.

15 MS. SAPINSKI: Commissioner Ross?

16 COMMISSIONER ROSS: Yes.

17 MS. SAPINSKI: Chairman Klinghoffer?

18 CHAIRMAN KLINGHOFFER: Yes.

19 Executive session you want to hold  
20 until later in the meeting?

21 MR. ROTHER: Yes, yes.

22 And there is one resolution  
23 matter, Resolution 29, that we'd like to hold up  
24 because we will discuss that in closed session  
25 and come back on it and vote on it that way.

1                   CHAIRMAN KLINGHOFFER: Do we have  
2 one late story? I thought there was something  
3 that came by e-mail today.

4                   MS. SAPINSKI: It was not by --  
5 nothing was attached.

6                   CHAIRMAN KLINGHOFFER: Confused  
7 me, sorry.

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

11                   **ADMINISTRATIVE**

12                   1. RESOLUTION NO. 16-095 - RESOLUTION  
13 AUTHORIZING PAYMENT TO AUDIO-DIGITAL  
14 TRANSCRIPTION SERVICES, LLC FOR TRANSCRIPTION OF  
15 BOARD MEETING ON 3-29-16 AND SPECIAL BOARD  
16 MEETING ON 4-6-16;

17                   2. RESOLUTION NO. 16-096 - RESOLUTION  
18 RATIFYING PAYMENT OF RECURRING BILLS (BILL  
19 LIST);  
20 and

21                   3. RESOLUTION NO. 16-097 - **WITHDRAWN** -  
22 RESOLUTION CREATING A REGULATION FOR THE  
23 QUALIFICATION OF BIDDERS TO PERFORM PLUMBING  
24 REPAIRS AT THE AUTHORITY'S PUBLIC FACILITIES  
25 PURSUANT TO N.J.S.A. 40A:11-25 ET SEQ.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

CHAIRMAN KLINGHOFFER: Okay,  
Administrative Resolutions 1 through 3.

MS. SAPINSKI: Are we withdrawing  
number 3?

MR. ROTHER: Yes, we are  
withdrawing number 3, and my -- I did not  
include a list of specific criteria in there  
which I had intended to, and Nia reminded me of  
that and we're going to bring that back next  
month.

CHAIRMAN KLINGHOFFER: Okay.

VICE-CHAIRMAN BROWN: I'll move  
it. Move 1 and 2.

CHAIRMAN KLINGHOFFER: Is there a  
second?

COMMISSIONER SPIESBACH: Yes.

MS. SAPINSKI: Commissioner Brown?

VICE-CHAIRMAN BROWN: Yes.

MS. SAPINSKI: Commissioner Dunec?

COMMISSIONER DUNEC: Yes.

MS. SAPINSKI: Commissioner Spiesbach?

COMMISSIONER SPIESBACH: Yes.

MS. SAPINSKI: Commissioner Stanziale?

SECRETARY STANZIALE: Yes.



1 MS. SAPINSKI: Commissioner Ross?

2 COMMISSIONER ROSS: Yes.

3 MS. SAPINSKI: Chairman Klinghoffer?

4 CHAIRMAN KLINGHOFFER: Yes.

5

6 (Whereupon, the Board discussed

7 and took action on the following item:

8 **NEWARK RIVERFRONT PROJECT/LITIGATION**

9 4. RESOLUTION NO. 16-098 - RESOLUTION  
10 AUTHORIZING PAYMENT IN THE AMOUNT OF \$223.67 TO  
11 DECOTIIS, FITZPATRICK & COLE, LLP FOR LEGAL  
12 SERVICES RENDERED IN THE MONTH OF MARCH 2016.)

13

14 CHAIRMAN KLINGHOFFER: Number 4,  
15 Newark River Project litigation. Is there  
16 someone to move that? It's \$223.67.

17 COMMISSIONER SPIESBACH: Moved.

18 VICE-CHAIRMAN BROWN: Second.

19 MS. SAPINSKI: Commissioner Brown?

20 VICE-CHAIRMAN BROWN: Yes.

21 MS. SAPINSKI: Commissioner Dunec?

22 COMMISSIONER DUNEC: Yes.

23 MS. SAPINSKI: Commissioner Spiesbach?

24 COMMISSIONER SPIESBACH: Yes.

25 MS. SAPINSKI: Commissioner Stanziiale?

1 COMMISSIONER STANZIALE: Yes.  
2 MS. SAPINSKI: Commissioner Ross?  
3 COMMISSIONER ROSS: Yes.  
4 MS. SAPINSKI: Chairman Klinghoffer?  
5 CHAIRMAN KLINGHOFFER: Yes.  
6

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

9 **CORRECTIONAL FACILITY/CELANESE LITIGATION**  
10 **\*ALL EXPENSES PAID FROM ECIA OPERATIONS ACCOUNT**  
11

12 5. RESOLUTION NO. 16-099 - RESOLUTION  
13 AUTHORIZING PAYMENT IN THE AMOUNT OF \$87,250.74  
14 TO BUCHANAN, INGERSOLL & ROONEY, PC FOR LEGAL  
15 SERVICES RENDERED IN THE MONTH OF MARCH 2016.)  
16

17 CHAIRMAN KLINGHOFFER: Number 5,  
18 before we move it, I just note that there's only  
19 \$40,000 left on the NTA for the year after  
20 March, which is probably not going to carry him  
21 through the rest of the year, so if the  
22 administration would prepare...

23 MR. ROTHER: Yep, we're going to  
24 do that.

25 CHAIRMAN KLINGHOFFER: Something

1 going forward to...

2 MR. ROTHER: Yep.

3 CHAIRMAN KLINGHOFFER: Okay.

4 MR. ROTHER: We certainly will.

5 CHAIRMAN KLINGHOFFER: Okay.

6 Someone like to move number 5?

7 VICE-CHAIRMAN BROWN: I'll move

8 it.

9 COMMISSIONER SPIESBACH: Second.

10 MS. SAPINSKI: Commissioner Brown?

11 VICE-CHAIRMAN 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: Commissioner Ross?

19 COMMISSIONER ROSS: Yes.

20 MS. SAPINSKI: Chairman Klinghoffer?

21 CHAIRMAN KLINGHOFFER: Yes.

22 On --

23 VICE-CHAIRMAN BROWN: Just excuse

24 me.

25 CHAIRMAN KLINGHOFFER: Sure, go

1 ahead.

2 VICE-CHAIRMAN BROWN: Mr. Chairman, I'm ju  
3 curious on number five. Exactly how much have  
4 we spent so far? Or is that...

5 MR. ROTHER: Oh, we will give you  
6 a report on that. I don't know that we can do  
7 that off the top --

8 CHAIRMAN KLINGHOFFER: Year-to-date or, or  
9 the whole time?

10 VICE-CHAIRMAN BROWN: Oh,  
11 year-to-date.

12 CHAIRMAN KLINGHOFFER: Oh,  
13 that's -- we only have 40,000 left on the NTA,  
14 and the NTA is right here actually.

15 MS. SAPINSKI: Two hundred?

16 CHAIRMAN KLINGHOFFER: I think  
17 it's attached to the...it's right on the...

18 MS. SAPINSKI: The contract for  
19 this year was 200, we have left four, so 160.

20 VICE-CHAIRMAN BROWN: Okay.

21

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

24 **CEDAR GROVE PARK PROJECT**

25 6. RESOLUTION NO. 16-100 - RESOLUTION

1 AUTHORIZING A PAYMENT OF \$177,361.86 TO CME  
2 ASSOCIATES FOR ENGINEERING SERVICES RENDERED IN  
3 CONNECTION WITH THE COUNTY DEVELOPMENT OF A NEW  
4 PARK THROUGH FEBRUARY 2016; and

5 7. RESOLUTION NO. 16-101 - RESOLUTION  
6 AUTHORIZING A PAYMENT OF \$85,273.75 TO CME  
7 ASSOCIATES FOR ENGINEERING SERVICES RENDERED IN  
8 CONNECTION WITH THE COUNTY DEVELOPMENT OF A NEW  
9 PARK THROUGH MARCH 2016.)

10

11 CHAIRMAN KLINGHOFFER: On 6 and 7,  
12 we have another \$350,000 remaining, I think, on  
13 that NTA.

14 Any sense of how -- is this going  
15 to be done this year, next year?

16 MR. ROTHER: Well, there's a  
17 couple of phases, and I assume that phase one  
18 will get done this year.

19 MS. SAPINSKI: I think they're  
20 thinking of having this done very, very soon.

21 CHAIRMAN KLINGHOFFER: Yeah.

22 MR. ROTHER: If it -- look, the  
23 county exec wants everything done yesterday.

24 CHAIRMAN KLINGHOFFER: Well, that  
25 was the message we got previously, but --

1 VICE-CHAIRMAN BROWN: I thought it  
2 was not going to be done until '18, early '18.

3 CHAIRMAN KLINGHOFFER: Well, that's not a  
4 couple of years, then.

5 VICE-CHAIRMAN BROWN: '18 might be  
6 January.

7 MS. SAPINSKI: Preliminary design  
8 phase hundred percent completed, ninety percent  
9 document construction phase, so they should be  
10 done with the...design of the park.

11 CHAIRMAN KLINGHOFFER: Would  
12 someone like to move 6 and 7?

13 VICE-CHAIRMAN BROWN: I'll move  
14 it.

15 COMMISSIONER SPIESBACH: Second.

16 MS. SAPINSKI: Commissioner Brown?

17 VICE-CHAIRMAN BROWN: Yes.

18 MS. SAPINSKI: Commissioner Dunec?

19 COMMISSIONER DUNEC: Yes.

20 MS. SAPINSKI: Commissioner Spiesbach?

21 COMMISSIONER SPIESBACH: Yes.

22 MS. SAPINSKI: Commissioner Stanziale?

23 COMMISSIONER STANZIALE: Yes.

24 MS. SAPINSKI: Commissioner Ross?

25 COMMISSIONER ROSS: Yes.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Yes.

3

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

6 **AIRPORT**

7 8. RESOLUTION NO. 16-102 - RESOLUTION  
8 AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN  
9 THE AMOUNT OF \$2,020.11 FOR ENGINEERING SERVICES  
10 RENDERED IN CONNECTION WITH CHANGES TO THE  
11 AIRPORT LAYOUT PLAN;

12

13 **RESTROOM RENOVATION PROJECT AT HANGAR/BUILDING I**

14 **Project Funded:**

15 **ECIA/AIRPORT 100%**

16

17 9. RESOLUTION NO. 16-103 - RESOLUTION  
18 RATIFYING PAYMENT #1 TO FINE WALL CORPORATION IN  
19 THE AMOUNT OF \$25,650.00 FOR SERVICES RENDERED;

20

21 **OBSTRUCTION REMOVAL PROJECT-CONDEMNATION**

22 **Project Funded:**

23 **ECIA AIRPORT 100%**

24

25 10. RESOLUTION NO. 16-104 - RESOLUTION

1       RATIFYING PAYMENT TO JOHN J. CURLEY, LLC IN THE  
2       AMOUNT OF \$1,180.00 FOR LEGAL SERVICES RENDERED  
3       IN THE MONTH OF MARCH 2016;

4           11.   RESOLUTION NO. 16-105 - RESOLUTION  
5       AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN  
6       THE AMOUNT OF \$1,277.12 FOR ENGINEERING SERVICES  
7       RENDERED THROUGH MARCH 2016;

8  
9       **REJUVENATION & RUNWAY 10-28 THRESHOLD LIGHTING**  
10      **PROJECT (DESIGN)**

11      **Project Funded:**

12      **FAA GRANT #38-15 (90%)**

13      **NJDOT GRANT #6107308 (5%)**

14      **AIRPORT BOND (5%)**

15

16           12.   RESOLUTION NO. 16-106 - RESOLUTION  
17      AUTHORIZING PAYMENT TO C & S ENGINEERS, INC., IN  
18      THE AMOUNT OF \$5,792.04 FOR DESIGN ENGINEERING  
19      SERVICES;

20

21      **TAXIWAY N & TAXILANE H LIGHTING PROJECT**  
22      **(CONSTRUCTION)**

23      **Project Funded:**

24      **FAA GRANT #39-15 (90%)**

25      **NJDOT GRANT #6107307 (5%)**



1       **AIRPORT BOND (5%)**

2

3           13.    RESOLUTION NO. 16-107 - RESOLUTION  
4    AUTHORIZING AN AMENDMENT TO THE FEDERAL AVIATION  
5    ADMINISTRATION GRANT #39-15 IN THE AMOUNT OF  
6    \$4,527.00;

7           14.    RESOLUTION NO. 16-108 - RESOLUTION  
8    AUTHORIZING AN AMENDMENT #1 TO THE CONTRACT WITH  
9    C & S ENGINEERS, INC., IN THE CREDIT AMOUNT OF  
10   (\$3,757.50) FOR ENGINEERING SERVICES);

11          15.    RESOLUTION NO. 16-109 - RESOLUTION  
12    AUTHORIZING FINAL PAYMENT TO C & S ENGINEERS,  
13    INC., IN THE AMOUNT OF \$26,048.13 FOR  
14    ENGINEERING SERVICES;

15          16.    RESOLUTION NO. 16-110 - RESOLUTION  
16    AUTHORIZING CHANGE ORDER #1 AND FINAL TO CON-EL  
17    ELECTRIC IN THE AMOUNT OF \$8,788.15 FOR SERVICES  
18    RENDERED;

19          17.    RESOLUTION NO. 16-111 - RESOLUTION  
20    AUTHORIZING FINAL PAYMENT #3 TO CON-EL ELECTRIC  
21    IN THE AMOUNT OF \$49,478.54 FOR SERVICES  
22    RENDERED;

23          18.    RESOLUTION NO. 16-112 - RESOLUTION  
24    AUTHORIZING PAYMENT TO CON-EL ELECTRIC IN THE  
25    AMOUNT OF \$2,285.95 FOR CONNECTING TAXIWAY H

1 EDGE LIGHTS WITH TAXIWAY P TO THE TOWER LIGHTING  
2 CONTROL PANEL (ADDITIONAL WORK PARTIALLY COVER  
3 BY FAA GRANT);

4

5 **ENVIRONMENTAL PROJECTS - HANGAR 1 AND HANGAR 3**  
6 **and OIL/WATER SEPARATOR REPLACEMENT**

7 **Project Funded:**

8 **AIRPORT - 100%**

9

10 19. RESOLUTION NO. 16-113 - RESOLUTION  
11 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN  
12 THE AMOUNT OF \$4,499.99 FOR ENGINEERING SERVICES  
13 IN CONNECTION WITH SITE REMEDIATION AT HANGAR 3  
14 AREA PROJECT THROUGH 3-25-16;

15 20. RESOLUTION NO. 16-114 - RESOLUTION  
16 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN  
17 THE AMOUNT OF \$8,896.00 FOR ENGINEERING SERVICES  
18 IN CONNECTION WITH SITE REMEDIATION AT HANGAR 1  
19 AREA PROJECT THROUGH 3-25-16;

20 21. RESOLUTION NO. 16-115 - RESOLUTION  
21 AUTHORIZING PAYMENT TO H2M ASSOCIATES INC., IN  
22 THE AMOUNT OF \$35,775.14 FOR ENGINEERING  
23 SERVICES IN CONNECTION WITH OIL/WATER SEPARATOR  
24 REPLACEMENT PROJECT THROUGH 3-25-16; and

25 22. RESOLUTION NO. 16-116 - RESOLUTION

1 AUTHORIZING PAYMENT #2 TO K&D CONTRACTORS, LLC  
2 IN THE AMOUNT OF \$73,990.00 FOR SERVICES  
3 RENDERED IN CONNECTION WITH OIL/WATER SEPARATOR  
4 REPLACEMENT PROJECT.)

5

6 CHAIRMAN KLINGHOFFER: Is there  
7 any reason -- airport resolutions are 8 through  
8 22. Is there any reason we can't move them all  
9 at once?

10 MR. ROTHER: No reason, although  
11 there may be some questions.

12 CHAIRMAN KLINGHOFFER: Well, that  
13 was my next question, are there questions.

14 Anything on the -- Jerry, you  
15 usually get questions on the airport.

16 COMMISSIONER SPIESBACH: No.

17 CHAIRMAN KLINGHOFFER: Nothing  
18 this week? This month I should say.

19 COMMISSIONER SPIESBACH: Nope.

20 CHAIRMAN KLINGHOFFER: Okay.  
21 Would someone like to move 8 through 22, then?

22 VICE-CHAIRMAN BROWN: I'll move 8  
23 through 22.

24 COMMISSIONER SPIESBACH: Second.

25 MS. SAPINSKI: Commissioner Brown?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

VICE-CHAIRMAN BROWN: Yes.

MS. SAPINSKI: Commissioner Dunec?

COMMISSIONER DUNEC: Yes.

MS. SAPINSKI: Commissioner Spiesbach?

COMMISSIONER SPIESBACH: Yes.

MS. SAPINSKI: Commissioner Stanziale?

COMMISSIONER STANZIALE: Yes.

MS. SAPINSKI: Commissioner Ross?

COMMISSIONER ROSS: Yes.

MS. SAPINSKI: Chairman Klinghoffer?

CHAIRMAN KLINGHOFFER: Yes.

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

**HILLTOP**

23. RESOLUTION NO. 16-117 - RESOLUTION  
AUTHORIZING PAYMENT/REIMBURSEMENT TO DEPARTMENT OF PUBLIC  
WORKS IN THE AMOUNT OF \$60,000.00 IN CONNECTION  
WITH HILLTOP RESERVATION IMPROVEMENTS.)

CHAIRMAN KLINGHOFFER: Could you  
give us a little background on 23 on what's  
going on? This is the reimbursement to the  
Department of Public Works.

Is this the environment cleanup?

1 MR. ROTHER: No, this was  
2 interesting because apparently we, we were  
3 really the stakeholders for the County on that  
4 whole hilltop matter and when the dust settled,  
5 there was a profit that the County realized on  
6 all of those transactions. We've been sitting  
7 on their profit.

8 The county engineer has been  
9 incurring expenses in connection with that that  
10 he's been advancing out of his budget and he  
11 finally asked for reimbursement --

12 CHAIRMAN KLINGHOFFER: Reimbursement, okay

13 MR. ROTHER: -- out of the  
14 County's profit from all of those transactions,  
15 and that's what that is.

16 CHAIRMAN KLINGHOFFER: Which is  
17 actually our profit, then. Is it our profit or  
18 the County's profit?

19 MR. ROTHER: It's the County's  
20 profit. Because we didn't own the land, it was  
21 really the county's land that we...yeah. Yep.

22 CHAIRMAN KLINGHOFFER: Someone  
23 like to move 23?

24 COMMISSIONER SPIESBACH: I'll move  
25 that.

1 VICE-CHAIRMAN BROWN: I'll second  
2 it.

3 MS. SAPINSKI: Commissioner Brown?

4 VICE-CHAIRMAN BROWN: Yes.

5 MS. SAPINSKI: Commissioner Dunec?

6 COMMISSIONER DUNEC: Yes.

7 MS. SAPINSKI: Commissioner Spiesbach?

8 COMMISSIONER SPIESBACH: Yes.

9 MS. SAPINSKI: Commissioner Stanziale?

10 COMMISSIONER STANZIALE: Yes.

11 MS. SAPINSKI: Commissioner Ross?

12 COMMISSIONER ROSS: Yes.

13 MS. SAPINSKI: Chairman Klinghoffer?

14 CHAIRMAN KLINGHOFFER: Yes.

15

16 (Whereupon, the Board discussed

17 and took action on the following item:

18 **NEWARK PROPERTY ACQUISITION PROJECT**

19 24. RESOLUTION NO. 16-118 - RESOLUTION  
20 AUTHORIZING PAYMENT IN THE AMOUNT OF \$6,583.20  
21 TO CHIESA, SHAHINIAN & GIANTOMASI, PC FOR LEGAL  
22 SERVICES RENDERED IN THE MONTH OF FEBRUARY  
23 2016.)

24

25 CHAIRMAN KLINGHOFFER: Number 24,

1 property acquisition project, would someone like  
2 to move that?

3 VICE-CHAIRMAN BROWN: I'll move  
4 it.

5 COMMISSIONER SPIESBACH: Second.

6 MS. SAPINSKI: Commissioner Brown?

7 VICE-CHAIRMAN BROWN: Yes.

8 MS. SAPINSKI: Commissioner Dunec?

9 COMMISSIONER DUNEC: Yes.

10 MS. SAPINSKI: Commissioner Spiesbach?

11 COMMISSIONER SPIESBACH: Yes.

12 MS. SAPINSKI: Commissioner Stanziale?

13 COMMISSIONER STANZIALE: Yes.

14 MS. SAPINSKI: Commissioner Ross?

15 COMMISSIONER ROSS: Yes.

16 MS. SAPINSKI: Chairman Klinghoffer?

17 CHAIRMAN KLINGHOFFER: Yes.

18

19 (Whereupon, the Board discussed

20 and took action on the following items:

21 **PARKING FACILITY (JUROR LOT AND PARKING GARAGE)**

22 25. RESOLUTION NO. 16-119 - RESOLUTION

23 AUTHORIZING A PAYMENT TO PRECISION TECHNOLOGY

24 SOLUTIONS THE AMOUNT OF \$550.00 FOR HOLE PUNCH

25 VALIDATOR;

1           26.   RESOLUTION NO. 16-120 - RESOLUTION  
2 AUTHORIZING A PAYMENT IN THE AMOUNT OF \$805.00  
3 TO GRAINGER FOR LIGHT BULBS;

4           27.   RESOLUTION NO. 16-121 - RESOLUTION  
5 AUTHORIZING PAYMENT IN THE AMOUNT OF \$4,643.63  
6 TO POSITIVE ELECTRIC FOR ELECTRIC REPAIRS.)

7

8                   CHAIRMAN KLINGHOFFER:  25, 26, and  
9 27, would someone like to move it?

10                   COMMISSIONER SPIESBACH:  I'll move  
11 those.

12                   VICE-CHAIRMAN BROWN:  I'll second.

13                   MS. SAPINSKI:  Commissioner Brown?

14                   VICE-CHAIRMAN BROWN:  Yes.

15                   MS. SAPINSKI:  Commissioner Dunec?

16                   COMMISSIONER DUNEC:  Yes.

17                   MS. SAPINSKI:  Commissioner Spiesbach?

18                   COMMISSIONER SPIESBACH:  Yes.

19                   MS. SAPINSKI:  Commissioner Stanziale?

20                   COMMISSIONER STANZIALE:  Yes.

21                   MS. SAPINSKI:  Commissioner Ross?

22                   COMMISSIONER ROSS:  Yes.

23                   MS. SAPINSKI:  Chairman Klinghoffer?

24                   CHAIRMAN KLINGHOFFER:  Yes.

25



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

3       **SPORTSPLEX STADIUM**

4           28. RESOLUTION NO. 16-122 - RESOLUTION OF  
5 THE AUTHORITY APPROVING THE FORM AND AUTHORIZING  
6 THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT  
7 AGREEMENTS; APPOINTING AN ESCROW AGENT AND  
8 VERIFICATION AGENT AND AUTHORIZING THE  
9 AUTHORIZED OFFICERS OF THE AUTHORITY TO DO ALL  
10 OTHER THINGS DEEMED NECESSARY OR ADVISABLE IN  
11 CONNECTION WITH THE REDEMPTION AND DEFEASANCE OF  
12 CERTAIN BONDS OF THE AUTHORITY IN CONNECTION  
13 WITH THE SALE OF THE STADIUM.)

14  
15                   CHAIRMAN KLINGHOFFER: Before  
16 someone moves 28, is there any update, Steve, on  
17 the -- on that transaction?

18                   MR. ROTHER: There are a number of  
19 things that are going on.

20                   I'm actively involved in the  
21 relocation of the antenna. The next stage in  
22 this is to be meeting with the City of Newark  
23 and their property managers to figure out what  
24 the best location is with the two, uh --

25                   CHAIRMAN KLINGHOFFER: Whose

1 antenna is that? Is that...

2 MR. ROTHER: It's, it's T-Mobile  
3 and AT&T.

4 CHAIRMAN KLINGHOFFER: It's a  
5 cellular carrier.

6 MR. ROTHER: Yep, and so that  
7 that's the next step.

8 We had a very interesting  
9 development. I think we can talk about that in  
10 open session. We have a use for the, the  
11 stadium. You know, up until now we've had  
12 fairly nominal payments made. It looks like  
13 we're going to, for a one-day use, get \$25,000  
14 for the stadium. The purchasers are out beating  
15 the bushes for uses and it's going to be a  
16 filming, somebody's doing a, a film that needs a  
17 stadium, and so for \$25,000, they're going to be  
18 using the stadium for one day.

19 We have negotiated a lease  
20 arrangement where we lease out the facility,  
21 license it for use, on a daily basis, and the  
22 revenue we get we use to maintain it. Any  
23 shortfall we have to eat.

24 CHAIRMAN KLINGHOFFER: We have to  
25 eat it.

1                   MR. ROTHER: We, we have to eat  
2 that, and that was -- the contract was  
3 negotiated ultimately in that fashion.

4                   The purchasers have said, though,  
5 that they would like to be active in trying to  
6 originate some uses for the facility and have  
7 requested -- not in this case, but have  
8 requested a finder's fee for, for these kinds of  
9 matters.

10                  And I said, well, it would be  
11 dependent upon, you know, how often and how  
12 large these kinds of...

13                  CHAIRMAN KLINGHOFFER: And the  
14 finder's fee, what would be their incentive for  
15 doing this?

16                  MR. ROTHER: It, it wouldn't be.  
17 It wouldn't be. But I want to wait and see if  
18 this deal actually materializes.

19                  CHAIRMAN KLINGHOFFER: Okay, that  
20 sounds like a good idea.

21                  MR. ROTHER: Let's not count our  
22 chickens yet.

23                  But so far I've been trading  
24 e-mails with this scout for the company that,  
25 that's doing the film, and they seem to be very

1 happy with the stadium and...we'll see.

2 CHAIRMAN KLINGHOFFER: Okay.

3 Sounds interesting.

4 Would someone like to move 28?

5 COMMISSIONER SPIESBACH: I'll move  
6 it.

7 VICE-CHAIRMAN BROWN: I'll second  
8 it.

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 Ross?

18 COMMISSIONER ROSS: Yes.

19 MS. SAPINSKI: Chairman Klinghoffer?

20 CHAIRMAN KLINGHOFFER: Yes.

21

22 (Whereupon, the Board discussed  
23 the following item:

24 **FINANCE**

25 29. RESOLUTION NO. 16-123 - RESOLUTION

1 AUTHORIZING A FEE AGREEMENT AND AN AMENDED AND  
 2 RESTATED LETTER OF CREDIT AND REIMBURSEMENT  
 3 AGREEMENT IN CONNECTION WITH THE LETTER OF  
 4 CREDIT PROVIDED BY WELLS FARGO BANK, N.A. IN  
 5 CONNECTION WITH THE AUTHORITY'S 1986 POOLED  
 6 GOVERNMENT LOAN PROGRAM;

7

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

10 30. RESOLUTION NO. 16-124 - RESOLUTION  
 11 AUTHORIZING PAYMENT OF CHARGES AND EXPENSES OF  
 12 THE AUTHORITY'S \$150,000,000 POOLED GOVERNMENT  
 13 LOAN PROGRAM, SERIES 1986.

14

15 **Payments due others for PGLP Services**

16

17 Galleros Koh, LLP \$2,000.00

18 Financial Consultant

19 April 2016

20

21 Wells Fargo \$4,347.78

22 Remarketing Fee

23 1-1-16 to 3-31-16

24

25 Bank of New York Mellon \$4,000.00

1 Trustee Fee

2 4-1-16 to 6-30-16

3

4 CHAIRMAN KLINGHOFFER: Do you want  
5 to go into executive session at this point?

6 MR. ROTHER: No, why don't we go  
7 to the very end and then we'll come back and do  
8 29? You can take care of --

9 CHAIRMAN KLINGHOFFER: You want to  
10 do 30 separately? Okay.

11 MR. ROTHER: Well, whatever. We  
12 can go into executive session now.

13 VICE-CHAIRMAN BROWN: Just move  
14 30.

15 COMMISSIONER SPIESBACH: Yeah,  
16 I'll move 30.

17 CHAIRMAN KLINGHOFFER: Move 30.

18 VICE-CHAIRMAN BROWN: And I'll  
19 second. Roll call.

20 MS. SAPINSKI: Commissioner Brown?

21 VICE-CHAIRMAN BROWN: Yes.

22 MS. SAPINSKI: Commissioner Dunec?

23 COMMISSIONER DUNEC: Yes.

24 MS. SAPINSKI: Commissioner Spiesbach?

25 COMMISSIONER SPIESBACH: Yes.

1 MS. SAPINSKI: Commissioner Stanziale?

2 COMMISSIONER STANZIALE: Yes.

3 MS. SAPINSKI: Commissioner Ross?

4 COMMISSIONER ROSS: Yes.

5 MS. SAPINSKI: Chairman Klinghoffer?

6 CHAIRMAN KLINGHOFFER: Yes.

7 Okay, at this point what's our  
8 rational for going --

9 MR. ROTHER: Yeah, the rationale  
10 for going in is litigation, two different  
11 matters, and contract negotiation, two matters.

12 CHAIRMAN KLINGHOFFER: All right.

13 COMMISSIONER SPIESBACH: Move to  
14 go to executive session.

15 VICE-CHAIRMAN BROWN: I second it.

16 MS. SAPINSKI: Commissioner Brown?

17 VICE-CHAIRMAN BROWN: Yes.

18 MS. SAPINSKI: Commissioner Dunec?

19 COMMISSIONER DUNEC: Yes.

20 MS. SAPINSKI: Commissioner Spiesbach?

21 COMMISSIONER SPIESBACH: Yes.

22 MS. SAPINSKI: Commissioner Stanziale?

23 COMMISSIONER STANZIALE: Yes.

24 MS. SAPINSKI: Commissioner Ross?

25 COMMISSIONER ROSS: Yes.

1 MS. SAPINSKI: Chairman Klinghoffer?

2 CHAIRMAN KLINGHOFFER: Yes.

3

4 (Whereupon, the Board moved to  
5 Executive Session at 5:14 p.m., Resolution No.  
6 16-125.)

7

8 (Whereupon, the Board returned to  
9 Open Session at 5:51 p.m., Resolution No.  
10 16-15.)

11

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

14 **FINANCE**

15 29. RESOLUTION NO. 16-123 - RESOLUTION  
16 AUTHORIZING A FEE AGREEMENT AND AN AMENDED AND  
17 RESTATED LETTER OF CREDIT AND REIMBURSEMENT  
18 AGREEMENT IN CONNECTION WITH THE LETTER OF  
19 CREDIT PROVIDED BY WELLS FARGO BANK, N.A. IN  
20 CONNECTION WITH THE AUTHORITY'S 1986 POOLED  
21 GOVERNMENT LOAN PROGRAM;

22

23 CHAIRMAN KLINGHOFFER: Do we have  
24 someone moving Resolution 29?

25 COMMISSIONER SPIESBACH: I'll move



1 29.

2 VICE-CHAIRMAN BROWN: I'll second  
3 it.

4 MS. SAPINSKI: Commissioner Brown?

5 VICE-CHAIRMAN BROWN: Yes.

6 MS. SAPINSKI: Commissioner Dunec?

7 COMMISSIONER DUNEC: Yes.

8 MS. SAPINSKI: Commissioner Spiesbach?

9 COMMISSIONER SPIESBACH: Yes.

10 MS. SAPINSKI: Commissioner Stanziale?

11 COMMISSIONER STANZIALE: Yes.

12 MS. SAPINSKI: Commissioner Ross?

13 COMMISSIONER ROSS: Yes.

14 MS. SAPINSKI: Chairman Klinghoffer?

15 CHAIRMAN KLINGHOFFER: Yes.

16

17 **ADJOURNMENT**

18

19 CHAIRMAN KLINGHOFFER: There being  
20 no other business, is there a motion to adjourn?

21 COMMISSIONER SPIESBACH: Motion to  
22 adjourn.

23 VICE-CHAIRMAN BROWN: I'll second  
24 that.

25 MS. SAPINSKI: Commissioner Brown?

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

VICE-CHAIRMAN BROWN: Yes.

MS. SAPINSKI: Commissioner Dunec?

COMMISSIONER DUNEC: Yes.

MS. SAPINSKI: Commissioner Spiesbach?

COMMISSIONER SPIESBACH: Yes.

MS. SAPINSKI: Commissioner Stanziale?

COMMISSIONER STANZIALE: Yes.

MS. SAPINSKI: Commissioner Ross?

COMMISSIONER ROSS: Yes.

MS. SAPINSKI: Chairman Klinghoffer?

CHAIRMAN KLINGHOFFER: Yes.

(Whereupon, the proceedings were  
concluded at 5:52 p.m., Resolution No. 16-16.)

## C E R T I F I C A T E

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I, TABITHA DENTE, a Certified Shorthand Reporter and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and on the date hereinbefore set forth, to the best of my ability.

-----  
TABITHA DENTE, CSR NO. 1592