

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, November 26, 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
- 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**  
**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                  Nardone is not present yet)

17  
18                  **PUBLIC COMMENTS**

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

23                  Anybody in the office, Lucy?

24                  MS. SAPINSKI: No, nobody in the office.  
25

1           **ACCEPTANCE OF MINUTES**

2  
3                   CHAIRMAN KLINGHOFFER:   Okay.   Let's move  
4                   to Acceptance of Minutes.

5                   Would someone like to move to accept the  
6                   October 29, 2024, Regular Board Meeting minutes?

7                   COMMISSIONER BROWN:   Move.

8                   COMMISSIONER SPIESBACH:   I'll second then.

9                   MS. SAPINSKI:   Commissioner Brown moved;  
10                  Commissioner Spiesbach second.

11  
12                  (Roll call was taken, all Commissioners  
13                  present respond in the affirmative.   Commissioner  
14                  Nardone is not present yet)

15  
16                  (Whereupon, Commissioner Nardone is  
17                  present at 4:03 p.m.)

18  
19  
20           **RESOLUTIONS**

21  
22                   CHAIRMAN KLINGHOFFER:   I'm sorry, who do  
23                   we have presenting Lease Revenue Bond Resolution?

24                   MS. SAPINSKI:   John Draikiwicz.

25                   MR. DRAIKIWICZ:   This is a followup to our

1 meeting that we had back in November last month  
2 where we authorized an execution of a lease. This  
3 resolution will authorize the issuance of not to  
4 exceed \$12 million of revenue bond, which will be  
5 used to acquire condominium units 1, 4, and 5 at  
6 the Gibraltar Building. Then once acquired the  
7 building, then will be leased to developers of the  
8 Hanini Brothers. It will be then pursuant to a  
9 lease. Pursuant to that lease there will be a  
10 contract in order for them to pay back the bonds  
11 over the course of 15 years.

12 The transaction is expected to have the  
13 lease signed some time in December, but the bond  
14 will be issued some time likely around June  
15 of 2025. We're a little bit ahead of the curve in  
16 this one, but it's necessary for the County to  
17 feel comfortable to include the proceeds of the  
18 sale into the budget in 2025.

19 So we're definitely early on this, but  
20 need to be for accounting budgetary purposes.

21 That's basically it right now and ready  
22 for you to sign.

23 CHAIRMAN KLINGHOFFER: Any questions?  
24 Anybody have any questions?  
25

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

3  
4                   **GIBRALTAR BUILDING**

5  
6                   #24-188

- 7                   1.    Lease Revenue Bond Resolution in connection with  
8                   Gibraltar Building (153 Halsey Street) Project

9  
10                   CHAIRMAN KLINGHOFFER:  Would someone like  
11                   to move the first Resolution, Lease Revenue Bond  
12                   Resolution #24-188?  Anybody like to move that?

13                   COMMISSIONER BROWN:  I'll move it.

14                   CHAIRMAN KLINGHOFFER:  Is there a second?

15                   COMMISSIONER SPIESBACH:  Second.

16                   MS. SAPINSKI:  Thank you.

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

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

23  
24                   **ADMINISTRATIVE**

25

1 #24-189

2 2. Resolution adopting the Authority's 2025 Annual  
3 Budget and the Capital Budget/Program

4  
5 #24-190

6 3. Resolution ratifying payment to Lynann Dragone,  
7 Certified Court Reporter for stenographic  
8 transcript of ECIA Regular Board Meeting on  
9 10-26-24

10  
11 #24-191

12 4. Resolution ratifying payment of recurring bills  
13 (Bill List)

14  
15 #25-192

16 5. Resolution authorizing payment to Chiesa,  
17 Shahinian, Giantomasi in the amount of \$1,476.90  
18 for legal services rendered in connection with  
19 environmental matters in October

20  
21 #24-193

22 6. Resolution authorizing payment in the amount of  
23 \$14,925.00 to Buchanan, Ingersoll & Rooney, PC for  
24 legal services rendered in September and October

25

1 #24-194

2 7. Resolution authorizing Amendment#2 to the Agreement  
3 with Buchanan, Ingersoll & Rooney, PC for legal  
4 services in the amount of \$30,000.00

5  
6 CHAIRMAN KLINGHOFFER: We next have  
7 Administrative Resolutions 2 through 7.

8 Would someone like to move them?

9 COMMISSIONER SPIESBACH: I'll move 2  
10 through 7.

11 COMMISSIONER BROWN: I'll second it.

12 MS. SAPINSKI: Thank you.

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

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

19  
20 **PARKING FACILITIES**

21  
22 #24-195

23 8. Resolution authorizing payment to Arocho Services,  
24 LLC in the amount of \$1,900.00 for landscaping and  
25 cleaning services at the Juror Parking Facility in





1 action on the following items:

2

3 2025 POOLS

4

5 #24-198

6 11. Resolution establishing 2025 Pool of Approved  
7 Law Firms in accordance with the "Pay to Play Law -  
8 Fair and Open Process" - N.J.S.A. 19:44A-20.4

9

10 #24-199

11 12. Resolution establishing 2025 Pool of Approved  
12 Insurance Brokers for the procurement of the  
13 insurance coverage in accordance with the "Pay to Play  
14 Law-Fair and Open Process" - N.J.S.A.  
15 19:44A-20.4

16

17 #24-200

18 13. Resolution establishing 2025 Pool of Approved Real  
19 Estate Appraisers Firms in accordance with the "Pay  
20 to Play Law - Fair and Open Process"- N.J.S.A.  
21 19:44A-20.4

22

23 #24-201

24 14. Resolution establishing 2025 Pool of Approved  
25 Engineering Firms in accordance with the "Pay to

1 Play Law - Fair and Open Process" - N.J.S.A.

2 19:44A-20.4

3  
4 #24-202

5 15. Resolution establishing 2025 Pool of Approved  
6 Financial Advisors in accordance with the "Pay to  
7 Play Law - Fair and Open Process" N.J.S.A.

8 19:44A-20.4

9  
10 #24-203

11 16. Resolution establishing 2025 Pool of Approved  
12 Underwriting Firms in accordance with the "Pay to  
13 Play Law - Fair and Open Process" N.J.S.A.

14 19:44A-20.4

15  
16 CHAIRMAN KLINGHOFFER: Next we have the  
17 resolutions associated with the 2025 Pools  
18 Resolutions 11 through 16.

19 Would someone like to move them?

20 COMMISSIONER SPIESBACH: Move 11 through  
21 16.

22 CHAIRMAN KLINGHOFFER: Is there a second?

23 COMMISSIONER NARDONE: Second.

24 MS. SAPINSKI: Thank you.

25 Commissioner Nardone will second.

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 **AIRPORT**

8  
9 #24-204

10 17. Resolution authorizing payment in the amount of  
11 \$4,433.50 to Thomas O'Beirne & Co. for Plumbing  
12 repairs at Airport

13  
14 #24-205

15 18. Resolution ratifying payment to Denville Line  
16 Painting, Inc. In the amount of \$13,730.17 for  
17 striping center line and parking lines on the  
18 Airport access road

19  
20 #24-206

21 19. Resolution accepting a Proposal from Carlopiking  
22 Construction, LLC in the amount of \$14,000.00 for  
23 facilities repairs and maintenance at the Airport

24  
25 #24-207

1           20. Resolution authorizing Addendum#2 and Lease  
2                   Extension to the Ground Lease Agreement with Eitilt  
3                   Aviation, LLC

4  
5           #24-208

6           21. Resolution authorizing payment to H2M Associates  
7                   Inc. In the amount of \$726.72 for engineering  
8                   services in connection with the Underground Storage  
9                   Tank compliance as per DEP regulations

10  
11           #24-209

12           22. Resolution authorizing payment to C & S Engineers  
13                   Inc. In the amount of \$21,270.00 for services  
14                   rendered in connection with the Design of  
15                   Rehabilitation of Runway 10-28 Project at the  
16                   Airport

17  
18           REHABILITATION OF APRON C AND TAXILANES H & 11 PROJECT

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

20  
21           #24-210

22           23. Resolution ratifying payment to Union Paving &  
23                   Construction in the amount of \$100,624.06 (Pay  
24                   App#4) for services rendered in connection with the  
25                   Rehabilitation of Apron C and Taxilanes H & 11

1 Project at the Airport

2  
3 #24-211

4 24. Resolution authorizing payment to C & S Engineers  
5 Inc. In the amount of \$5,616.49 for CA/CO services  
6 rendered in Taxilanes H & 11 Project at the Airport

7  
8 CHAIRMAN KLINGHOFFER: We next have  
9 Airport Resolutions 17 through 24.

10 Would someone like to move them?

11 COMMISSIONER BROWN: Move.

12 CHAIRMAN KLINGHOFFER: Is there a second?

13 COMMISSIONER YUSTEIN: Second.

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

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

20  
21 **FINANCE**

22  
23 #24-212

24 25. Resolution authorizing payment of charges and  
25 expenses of the Authority's \$150,000,000.00 Pooled

## 1 Government Loan Program, Series 1986

2

3

Payment due for PGLP Services

4

Galleros-Robinson CPAs, LLP \$2,000.00

5

Program Administrator November

6

7

Wells Fargo Bank, NA \$6,784.82

8

Letter of Credit

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10/1/2024 - 12/31/2024

10

11

ECIA \$1,000.00

12

Admin Fee

13

November

14

15

CHAIRMAN KLINGHOFFER: We then have

16

Finance Resolution 25.

17

Would someone like to move that?

18

COMMISSIONER NARDONE: Move it.

19

COMMISSIONER SPIESBACH: Second.

20

MS. SAPINSKI: Thank you.

21

22

(Roll call was taken, all Commissioners

23

respond in the affirmative)

24

25

CHAIRMAN KLINGHOFFER: Mr. Rother, is

1                   there a need to have Executive Session today?

2                   MR. ROTHER:   None whatsoever.

3

4                   **ADJOURNMENT**

5

6                   CHAIRMAN KLINGHOFFER:   Okay.   Would

7                   someone like to move to adjourn?

8                   COMMISSIONER YUSTEIN:   Move to adjourn.

9                   COMMISSIONER SPIESBACH:   Second.

10                  MS. SAPINSKI:   Commissioner Spiesbach, you  
11                  seconded.   Thank you.

12

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

15

16                  CHAIRMAN KLINGHOFFER:   Wishing everybody a  
17                  wonderful Thanksgiving, a thankful Thanksgiving.

18                  Keep in mind our next Board Meeting will  
19                  be on Tuesday, December 17th.   So it's a little  
20                  earlier because of the holiday.   I'm looking  
21                  forward to seeing everybody then.

22                  MS. SAPINSKI:   Thank you.

23                  Happy Thanksgiving.

24                  (Whereupon, the meeting adjourned at 4:09

25                  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