

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, December 17, 2024
Commencing at 4:01 p.m.

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

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER GERARD M. SPIESBACH
- COMMISSIONER ANTHONY S. NARDONE

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

- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN

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)
16

17 MS. SAPINSKI: I just got a text from
18 Commissioner Ross that he's calling in. He should
19 be on in a few minutes.
20

21 **PUBLIC COMMENTS**
22

23 CHAIRMAN KLINGHOFFER: Do we have any
24 members of the public present who would like to
25 comment? Is there anybody in the office?

1 MS. SAPINSKI: No.

2
3 **ACCEPTANCE OF MINUTES**

4
5 CHAIRMAN KLINGHOFFER: In that event,
6 let's move to Acceptance of Minutes.

7 Would someone like to move to accept the
8 Regular Board Meeting minutes of November 26,
9 2024?

10 COMMISSIONER SPIESBACH: Move to accept.

11 COMMISSIONER NARDONE: Second.

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 **RESOLUTIONS**

21 **ADMINISTRATIVE**

22
23 #24-213

- 24 1. Resolution ratifying payment to Lynann Dragone,
25 Certified Court Reporter for stenographic

1 transcript of ECIA Regular Board Meeting on
2 11-26-24

3
4 #24-214

5 2. Resolution ratifying payment of recurring bills
6 (Bill List)

7
8 #24-215

9 3. Resolution adopting Holiday Schedule for the year
10 2025

11
12 #24-216

13 4. Resolution adopting the Cash Management Plan,
14 pursuant to N.J.S.A. 40A:5-16, for the Year 2025

15
16 #24-217

17 5. Resolution designating Public Agency Compliance
18 Officer (P.A.C.O) for the Authority for the year
19 2025, pursuant to N.J.S.C. 17:27-3.2

20
21 #24-218

22 6. Resolution authorizing Agreement with Lynann
23 Dragone for stenographic transcribing of ECIA 2025
24 Board Meeting in the amount not to exceed of
25 \$10,000.00

1 #24-219

2 7. Resolution authorizing purchase of ECIA Insurance
3 Policies: General Liability, Property, Automobile,
4 Umbrella, Public Officials and Flood for the period
5 1-1-25 to 12-31-25

6

7 #24-220

8 8. Resolution authorizing payment to Chiesa,
9 Shahinian, Giantomasi in the amount of \$927.60 for
10 legal services rendered in connection with
11 environmental matters for November 2024

12

13 #24-221

14 9. Resolution authorizing an Agreement with Chiesa,
15 Shahinian, Giantomasi for legal services in
16 connection with environmental matters in the amount
17 not to exceed \$50,000.00 from January 1, 2025 to
18 December 31, 2025

19

20 #24-222

21 10. Resolution authorizing payment in the amount of
22 \$9,375.00 to Buchanan, Ingersoll & Rooney, PC for
23 legal services rendered in connection with
24 occidental litigation and environmental matters in
25 the month of November 2024

1 CHAIRMAN KLINGHOFFER: We next have

2 Administrative Resolutions 1 through 10.

3 Would someone like to move them?

4 COMMISSIONER ROSS: I'll move it.

5 COMMISSIONER YUSTEIN: I'll second.

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 **PARKING FACILITIES**

14

15 #24-223

16 11. Resolution authorizing payment to Arocho Services,
17 LLC in the amount of \$2,375.00 for landscaping,
18 elevator, and stairwells cleaning services in
19 November 2024

20

21 #24-224

22 12. Resolution authorizing payment to Noor Star
23 Properties, LLC in the amount of \$1,950.00 for
24 cleaning services in November 2024

25

1 #24-225

- 2 13. Resolution authorizing payment to Precision
3 Technology in the amount of \$3,126.00 for parking
4 equipment repairs

5
6 #24-226

- 7 14. Resolution authorizing payment to Schindler
8 Elevator in the amount of \$3,142.67 for elevator
9 repairs

10
11 #24-227

- 12 15. Resolution authorizing a Memorandum of Agreement
13 with Positive Electric for all electric related
14 issues in the amount not to exceed \$44,000.00 for
15 the year 2025

16
17 #24-228

- 18 16. Resolution authorizing a Memorandum of Agreement
19 with Arocho Services for general maintenance
20 services for the year 2025 in the amount not to
21 exceed \$44,000.00

22
23 #24-229

- 24 17. Resolution authorizing a Memorandum of Agreement
25 with Hudson Community Enterprises for litter patrol

1 services in the amount not exceed \$75,974.00 for
2 the year 2025

3

4 #24-230

5 18. Resolution authorizing a Memorandum of Agreement
6 with Noor Star Properties, LLC for general
7 maintenance services for the year 2025 in the
8 amount not to exceed \$44,000.00

9

10 #24-231

11 19. Resolution authorizing a Memorandum of Agreement
12 with Schindler Elevator Corporation for full
13 maintenance service for two Schindler hydraulic
14 passenger elevators in the amount not to exceed
15 \$13,381.68 for the year 2025

16

17 #24-232

18 20. Resolution authorizing a Memorandum of Agreement
19 with Protective Measures System and Fire Safety for
20 fire alarm monitoring for the year 2025 in the
21 amount of \$2,080.00

22

23 CHAIRMAN KLINGHOFFER: We next have

24 Parking Facilities Resolutions 11 through 20.

25 Would someone like to move them?

1 COMMISSIONER ROSS: I'll move it.

2 CHAIRMAN KLINGHOFFER: Is there a second?

3 COMMISSIONER NARDONE: Second.

4 MS. SAPINSKI: Commissioner Nardone was
5 first.

6 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 AIRPORT

15

16 #24-233

17 21. Resolution authorizing payment to Connell Foley in
18 the amount of \$180.00 for legal services rendered in
19 connection with Airport

20

21 #24-234

22 22. Resolution authorizing payment in the amount of
23 \$2,908.20 to Air Power for electric and HVAC
24 repairs at Hangar/Building I at the Airport

25

1 #24-235

2 23. Resolution authorizing payment in the amount of
3 \$403.82 to Thomas J. O'Beirne & CO for plumbing
4 repairs at Hangar/Building M at the Airport

5

6 #24-236

7 24. Resolution authorizing payment in amount of
8 \$1,375.00 to SJ Carney Maintenance for roof repairs
9 at the Airport

10

11 #24-237

12 25. Resolution authorizing payment in the amount of
13 \$1,085.00 to Park Place Maintenance for salt
14 spreading on 12-5-24

15

16 #24-238

17 26. Resolution authorizing an Agreement with Galleros
18 Robinson for accounting services in connection with
19 the monthly preparation of the Airport Motor Fuel
20 Tax Returns for the fiscal year 2025 in the amount
21 of \$3,360.00 (\$280.00 per month)

22

23 #24-239

24 27. Resolution authorizing a Memorandum of Agreement
25 with Interstate Waste Services for solid waste

1 removal in the amount not to exceed \$6,416.64 at the
2 Airport for the year 2025

3
4 #24-240

5 28. Resolution authorizing an Agreement with
6 Rachles/Michele Oil Co. for vehicle fuel delivery
7 in an amount not to exceed \$50,000.00 for the year
8 2025

9
10 #24-241

11 29. Resolution authorizing a Memorandum of Agreement
12 with Air Power for all electric and HVAC related
13 issues at the Airport buildings and hangars in the
14 amount not to exceed \$44,000.00 for the year 2025

15
16 #24-242

17 30. Resolution authorizing a Memorandum of Agreement
18 with Arrow Elevator Incorporated for a full
19 maintenance service of the hydraulic elevator at
20 Hangar/Building M in an amount not to exceed
21 \$2,440.00 for the year 2025

22
23 #24-243

24 31. Resolution authorizing a Memorandum of Agreement
25 with Thomas J. O'Beirne & Co. for plumbing related

1 issues at all Airport buildings and hangars in the
2 amount not to exceed \$44,000.00 for the year 2025

3
4 #24-244

5 32. Resolution authorizing a Memorandum of Agreement
6 with S.J. Carney for all roof related issues at all
7 Airport building and hangars in the amount not to
8 exceed \$44,000.00 for the year 2025

9
10 #24-245

11 33. Resolution authorizing a Memorandum of Agreement
12 with MC Fire for inspections and testing of the
13 fire protection system in the amount not to exceed
14 \$13,000.00 for the year 2025

15
16 #24-246

17 34. Resolution authorizing a Memorandum of Agreement
18 with Gary Kubiak & Son Electric Inc. for electrical
19 maintenance and troubleshooting services of
20 airfield lighting circuits in the amount not to
21 exceed \$44,000.00 for the year 2025

22
23 #24-247

24 35. Resolution authorizing a Memorandum of Agreement
25 with Groome Door & Mechanical Systems for all

1 Hangars and T-Hangars door related issues at the
2 Airport in the amount not to exceed \$44,000.00 for
3 the year 2025

4
5 #24-248

6 36. Resolution authorizing a Memorandum of Agreement
7 with Security 101 for maintenance of security
8 equipment in an amount not to exceed \$18,682.00 for
9 the year 2025

10
11 #24-249

12 37. Resolution authorizing an Agreement with H2M
13 Associates, Inc. in the amount not to exceed
14 \$12,000.00 to continue the Underground Storage Tank
15 Compliance Services as per DEP regulations in 2025

16
17 CHAIRMAN KLINGHOFFER: We next have
18 Airport Resolutions 21 through 37.

19 Would someone like to move them?

20 COMMISSIONER YUSTEIN: I will move them.

21 CHAIRMAN KLINGHOFFER: Is there a second,
22 please?

23 COMMISSIONER ROSS: Second.

24
25 (Roll call was taken, all Commissioners

1 present respond in the affirmative)

2

3 Whereupon, the Board discussed and took
4 action on the following items:

5

6 **FINANCE**

7

8 #24-250

9 38. Resolution authorizing an Agreement with Galleros
10 Robinson, LLP as Financial Consultant Program
11 Administrator for the PGLP Program for \$2,000.00

12

13 #24-251

14 39. 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 for PGLP Services

19 Galleros-Robinson LLP \$2,000.00

20 Program Administrator

21

22 ECIA-Admin Fee \$25,000.00

23

24 CHAIRMAN KLINGHOFFER: We next have

25 Finance Resolutions 38 and 39.

1 Would someone like to move them?

2 COMMISSIONER ROSS: I'll move it.

3 COMMISSIONER NARDONE: Second.

4 MS. SAPINSKI: Thank you.

5

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

8

9 CHAIRMAN KLINGHOFFER: I'm sorry, what was
10 the last resolution? I lost track.

11 MS. SAPINSKI: Finance.

12 CHAIRMAN KLINGHOFFER: In that event, Mr.
13 Rother, do we have any need for Executive Session
14 tonight?

15 MR. ROTHER: None.

16

17 **ADJOURNMENT**

18

19 CHAIRMAN KLINGHOFFER: Okay. In light of
20 that, would someone like to move to adjourn?

21 COMMISSIONER NARDONE: I will make a
22 motion to adjourn and say Merry Christmas and
23 Happy Holidays to everybody.

24 CHAIRMAN KLINGHOFFER: And same to all of
25 you.

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COMMISSIONER SPIESBACH: I'll second it.

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

CHAIRMAN KLINGHOFFER: Wishing everybody a wonderful safe and enjoyable holiday.

(Whereupon, the meeting adjourned at 4:06 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