

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING ) TRANSCRIPT OF  
 ) PROCEEDINGS  
-----\*

27 Wright Way  
Fairfield, New Jersey

Tuesday, October 29, 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 ANTHONY S. NARDONE  
COMMISSIONER CLIFFORD ROSS

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

COMMISSIONER GERARD M. SPIESBACH

**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 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. Commissioner  
16 Brown is not present yet)

17  
18 **PUBLIC COMMENTS**

19  
20 CHAIRMAN KLINGHOFFER: Do we have any  
21 members of the public present to comment?

22 Anybody in the office?

23 MS. SAPINSKI: No.

24  
25 **ACCEPTANCE OF MINUTES**

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

3 Is there a motion to accept the minutes on  
4 September 24, 2024? That's the Regular Board  
5 Meeting.

6 COMMISSIONER NARDONE: Commissioner  
7 Nardone will move those minutes.

8 CHAIRMAN KLINGHOFFER: Is there a second,  
9 please?

10 COMMISSIONER ROSS: Second.

11 MS. SAPINSKI: Thank you.

12

13 (Roll call was taken, all Commissioners  
14 present respond in the affirmative. Commissioner  
15 Brown is not present yet)

16

17 CHAIRMAN KLINGHOFFER: Now we're going to  
18 start with the Late Starters. Who do we have to  
19 present on this?

20 MS. SAPINSKI: John Draikiwicz, our bond  
21 counsel.

22 CHAIRMAN KLINGHOFFER: Would you like to  
23 explain the transaction, please?

24 MR. DRAIKIWICZ: Yes. John Draikiwicz  
25 from Gibbons P.C. and it's my distinct pleasure to

1 be serving as bond counsel to the Improvement  
2 Authority on this financing.

3 This particular financing was generated by  
4 the County of Essex in connection with property  
5 that they are currently leasing or owning at 153  
6 Halsey Street, condominium units 1, 4, and 5.

7 Those units are primarily being utilized  
8 for Family Courts, I believe, but those entities  
9 that are utilizing those facilities are going to  
10 be moving onto a new Family Court complex that was  
11 being constructed with your other bond issue  
12 earlier this year. So what is going to transpire  
13 here is the Authority is going to purchase those  
14 units from the County for approximately  
15 \$11 million and that property then will be leased  
16 to one of the Hanini Group's developer, who is  
17 also currently in condominium units in the same  
18 building. So the goal is for Hanini then to  
19 purchase through lease, purchase the condominium  
20 units 1, 4 and 5 at the end of a 15-year lease  
21 term on the transaction. These bonds will then be  
22 guaranteed by the County of Essex.

23 The primary motivation to do this was so  
24 that the building, 153 Halsey Street, these units  
25 can be disposed of by the County, because these

1 units are having operating expenses of  
2 approximately \$3.6 million a year, so they would  
3 like to get rid of that liability and sell it to  
4 these developers who are in the building  
5 currently. They were very eager to acquire these  
6 sites or to accept the final piece of their puzzle  
7 in that building, so they will contain full  
8 ownership of that building and be able to utilize  
9 it to the best of their interests.

10 It is planned that the space that's going  
11 to be in this building will be replaced by other  
12 state offices that are being utilized in another  
13 building that they own at 707 Broad Street. Those  
14 state tenants will be moved over to this space.

15 That lease is being negotiated currently  
16 with the Hanini developer and the State of New  
17 Jersey, which negotiation has been going on for  
18 two to three years and which will be consummated,  
19 hopefully, over the next couple of months, if not  
20 sooner.

21 So the transaction's been very beneficial  
22 for the County because they'll be getting an  
23 influx of \$11 million to assist with their county  
24 budget in 2025, as well as relieve them of  
25 operating expenses for the building once the

1 transaction closes, which transaction is expected  
2 to close in June of 2025. But there's going to be  
3 a lease agreement to be executed in early December  
4 which lease agreement will be solely to them and  
5 will also require a \$250,000 down payment which  
6 will at that point in time be a fixed contract  
7 once they provide that \$250,000 down payment.

8 So, in essence, the County is extremely  
9 happy because they'll be able to dispose of the  
10 building, get \$11 million into their budget. And  
11 secondly, the developer's happy because they'll be  
12 able to sort of complete the acquisition of that  
13 facility at 153 Halsey Street.

14 These negotiations have been going on in  
15 great concert over the last 30 days, which  
16 included Jerome St. John, Frank Giantomasi, Robert  
17 Jackson, Joe DiVincenzo, Phil Alagia. It's been a  
18 pretty high profile negotiation that's gone on,  
19 which got consummated by the execution of a term  
20 sheet that was executed by the Hanini's last  
21 Friday -- I'm sorry, not last Friday -- ten days  
22 ago Friday and now it's in front of the board for  
23 the execution by this Authority.

24 It's a non-binding term sheet on it, but  
25 that was desired by all the parties to show their

1                   desire to get the transaction consummated.

2                   The first resolution on there is a  
3 resolution executing the term sheet.

4                   The second resolution is a resolution  
5 authorizing an application to be made to the Local  
6 Finance Board. So this transaction has to be  
7 reviewed by them at their November 13th meeting.

8                   I know that was a pretty long discussion  
9 on that point, but it was a pretty comprehensive  
10 transaction, which I want to make sure the  
11 commissioners are fully aware of.

12                   I'll be happy to answer any questions.

13                   CHAIRMAN KLINGHOFFER: Hearing no  
14 questions, would someone like to move these two  
15 resolutions?

16                   COMMISSIONER BROWN: Move.

17                   CHAIRMAN KLINGHOFFER: Is there a second?

18                   COMMISSIONER NARDONE: Second.

19

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

22

23                   **LATE STARTER**

24                   **GIBRALTAR BUILDING**

25



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

3  
4                   #24-186

5                   1.     Resolution authorizing the Executive Director to  
6                   Execute a Term Sheet for Purchase and Sale of the  
7                   153 Halsey Street Units 1, 4 & 5 in Newark, New  
8                   Jersey

9  
10                  #24-187

11                  2.     Resolution of the Essex County Improvement Authority  
12                  directing Application Be Made to Local Finance Board  
13                  Pursuant to N.J.S.A. 40A:5A-6 and 40:37A-80 for the  
14                  Acquisition of Condominium Units at 153 Halsey Street in  
15                  the City of Newark in An Aggregate Principal Amount not  
16                  to exceed \$12,000,000

17  
18                   Whereupon, the Board discussed and took  
19                   action on the following items:

20  
21                   **RESOLUTIONS**

22                   **ADMINISTRATIVE**

23  
24                   #24-164

25                   1.     Resolution introducing and approving the

1 Authority's 2025 Annual Budge and the Capital  
2 Budget/Program

3  
4 #24-165

5 2. Resolution ratifying payment to Lynann Dragone,  
6 Certified Court Reporter for stenographic  
7 transcript of ECIA Regular Board Meeting on 9-24-24

8  
9 #24-166

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

12  
13 #24-167

14 4. Resolution authorizing payment to Chiesa,  
15 Shahinian, Giantomasi in the amount of \$3,139.50  
16 for legal services rendered in connection with  
17 environmental matters from May through July

18  
19 CHAIRMAN KLINGHOFFER: Can we move on next  
20 to the Administrative Resolutions 1 through 4.

21 Would someone like to move these?

22 COMMISSIONER NARDONE: Move.

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Thank you, Commissioner

25 Ross.

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 **PARKING FACILITIES**

8  
9 #24-168

10 5. Resolution authorizing payment to Arocho Services,  
11 LLC in the amount of \$1,900.00 for landscaping and  
12 cleaning services at the Juror Parking Facility in  
13 September

14  
15 #24-169

16 6. Resolution authorizing payment to Noor Star  
17 Properties, LLC in the amount of \$1,950.00 for  
18 cleaning services in September

19  
20 #24-170

21 7. Resolution authorizing payment to Precision  
22 Technology in the amount of \$1,776.00 for parking  
23 equipment repairs

24  
25 CHAIRMAN KLINGHOFFER: Next, would someone

1           like to move Parking Resolutions 5 through 7?

2                   COMMISSIONER ROSS: Move.

3                   COMMISSIONER YUSTEIN: Second.

4                   MS. SAPINSKI: Thank you.

5

6                           (Roll call was taken, all Commissioners

7                   present respond in the affirmative)

8

9                           Whereupon, the Board discussed and took

10                   action on the following items:

11

12           **AIRPORT**

13

14           #24-171

15           8. Resolution accepting a NJDOT Grant #6107319 in the  
16           amount of \$21,270.00 for Rehabilitate Runway 10-28  
17           Project (Design)

18

19           #24-172

20           9. Resolution approving changes in Fees for Tie-Downs  
21           and T-Hangars effective January 1, 2025

22

23           #24-173

24           10. Resolution authorizing purchase of Case TR310  
25           Compact Track Loader with 3 attachments (bucket,

1 brush, broom) from GT Mid Atlantic in the amount of  
2 \$94,338.00 (ESCNJ 22/23-12 CO-OP)

3

4 #24-174

5 11. Resolution authorizing payment to Tree King in the  
6 amount of \$8,500.00 for tree removal on and off  
7 Airport properties

8

9 #24-175

10 12. Resolution authorizing payment to Carlopiking in  
11 the amount of \$18,000.00 for facility maintenance  
12 and repairs at Airport

13

14 #24-176

15 13. Resolution authorizing payment to H2M Associates  
16 Inc. In the amount of \$1,175.70 for engineering  
17 services in connection with the Underground Storage  
18 Tank compliance as per DEP regulations

19

20 #24-177

21 14. Resolution authorizing payment to H2M Associates  
22 Inc. In the amount of \$1,592.39 for engineering  
23 services in connection with PFAS site investigation  
24 at the Airport

25

1 #24-178

2 15. Resolution authorizing payment to C & S Engineers  
3 Inc. In the amount of \$1,050.00 for services  
4 rendered in connection with the CA/CO of  
5 Rehabilitation of Apron B Project at the Airport

6  
7 #24-179

8 16. Resolution authorizing payment to C & S Engineers  
9 Inc. In the amount of \$7,500.00 for services  
10 rendered in connection with the Drainage Study  
11 Project at the Airport

12  
13 RUNWAY 4-22 NAVAIID'S AND AIRFIELD SIGN REPLACEMENT  
14 PROJECT

15 Project funded: NJDOT AND ECIA/AIRPORT 2019 BOND

16  
17 #24-180

18 17. Resolution authorizing Disposition of Bids  
19 \* Award of Contract to Gary Kubiak & Son Electric,  
20 Inc. in the total amount of \$999,425.00

21  
22 #25-181

23 18. Resolution authorizing an Agreement with C&S  
24 Engineers, Inc. in the amount of \$272,000.00 CA/CO  
25 services in connection with Runway 4-22 NAVAIID's and

1 Airfield Sign Replacement Project

2  
3 REHABILITATION OF APRON C AND TAXILANES H & 11 PROJECT

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

5  
6 #24-182

7 19. Resolution ratifying payment to Union Paving &  
8 Construction in the amount of \$646,664.46 (Pay  
9 App#3) for services rendered in connection of the  
10 Rehabilitation of Apron C and Taxilanes H & 11  
11 Project at the Airport

12  
13 #24-183

14 20. Resolution authorizing Change Order #1 & Final to  
15 the Contract with Union Paving & Construction in  
16 the credit amount of (\$221,095.15) in connection  
17 with the Rehabilitation of Apron C and Taxilanes H  
18 & 11 Project at the Airport

19  
20 #24-184

21 21. Resolution authorizing payment to C & S Engineers  
22 Inc. in the amount of \$65,670.32 for CA/CO services  
23 rendered in connection with the Rehabilitation of  
24 Apron C and Taxilanes H & 11 Project at the Airport

25 CHAIRMAN KLINGHOFFER: Next we have

1 Airport Resolutions 8 through 21.

2 Would someone like to move them?

3 COMMISSIONER ROSS: Move.

4 COMMISSIONER BROWN: Second.

5 MS. SAPINSKI: Thank you.

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

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

12  
13 **FINANCE**

14  
15 #24-185

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

19  
20 Payments due for PGLP Services

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

22 Program Administrator

23 October 2024

24  
25 ECIA \$1,000.00



1 Admin Fee  
2 October 2024  
3  
4 Wells Fargo Bank, NA \$664.44  
5 Remarketing Fee  
6 7/1/2024 - 9/30/2024

7  
8 BNY Mellon \$4,400.00  
9 Trustee Fees  
10 10/1/24 - 12/31/24

11

12 CHAIRMAN KLINGHOFFER: Next we have  
13 Resolution 22, Finance Resolution, for a number of  
14 payments.

15 Would someone like to move that?

16 COMMISSIONER NARDONE: Move.

17 COMMISSIONER YUSTEIN: Second.

18 MS. SAPINSKI: Thank you.

19

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

22

23 CHAIRMAN KLINGHOFFER: Mr. Rother, is  
24 there any need to have an Executive Session?

25 MR. ROTHER: No, not at all.

1           **ADJOURNMENT**

2  
3                   CHAIRMAN KLINGHOFFER: In that event,  
4                   would someone like to move to adjourn?

5                   Our next meeting will be Tuesday,  
6                   November 26 at 4:00 p.m.

7                   COMMISSIONER BROWN: Move.

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                   CHAIRMAN KLINGHOFFER: Thank you very much  
15                   everybody.

16  
17                   (Whereupon, the meeting adjourned at 4:11  
18                   p.m.)

19  
20  
21  
22  
23  
24  
25

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

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