

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

Tuesday, April 30, 2024
Commencing at 4:03 p.m.

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

COMMISSIONER GERARD M. SPIESBACH
COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER CLIFFORD ROSS
COMMISSIONER ANTHONY S. NARDONE

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

COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN

LYNANN DRAGONE
CERTIFIED COURT REPORTER
54 STIRLING TERRACE
TOTOWA, NEW JERSEY 07512
(973) 519-9562
lynanna220@gmail.com

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

NIA H. GILL, ESQ. General Counsel
LUCY SAPINSKI, Director of Operations
BETSY WILLIAMSON, Administrative Assistant
STEVEN C. ROTHER, Executive Director
JOSEPH CALI, Airport Manager

1 COMMISSIONER SPIESBACH: Notice was duly
2 given by regular mail and electronic mail to the
3 Essex County Executive, the Essex County Clerk,
4 and the Clerk of the Board of County
5 Commissioners, County Commissioners President
6 Pomares, the News Editor of the Herald News, the
7 News Editor of the Star Ledger and notice was
8 posted on the bulletin board in the office of the
9 Essex County Improvement Authority stating the
10 time, date and location of this Regular Board
11 Meeting.

12 Roll call, please.

13
14 (Roll call was taken, all Commissioners
15 present respond in the affirmative)
16

17 **PUBLIC COMMENTS**

18
19 COMMISSIONER SPIESBACH: Okay. Is there
20 anyone there for public comment or anyone on the
21 phone?

22 MS. SAPINSKI: Nobody here and nobody on
23 the phone.
24

25 **ACCEPTANCE OF MINUTES**

1 COMMISSIONER SPIESBACH: Okay. Hearing
2 none, then we will move on to the Acceptance of
3 Minutes of the Board Meeting of March 26, 2024,
4 Regular Board Meeting only.

5 Do we have a motion?

6 COMMISSIONER ROSS: Motion.

7 COMMISSIONER NARDONE: Second.

8
9 (Roll call was taken, all Commissioners
10 present respond in the affirmative)

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

14
15 RESOLUTIONS

16 ADMINISTRATIVE

17
18 1. #24-063

19 Resolution ratifying payment to Lynann Dragone,
20 Certified Court Reporter for stenographic transcript of
21 ECIA Regular Board Meeting on 3-26-24.

22
23 2. #24-064

24 Resolution ratifying payment of recurring bills
25 (Bill List)

1 3. #24-065

2 Resolution authorizing an Agreement with Buchanan,
3 Ingersoll & Rooney, PC for legal services in the amount
4 not to exceed \$50,000.00 from January 1, 2024 to December
5 31, 2024

6
7 4. #24-066

8 Resolution ratifying payment in the amount of
9 \$26,268.21 to Buchanan, Ingersoll & Rooney, PC for legal
10 services rendered from January through March 2024

11
12 COMMISSIONER SPIESBACH: Okay. So then
13 we'll move on to the Resolutions.

14 Under Administrative we have items 1
15 through 4. If there are no questions from any of
16 the Commissioners, can we have a motion to
17 approve?

18 COMMISSIONER ROSS: Motion to approve.

19 COMMISSIONER YUSTEIN: Second.

20
21 (Roll call was taken, all Commissioners
22 present respond in the affirmative)

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

1 **PARKING FACILITIES**

2
3 5. #24-067

4 Resolution authorizing payment to Arocho Services,
5 LLC in the amount of \$1,050.00 for landscaping, elevators
6 and stairwells cleaning services at the Juror Parking
7 Garage in March 2024

8
9 6. #24-068

10 Resolution authorizing payment to Noor Star
11 Properties, LLC in the amount of \$1,950.00 for
12 maintenance services in March 2024

13
14 7. #24-069

15 Resolution authorizing payment to Precision
16 Technology in the amount of \$7,265.00 for parking
17 equipment repairs

18
19 8. #24-070

20 Resolution authorizing payment to Positive Electric
21 in the amount of \$5,541.81 for electric repairs

22
23 9. #24-071

24 Resolution ratifying payment/reimbursement of
25 \$60,000.00 to Department of Public Works for snow removal

1 services 11-1-23 through 4-15-24)

2
3 COMMISSIONER SPIESBACH: Moving on, we'll
4 move to the Resolutions Parking Facilities, items
5 5 through 9. If there are no questions, can we
6 have a motion to approve?

7 COMMISSIONER ROSS: Motion to approve.

8 COMMISSIONER NARDONE: Second.

9 MS. SAPINSKI: Thank you.

10
11 (Roll call was taken, all Commissioners
12 present respond in the affirmative)

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

16
17 **AIRPORT**

18
19 10. #24-072

20 Resolution authorizing payment to Chiesa, Shahinian,
21 Giantomasi in the amount of \$876.16 for legal services
22 rendered in connection with Airport

23
24 11. #24-073

25 Resolution authorizing Modification to the State

1 Grant Agreement #6107314 to extend the original grant
2 expiration date until April 2025 in connection with
3 construction of NAVID's system
4

5 12. #24-074

6 Resolution authorizing payment/reimbursement to
7 AirBound Aviation in the amount of \$16,500.0 for pavement
8 repairs around Hangar/Building A at the Airport
9

10 13. #24-075

11 Resolution authorizing payment in the amount of
12 \$7,050.00 to Groome Door & Mechanical System for
13 Hangar/Building I bi-parting door repairs
14

15 14. #24-076

16 Resolution authorizing payment in the amount of
17 \$4,056.20 to Thomas J. O'Beirne & Co. for facility
18 maintenance and repairs at the Airport
19

20 15. #24-077

21 Resolution authorizing payment in the amount of
22 \$3,585.20 to Air Power for electric and HVAC repairs at
23 the Airport
24

25 16. #24-078

1 Resolution authorizing payment to Carlopiking in the
2 amount of \$9,000.00 for facility maintenance and repairs
3 at Airport

4
5 17. #24-079

6 Resolution authorizing an Agreement with H2M
7 Associates, Inc. in the amount not to exceed \$12,300.00
8 for engineering services in connection with groundwater
9 investigation for PFAS at the Airport

10
11 18. #24-080

12 Resolution authorizing payment to H2M Associates
13 Inc. in the amount of \$1,122.66 for engineering services
14 in connection with the Underground Storage Tank
15 compliance as per DEP regulations

16
17 COMMISSIONER SPIESBACH: Okay. Under the
18 Airport, we have Resolutions 10 through I guess
19 19. We'll go first through 18 under Airports. If
20 there are no questions, can we have a motion to a
21 approve, please.

22 COMMISSIONER YUSTEIN: Motion.

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Thank you.
25

1 (Roll call was taken, all Commissioners
2 present respond in the affirmative)

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

6
7 REHABILITATION OF APRON C and TAXILANE'S H & 11 PROJECT

8 Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2019 BOND

9
10 19. #24-081

11 Resolution authorizing payment to C & S Engineers
12 Inc. in the amount of \$15,7496.25 for CA/CO services
13 rendered in connection with the Apron C and Taxilane's H
14 & 11 Rehabilitation Project

15
16 REHABILITATION OF APRON B PROJECT

17 Project Funded: FAA, NJDOT AND ECIA/AIRPORT 2019 BOND

18
19 20. #24-082

20 Resolution authorizing Pay App#4 to Paving Materials
21 & Contracting in the amount of \$56,486.93 for services
22 rendered in connection with the Rehabilitation of Apron B
23 Project

24
25 21. #24-083

1 Resolution authorizing Change Order #1 & Final to
2 the Contract with Paving Materials & Contracting in the
3 credit amount of (\$289,954.27) in connection with the
4 Rehabilitation of Apron B Project

5
6 22. #24-084

7 Resolution authorizing Pay App#5 & Final to Paving
8 Materials & Contracting in the amount of \$26,501.01 for
9 services rendered in connection with the construction of
10 the Rehabilitation of Apron B Project

11
12 23. #24-085

13 Resolution authorizing payment to C & S Engineers
14 Inc. in the amount of \$11,384.38 for services rendered in
15 connection with the CO/CA of the Rehabilitation of Apron
16 B Project at the Airport

17
18 COMMISSIONER SPIESBACH: Continuing under
19 Airport we have several Rehabilitation Resolutions
20 related to Airport items 19 through 23. If there
21 are no questions on any of those, can we have a
22 motion to approve.

23 COMMISSIONER ROSS: Motion to approve.

24 COMMISSIONER SPIESBACH: Can we have a
25 second?

1 COMMISSIONER NARDONE: Second.

2 MS. SAPINSKI: Thank you.

3
4 (Roll call was taken, all Commissioners
5 present respond in the affirmative)

6
7 Whereupon, the Board discussed and took
8 action on the following item:

9

10 **FINANCE**

11

12 24. #24-086

13 Resolution authorizing payment of charges and
14 expenses of the Authority's \$150,000,000.00 Pooled
15 Government Loan Program, Series 1986

16

17 Payments due for PGLP Services

18 Galleros-Robinson, CPAs, LLP \$2,000.00

19 Program Administrator

20 April

21

22 ECIA-Admin Fee \$5,000.00

23 April

24

25 Wells Fargo Bank, NA \$1,086.94

1 Remarketing Fee

2 1/1/2024 - 3/31/2024

3
4 COMMISSIONER SPIESBACH: Under our Regular
5 Agenda the last item is under Finance item number
6 24. Can we have a motion to approve, please?

7 COMMISSIONER NARDONE: Motion to approve.

8 COMMISSIONER ROSS: Second.

9 MS. SAPINSKI: Thank you.

10
11 (Roll call was taken, all Commissioners
12 present respond in the affirmative)

13
14 **EXECUTIVE SESSION**

15
16 COMMISSIONER SPIESBACH: Steve, is there a
17 need for any Executive Session at all?

18 MR. ROTHER: Not at all.

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

22
23 **LATE STARTER**

24
25 1. #24-087

1 First Supplemental Bond Resolution in connection
2 with Essex County Family Court Building Project (Essex
3 County Improvement Authority County Guaranteed Lease
4 Revenue Bond - Resolution #23-86, May 11, 2023)

5
6 COMMISSIONER SPIESBACH: Okay. Before we
7 move for adjournment, there is one Late Starter.
8 Did everybody receive the Late Starter?

9 Are there any questions about the Late
10 Starter for the director? If not, then can we
11 have a motion to approve the Late Starter agenda
12 item?

13 COMMISSIONER NARDONE: Motion to approve
14 the Late Starter regarding the supplemental bond
15 resolution.

16 COMMISSIONER SPIESBACH: Is there a
17 second?

18 COMMISSIONER ROSS: Second.

19 MS. SAPINSKI: Thank you.

20
21 (Roll call was taken, all Commissioners
22 present respond in the affirmative)

23
24 COMMISSIONER SPIESBACH: That brings us to
25 the end of our agenda.

1 Steve, you don't have anything else for us
2 today, right?

3 MR. ROTHER: Correct.

4 COMMISSIONER SPIESBACH: Okay. Then can I
5 have a motion to adjourn the meeting?

6 COMMISSIONER ROSS: Motion to adjourn.

7 COMMISSIONER NARDONE: Second.

8 MS. SAPINSKI: Thank you.

9
10 (Roll call was taken, all Commissioners
11 present respond in the affirmative)

12
13 COMMISSIONER SPIESBACH: Thank you all.

14 MS. SAPINSKI: Thank you, Commissioner,
15 for running this at the last minute. I appreciate
16 it.

17 COMMISSIONER SPIESBACH: Not a problem.

18
19 (Whereupon, the proceedings concluded at
20 4:10 p.m.)

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C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XIO1388, a Certified Court Reporter and Notary Public of the State of New Jersey, certify that the foregoing is a true and accurate transcript of the hearing at the time and the date hereinbefore set forth.

I further certify that I am neither attorney nor Counsel for, nor employed by any of the parties to the action in which this hearing was taken.

I further certify that I am not an employee of anyone employed in this case, nor am I financially interested in this action.

Lynann Dragone

LYNANN DRAGONE, CCR
Certified Court Reporter