

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, February 27, 2024
Commencing at 4:00 p.m.

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

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER GERARD M. SPIESBACH, TREASURER
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE

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

NONE

LYNANN DRAGONE
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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 CHAIRMAN KLINGHOFFER: 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.

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

17 **PUBLIC COMMENTS**

18
19 VICE CHAIRMAN BROWN: Do we have any
20 members of the public present for comments?

21 MS. SAPINSKI: No, there's nobody here and
22 there's nobody on the phone.
23

24 **RE-ORGANIZATION:**
25

1 respond in the affirmative)

2

3 **ACCEPTANCE OF MINUTES**

4

5 CHAIRMAN KLINGHOFFER: Now is there a
6 motion to accept the minutes of January 30, 2024,
7 Regular Board Meeting?

8 COMMISSIONER BROWN: Move.

9 CHAIRMAN KLINGHOFFER: Is there a second?

10 COMMISSIONER SPIESBACH: Second.

11 MS. SAPINSKI: Thank you.

12

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

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22 CHAIRMAN KLINGHOFFER: Next we will have
23 an Executive Session.

24 Mr. Rother, is there a need for Executive
25 Session?

1 MR. ROTHER: The two issues are salary
2 increases and the other is the settlement of the
3 easement case here on the airport.

4 CHAIRMAN KLINGHOFFER: Is there a motion
5 to go into Executive Session?

6 COMMISSIONER ROSS: Motion.

7 COMMISSIONER YUSTEIN: Second.

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

11
12 (Whereupon the Commissioners went into Executive Session,
13 Resolution #24-044, from 4:06pm to 4:14pm)

14 (Whereupon, the Board returned to Open Session, Motion
15 #24-05.)

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

18 **RESOLUTIONS**

19 **ADMINISTRATIVE**

20
21 #24-023

22 1. Resolution ratifying payment to Lynann Dragone,
23 Certified Court Reporter for stenographic transcript of
24 ECIA Regular Board Meeting on 1-20-24
25

1 #24-024

2 2. Resolution ratifying payment of recurring bills
3 (Bills List)

4
5 #24-025

6 3. Resolution ratifying payment to Chiesa, Shahinian,
7 Giantomasi in the amount of \$468.50 for legal services
8 rendered in connection with environmental matters.

9
10 #24-026

11 4. Resolution authorizing purchase of Insurance
12 Policies including workers compensation, cyber liability,
13 and underground storage tank

14
15 CHAIRMAN KLINGHOFFER: Next,
16 Administrative Resolutions 1 through 4.

17 COMMISSIONER ROSS: Move.

18 COMMISSIONER SPIESBACH: Second.

19
20 (Roll call was taken, all Commissioners
21 respond in the affirmative)

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

25

1 to move Parking Facilities, Resolutions 5 through
2 8?

3 COMMISSIONER BROWN: Move it.

4 COMMISSIONER SPIESBACH: Second.

5

6 (Roll call was taken, all Commissioners
7 respond in the affirmative)

8

9 CHAIRMAN KLINGHOFFER: I lost track, what
10 was the last? We moved 5 through 8?

11 MS. SAPINSKI: Yes.

12

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

15

16 **AIRPORT**

17

18 #24-031

19 9. Resolution authorizing payment to Chiesa, Shahinian,
20 Giantomasi in the amount of \$256.24 for legal services
21 rendered in connection with Airport

22

23 #24-032

24 10. Resolution authorizing payment to Park Place in the
25 amount of \$13,635.00 for snow removal and salt spreading

1 #24-033

2 11. Resolution authorizing payment to SJ Carney in the
3 amount of \$1,100.00 for roof repairs at the Airport

4
5 #24-034

6 12. Resolution authorizing payment to Air Power in the
7 amount of \$18,795.60 for a new heating system at
8 Hanger/Building I and other electric repairs at the
9 Airport

10
11 #24-035

12 13. Resolution authorizing payment to Herbert Lutz & Co
13 in the amount of \$3,469.82 for fuel farm repairs at the
14 Airport

15
16 #24-036

17 14. Resolution authorizing payment to Gary Kubiak & Son
18 Electric, Inc in the amount of \$2,775.00 for runway
19 lights repairs at the Airport

20
21 #24-037

22 15. Resolution authorizing payment to Carlopiking in the
23 amount of \$725.00 for facility maintenance at Airport

24

25

1 #24-038

2 16. Resolution authorizing payment to H2M Associates
3 Inc. In te amount of \$2,424.38 for engineering services
4 in connection with the Underground Storage Tank
5 compliance as per DEP regulations

6
7 #24-039

8 17. Resolution authorizing payment to H2M Associates
9 Inc. In the amount of \$9,527.50 for engineering services,
10 site remediation at Hanger 1 Area

11
12 CHAIRMAN KLINGHOFFER: Would someone now
13 like to move 9 through 17, Airport Resolutions?

14 COMMISSIONER BROWN: Move.

15 COMMISSIONER ROSS: Second.

16 MS. SAPINSKI: Thank you.

17
18 (Roll call was taken, all Commissioners
19 respond in the affirmative)

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

23
24 **FINANCE**

25

1 #24-040

2 18. Resolution authorizing payment of charges and
3 expenses of the Authority's \$150,000,000.00 Pooled
4 Government Loan Program, Series 1986

5
6 **Payments due for PGLP Services**

7 Galleros-Robinson, CPAs, LLP \$2,000.00
8 Program Administrator
9 February

10 Wells Fargo Bank, NA \$10,622.18
11 Letter of Credit

12 1/1/2024 - 3/31/2024
13 ECIA-Admin Fee \$5,000.00
14 February

15 Acacia Financial Group, Inc. \$1,343.75
16 Financial Advisory Services

17 ECIA
18 Audit Fee \$7,500.00

19 Kutak Rock, LLP \$4,218.50
20 Legal Fees

21
22
23 CHAIRMAN KLINGHOFFER: Would someone like
24 to move Resolution 18?

25 COMMISSIONER SPIESBACH: Move.

COMMISSIONER NARDONE: Second.

MS. SAPINSKI: Thank you.

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

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

3
4 **LATE STARTER**

5 **AIRPORT**

6
7 #24-041

8 1. Resolution authorizing the Essex County Improvement
9 Authority to settle the condemnation action filed to
10 expand an existing easement on property in close
11 proximately to the Essex County Airport to comply with
12 FAA requirements and to remedy safety hazards posed by
13 overgrowth and prevent structures on the subject property

14
15 CHAIRMAN KLINGHOFFER: Would someone like
16 to move Late Starter number 1?

17 COMMISSIONER BROWN: I'll move it.

18 COMMISSIONER SPIESBACH: Second.

19
20 (Roll call was taken, all Commissioners
21 respond in the affirmative)

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

25

1 **ADMINISTRATIVE**

2
3 #24-042

4 1. Resolution authorizing salary range chart for ECIA
5 employees

6
7 #24-043

8 2. Resolution authorizing salaries for ECIA employees
9 for 2024

10
11 CHAIRMAN KLINGHOFFER: Would someone like
12 to move Late Starter numbers 1 and 2 for salaries?

13 COMMISSIONER ROSS: Move it.

14 COMMISSIONER YUSTEIN: Second.

15
16 (Roll call was taken, all Commissioners
17 respond in the affirmative)

18
19 CHAIRMAN KLINGHOFFER: Lucy, before I ask
20 for a motion to adjourn, is there anything that
21 was missed?

22 MS. SAPINSKI: Nope, we did everything.

23 Thank you.

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25 **ADJOURNMENT**

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Next Board Meeting will be held on Tuesday, March 26,
2024 @4 PM

CHAIRMAN KLINGHOFFER: Motion to adjourn?

COMMISSIONER ROSS: I'll make a motion.

COMMISSIONER YUSTEIN: Second.

MS. SAPINSKI: Thank you.

CHAIRMAN KLINGHOFFER: Thank you,
everybody.

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

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C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XI01388, 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