

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, June 25, 2024
Commencing at 4:07 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
COMMISSIONER ANTHONY S. NARDONE

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

COMMISSIONER CLIFFORD ROSS

LYNANN DRAGONE
CERTIFIED COURT REPORTER
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TOTOWA, NEW JERSEY 07512
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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.

12 Roll call, please.

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

16
17 **PUBLIC COMMENTS**

18
19 CHAIRMAN KLINGHOFFER: Do we have any
20 members of the public who are present at the
21 office?

22 MS. SAPINSKI: No, there's nobody here.

23
24 **ACCEPTANCE OF MINUTES**

25

1 CHAIRMAN KLINGHOFFER: Okay. In that
2 event, let's move onto Acceptance of Minutes.

3 Would someone like to move to accept the
4 May 28, 2024 Regular Board Meeting minutes?

5 COMMISSIONER SPIESBACH: Move.

6 COMMISSIONER BROWN: Second.

7
8 (Roll call was taken, all Commissioners
9 present respond in the affirmative)

10
11 Whereupon, the Board discussed and took
12 action on the following items:

13
14 **RESOLUTIONS**

15 **ADMINISTRATIVE**

16
17 #24-105

18 1. Resolution ratifying payment to Lynann Dragone,
19 Certified Court Reporter for stenographic transcript of
20 ECIA Regular Board Meeting on 5-28-24

21
22 #24-106

23 2. Resolution ratifying payment of recurring bills
24 (Bill List)

25

1 CHAIRMAN KLINGHOFFER: Next we have
2 Administrative Resolutions 1 and 2.

3 Would someone like to move them?

4 COMMISSIONER BROWN: I'll move it.

5 COMMISSIONER YUSTEIN: I'll second.

6 MS. SAPINSKI: Thank you.
7

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

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

14 **PARKING FACILITIES**
15

16 #24-107

17 3. Resolution authorizing payment to Arocho Services,
18 LLC in the amount of \$1,900.00 for landscaping and
19 cleaning services at the Juror Parking Facility in May
20

21 #24-108

22 4. Resolution authorizing payment to Noor Star
23 Properties, LLC in amount of \$1,950.00 for cleaning and
24 maintenance services at the County Garage in May
25

1 #24-109

2 5. Resolution authorizing payment to Precision
3 Technology in the amount of \$3,108.00 for parking
4 equipment repairs

5
6 #24-110

7 6. Resolution accepting a Proposal from Schindler
8 Elevator in the amount of \$24,750.00 for elevator repairs

9
10 CHAIRMAN KLINGHOFFER: Next we have
11 Parking Facilities Resolutions 3 through 6.

12 Would someone like to move them?

13 COMMISSIONER NARDONE: I'll move.

14 COMMISSIONER SPIESBACH: I'll second then.

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

18
19 Whereupon, the Board discussed and took
20 action on the following items:

21
22 **AIRPORT**

23
24 #24-111

25 7. Resolution authorizing payment in the amount of

1 \$1,930.00 to S.J. Carney for roof repairs at the Airport

2

3

#24-112

4

8. Resolution authorizing a purchase of John Deere Ztrak

5

Mower with 54-IN HC Deck in the amount of \$8,950.68 for

6

Airport

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8

#24-113

9

9. Resolution authorizing payment in the amount of

10

\$8,476.69 to Diamond Contracting for landscaping services

11

on properties off the Airport after tree cutting

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13

#24-114

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10. Resolution authorizing payment to H2M Associates

15

Inc. in the amount of \$5,730.50 for engineering services,

16

site remediation at Hangar 1 Area

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18

#24-115

19

11. Resolution authorizing payment to H2M Associates

20

Inc. in the amount of \$4,722.15 for engineering services,

21

site remediation at Hangar 3 Area

22

23

CHAIRMAN KLINGHOFFER: We have Airport

24

Resolutions 7 to 11.

25

Would someone like to move them?

1 COMMISSIONER BROWN: Move it.

2 COMMISSIONER YUSTEIN: Second.

3 CHAIRMAN KLINGHOFFER: Thank you.

4

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

7

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

10

11 **FINANCE**

12

13 #24-116

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

17

18 Payments Due for PGLP Services

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

20 Program Administrator

21 June

22

23 ECIA-Admin Fees \$3,000.00

24 June

25

1 CHAIRMAN KLINGHOFFER: And we have Finance
2 Resolution number 12.

3 Would someone care to move that?

4 COMMISSIONER NARDONE: Move.

5 COMMISSIONER SPIESBACH: Second.

6 MS. SAPINSKI: Thank you.

7

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

10

11 CHAIRMAN KLINGHOFFER: Mr. Rother, do we
12 have need for Executive Session today.

13 MR. ROTHER: If you still agree with what
14 I discussed with you, certainly, yes.

15 CHAIRMAN KLINGHOFFER: I still agree.

16 What's the rationale for Executive
17 Session? Mr. Rother, what's the rationale for the
18 Executive Session just so we have it for the
19 record?

20 MR. ROTHER: Negotiation with other
21 parties in the future.

22 CHAIRMAN KLINGHOFFER: Okay, thank you.

23 Is there a motion to go into Executive
24 Session in that case? Would someone like to move
25 that?

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COMMISSIONER BROWN: Move it.

COMMISSIONER YUSTEIN: Second.

CHAIRMAN KLINGHOFFER: Let us know when
you're ready.

MS. SAPINSKI: Ready.

(Whereupon, the Board went into Executive
Session, Resolution #24-117)

(Whereupon, the Board returned to Open
Session, Motion 24-14)

ADJOURNMENT

Motion to Adjourn moved by Commissioner
Brown; second by Commissioner Yustein

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

(Meeting Adjourned)

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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