



Essex County Improvement Authority

27 Wright Way, Building M
Fairfield, New Jersey 07004
Phone: 973-575-0952
Fax: 973-808-0528

Commissioner Brown
Commissioner Nardone
Commissioner Ross
Commissioner Spiesbach
Commissioner Yustein
Chairman Klinghoffer

REGULAR BOARD MEETING

AUGUST 27, 2024

AGENDA

1. SUNSHINE NOTICE

2. ROLL CALL

3. PUBLIC COMMENTS

4. ACCEPTANCE OF MINUTES

Motion M 2nd
#24-17 Ross Spiesbach

- June 25, 2024 - Regular Board Meeting & Executive Session
- August 2, 2024 -Special Board Meeting

5. RESOLUTIONS

**ESSEX COUNTY IMPROVEMENT AUTHORITY
REGULAR BOARD MEETING
AUGUST 27, 2024
PAGE 2**

ADMINISTRATIVE

Item #1

M 2nd

Nardone Ross

#24-119

1. Resolution authorizing acceptance of the Authority's Report of Audit for the year ended December 31, 2022

Item #2 to #6

M 2ND

Brown Ross

#24-120

2. Resolution ratifying payment to Lynann Dragone, Certified Court Reporter for stenographic transcript of ECIA Regular Board Meeting on 6-25-24 and Special Board Meeting on 8-2-24

#24-121

3. Resolution ratifying payment of recurring bills (Bill List)

#24-122

4. Resolution authorizing Amendment #1 to the Agreement with Buchanan, Ingersoll & Rooney, PC for legal services in the amount of \$50,000.00

#24-123

5. Resolution authorizing payment in the amount of \$35,163.00 to Buchanan, Ingersoll & Rooney, PC for legal services rendered from May through July

#24-124

6. Resolution authorizing payment to Chiesa, Shahinian, Giantomasi in the amount of \$1,349.40 for legal services rendered in connection with environmental matters from May through July

PARKING FACILITIES

M 2nd

Nardone Ross

#24-125

7. Resolution authorizing payment to Arocho Services, LLC in the amount of \$5,250.00 for landscaping and cleaning services at the Juror Parking Facility in June and July

#24-126

8. Resolution authorizing payment to Noor Star Properties, LLC in the amount of \$10,575.00 for cleaning, maintenance, and repair services in June and July

#24-127

9. Resolution authorizing payment to Schindler Elevator Corp. in the amount of \$4,177.88 for elevator repairs at the Juror Parking Garage (repairs not covered by maintenance agreement)

ESSEX COUNTY IMPROVEMENT AUTHORITY
REGULAR BOARD MEETING
AUGUST 27, 2024
PAGE 3

Items #10 to #22

 M 2nd
Brown ROSS

AIRPORT

#24-128

10. Resolution authorizing a purchase of the Airport General Liability Insurance Policy in the amount of \$58,796.52 from August 1, 2024 to August 1, 2025

#24-129

11. Resolution authorizing an Agreement with Connell Foley, LLP for legal services in connection with the Airport in the amount not to exceed \$50,000.00

#24-130

12. Resolution authorizing payment to Connell Foley in the amount of \$1,840.00 for legal services rendered in the month of July

#24-131

13. Resolution authorizing payment in the amount of \$7,965.75 to New Jersey Door Works for Airport garage door repairs

#24-132

14. Resolution authorizing payment in the amount of \$8,900.00 to Diamond Contracting of NJ for clearing of vegetation on the end of Runway 22

#24-133

15. Resolution authorizing payment in the amount of \$7,270.58 to Groome Door for hangar door repairs at Hangar/Building I

#24-134

16. Resolution authorizing payment in the amount of \$1,951.20 to Thomas O'Beirne Company for plumbing repairs at Hangar/Building M and Hangar/Building P

#24-135

17. Resolution authorizing payment to H2M Associates Inc. in the amount of \$2,377.91 for engineering services in connection with the Underground Storage Tank compliance as per DEP regulations

#24-136

18. Resolution authorizing payment to H2M Associates Inc. in the amount of \$4,277.57 for engineering services in connection with PFAS site investigation at the Airport

**ESSEX COUNTY IMPROVEMENT AUTHORITY
REGULAR BOARD MEETING
AUGUST 27, 2024
PAGE 4**

AIRPORT cont.

#24-137

19. Resolution authorizing an Agreement with C & S Engineers Inc. in the amount not to exceed \$75,000.00 for planning and consulting services for preparation of Airport Minimum Operating Standards and Rule and Regulations

REHABILITATION OF APRON B PROJECT

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

#24-138

20. Resolution authorizing payment to C & S Engineers Inc. in the amount of \$7,958.50 for CA/CO services rendered in connection with the Rehabilitate Apron B Project

REHABILITATION OF APRON C AND TAXILANES H & 11 PROJECT

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

#24-139

21. Resolution authorizing Pay App#1 and #2 to Union Paving & Construction in the amount of \$654,767.94 for services rendered in connection with the of the Rehabilitation of Apron C and Taxilanes H & 11 Project at the Airport

#24-140

22. Resolution authorizing payment to C & S Engineers Inc. in the amount of \$125,634.38 for CA/CO services rendered in connection with the Rehabilitate Apron C and Taxilanes H & 11 Project at the Airport

FINANCE

Items #23 to #25

 M 2nd .
Ross Yustein

#24-141

23. Resolution of the Essex County Improvement Authority approving the Making Of an Application to the Local Finance Board Pursuant to N.J.S.A. 40:37A-54a(1) in connection with the Issuance Of Revenue Bonds Relating to the Refinancing of Charter School Facilities For NSA Central Avenue, LLC
(North Star Academy Charter School of Newark, Inc. - 2024 Project)

**ESSEX COUNTY IMPROVEMENT AUTHORITY
 REGULAR BOARD MEETING
 AUGUST 27, 2024
 PAGE 4**

FINANCE cont.

#24-142

24. Resolution authorizing an Agreement with Samuel Klein and Company for auditing services for the year ending December 31, 2024 in the amount of \$95,375.00

#24-143

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

Payments due for PGLP Services

Galleros-Robinson, LLP Program Administrator July and August 2024	\$4,000.00
BNY Mellon Administration Fee 7/1/2024 - 9/30/2024	\$4,400.00
Moody's Investor Services Annual Fee - Rating Agent	\$5,000.00
Wells Fargo Bank Remarketing Fee 4/1/2024 - 6/30/2024	\$657.22
ECIA July and August Admin Fees	\$4,000.00

6. EXECUTIVE SESSION

 M 2nd .
 BROWN ROSS

#24-145

Resolution authorizing Executive Session to discuss contract negotiations

Motion M 2nd .
 #24-18 Nardone Yustein

7. ADJOURNMENT

Next Board Meeting will be held on Tuesday, September 24, 2024 @ 4 PM

Motion M 2nd .
 #24-19 Nardone Yustein



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LATE STARTER AUGUST 27, 2024

AIRPORT

 M 2nd .
Brown Nardone

#24-144

1. Resolution authorizing the Executive Director and/or Director of Operations to execute an Agreement of Ground Lessor in connection with 155 Passaic Avenue properties