

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, January 28, 2025
Commencing at 4:03 p.m.

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

- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER JACQUELINE YUSTEIN
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER GERARD M. SPIESBACH
- COMMISSIONER ANTHONY S. NARDONE
- COMMISSIONER RICKY E. BAGOLIE

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

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN

LYNANN DRAGONE
CERTIFIED COURT REPORTER
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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 COMMISSIONER SPIESBACH: We're going to
2 begin.

3 Notice was duly given by regular mail and
4 electronic mail to the Essex County Executive, the
5 Essex County Clerk, and the Clerk of the Board of
6 County Commissioners, County Commissioners
7 President Pomares, the News Editor of the Herald
8 News, the News Editor of the Star Ledger and
9 notice was posted on the bulletin board in the
10 office of the Essex County Improvement Authority
11 stating the time, date and location of this
12 Regular Board Meeting.

13 We would normally go to roll call, but
14 we're going to do the swearing in of our new
15 Commissioner first, so be patient with us everyone
16 who is on the phone.

17
18 Whereupon, Ricky E. Bagolie takes the
19 following oath:

20 I, Ricky E. Bagolie, do solemnly swear
21 that I will support the Constitution of the United
22 States and the Constitution of the State of New
23 Jersey; that I will bear true faith and allegiance
24 to the same and to the Governments established in
25 the United States and in this State, under the

1 authority of the people; and that I will perform
2 the duties of Commissioner of the Essex County
3 Improvement Authority faithfully, impartially, and
4 justly, to the best of my ability, So Help Me God.

5 MS. SAPINSKI: Congratulations.

6 Now we're going to have the reappointment
7 of Commissioner Spiesbach.

8
9 Whereupon, Gerard M. Spiesbach takes the
10 following oath:

11 I, Gerard M. Spiesbach do solemnly swear
12 that I will support the Constitution of the United
13 States and the Constitution of the State of New
14 Jersey; that I will bear true faith and allegiance
15 to the same and to the Governments established in
16 the United States and in this State, under the
17 authority of the people; and that I will perform
18 the duties of Commissioner of the Essex County
19 Improvement Authority faithfully, impartially, and
20 justly, to the best of my ability, So Help Me God.

21 MS. SAPINSKI: Thank you.

22 Congratulations, Commissioner Spiesbach.

23 COMMISSIONER SPIESBACH: Okay. We're back
24 to the Regular Agenda everyone. Thank you for
25 your patience for those on the phone.

1 Roll call, please.

2

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

5

6 **PUBLIC COMMENTS**

7

8 COMMISSIONER SPIESBACH: The public
9 comment. There's no one here. Is there anyone on
10 the phone?

11 MS. SAPINSKI: No.

12 COMMISSIONER SPIESBACH: With no one in
13 attendance, we'll close Public Comment.

14

15 **ACCEPTANCE OF MINUTES**

16

17 COMMISSIONER SPIESBACH: Can we have a
18 motion to the accept the minutes of December 17,
19 2024, Regular Board Meeting?

20 COMMISSIONER NARDONE: Motion.

21 COMMISSIONER SPIESBACH: Can we have a
22 second?

23 COMMISSIONER ROSS: Second.

24 MS. SAPINSKI: Commissioner Ross was
25 second.

1 Thank you.

2

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

5

6 **RESOLUTIONS**

7 **ADMINISTRATIVE**

8

9 #25-001

- 10 1. Resolution ratifying payment to Lynann
11 Dragone, Certified Court Reporter for
12 stenographic transcript of ECIA Regular Board
13 Meeting on 12-17-24

14

15 #25-002

- 16 2. Resolution ratifying payment of recurring
17 bills (Bill List)

18

19 #25-003

- 20 3. Resolution authorizing payment to Hendricks
21 Appraisal Co. in the amount of \$7,500.00 for
22 appraisal services.

23

24 COMMISSIONER SPIESBACH: So now we'll move
25 onto Resolutions. We'll have an Executive Session

1 after Resolutions.

2 MR. ROTHER: Yes, it will be a brief
3 Executive Session.

4 COMMISSIONER SPIESBACH: Okay. Very good.
5 So we have Resolutions, under
6 Administrative Resolutions 1 through 3. If any of
7 the Commissioners have a question, if not can we
8 have a motion to accept Resolutions 1 through 3?

9 COMMISSIONER BROWN: Yes.

10 COMMISSIONER ROSS: Second.

11 MS. SAPINSKI: Very good, thank you.

12 COMMISSIONER SPIESBACH: Onto Parking
13 Facilities -- we need to do the roll call. I'm
14 sorry. I apologize.

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 **PARKING FACILITIES**

23

24 #25-004

25 4. Resolution ratifying payment to Arocho Services,

1 LLC in the amount of \$1,575.00 for landscaping,
2 elevators and stairwells cleaning services at the
3 Juror Parking Garage in December 2024

4

5 #25-005

6 5. Resolution ratifying payment to Noor Star
7 Properties, LLC in the amount of \$7,470.00 for
8 maintenance services and snow removal/salting in
9 December 2024

10

11 #25-006

12 6. Resolution authorizing payment to Precision
13 Technology in the amount of \$3,684.00 for parking
14 equipment repairs and supplies

15

16 COMMISSIONER SPIESBACH: So getting back
17 to the Resolutions. We have Resolutions 4 through
18 6. If there are no questions from the
19 Commissioners, can we have a motion to move
20 Resolutions 4 through 6?

21 COMMISSIONER ROSS: Move it.

22 COMMISSIONER SPIESBACH: Is there a
23 second?

24 COMMISSIONER NARDONE: Second.

25 COMMISSIONER SPIESBACH: Thank you.

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 #25-007

10 7. Resolution ratifying payment to Park Place Property
11 Maintenance in the amount of \$12,315.00 for snow
12 removal and salt spreading

13
14 #25-008

15 8. Resolution authorizing payment in the amount of
16 \$1,011.58 to Thomas J. O'Beirne & Co. for facility
17 maintenance and repairs at the Airport

18
19 #25-009

20 9. Resolution ratifying payment to Diamond Contracting
21 of NJ in the amount of \$7,500.00 for supplying and
22 installing drainage material on the Airport

23
24 #25-010

25 10. Resolution ratifying payment to H2M Associates Inc.

1 in the amount of \$1,373.89 for engineering services
2 in connection with the Underground Storage Tank
3 compliance as per DEP regulations
4

5 #25-011

6 11. Resolution ratifying payment to H2M Associates Inc.
7 in the amount of \$1,040.94 (final payment) for
8 engineering services in connection with PFAS site
9 investigation at the Airport
10

11 #25-012

12 12. Resolution authorizing an Agreement with H2M
13 Associates, Inc in the amount not to exceed
14 \$39,300.00 to conduct a Remedial Investigation of
15 PFAS compounds at the Airport
16

17 #25-013

18 13. Resolution authorizing payment to C & S Engineers
19 Inc. in the amount of \$18,666.50 (Final) for
20 services rendered in connection with the CA/CO of
21 the Rehabilitation of Apron B Project at the
22 Airport
23

24 REHABILITATION OF RUNWAY 10-28 PROJECT

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

1 #25-014

2 14. Resolution authorizing payment to C & S Engineers
3 Inc. in the amount of \$74,445.00 for services
4 rendered in connection with the Design of
5 Rehabilitation of Runway 10-28 Project at the
6 Airport

7
8 RUNWAY 4-22 NAVAID's AND AIRFIELD SIGN REPLACEMENT
9 PROJECT

10 Project Funded: NJDOT AND ECIA/AIRPORT 2019 BOND

11
12 #25-015

13 15. Resolution authorizing payment to C & S Engineers
14 Inc. in the amount of \$4,683.00 for CA/CO services
15 rendered in connection with the Runway 4-22
16 NAVAID's and Airfield Signage Replacement Project

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

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

21
22 #25-016

23 16. Resolution authorizing Pay App#5 and Final to Union
24 Paving & Construction in the amount of \$28,613.39
25 for services rendered in connection with the

1 Rehabilitation of Apron C and Taxilanes H & 11
2 Project at the Airport

3
4 #25-017

5 17. Resolution authorizing payment to C & S Engineers
6 Inc. in the amount of \$9,047.50 for CA/CO services
7 rendered in connection with the Rehabilitate Apron
8 C and Taxilanes H & 11 Project at the Airport

9
10 COMMISSIONER SPIESBACH: Okay. Under
11 Airport, we're going 7 through 17. If there are
12 no questions on any of these particular
13 Resolutions, can we have a motion to approve 7
14 through 17?

15 COMMISSIONER BROWN: Move.

16 COMMISSIONER ROSS: Second.

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 **FINANCE**

25

1 #25-018

2 18. Resolution Concerning Review of Findings and
 3 Recommendations of the Local Finance Board made at
 4 a meeting of said Board on September 11, 2024 in
 5 connection with The Charter School Revenue Bonds
 6 (North Star Academy Charter School of Newark, Inc.
 7 - 2024 Project) in accordance with N.J.S.A.
 8 40A:5A-6

9
 10 #25-019

11 19. Resolution authorizing payment of charges and
 12 expenses of the Authority's \$150,000.00 Pooled
 13 Government Loan Program Series 1986

14
 15 Payments due for PGLP Services

16 Galleros-Robinson, LLP \$2,000.00

17 Program Administrator

18 January 2025

19
 20 BNY Mellon \$4,400.00

21 Administration Fee

22 1/1/2025 to 3/31/2025

23
 24 Wells Fargo Bank \$664.44

25 Remarketing Fee

1 10/1/2024 to 12/31/2024

2
3 Acacia Financial Group, Inc. \$1,068.75

4 Financial Advisor Services

5
6 COMMISSIONER SPIESBACH: Under Finance, we
7 have Resolutions 18 and 19. If there are any
8 questions? If not, can we have a motion to
9 approve 18 and 19?

10 COMMISSIONER ROSS: Move it.

11 COMMISSIONER BROWN: Second it.

12
13 (Roll call was taken, all Commissioners
14 present respond in the affirmative)

15
16 Whereupon, the Board discussed and took
17 action on the following items:

18
19 **LATE STARTERS**

20 **ADMINISTRATIVE**

21
22 #25-020

- 23 1. Resolution authorizing salary range chart for ECIA
24 employees

25

1 #25-021

2 2. Resolution authorizing salaries for ECIA employees

3
4 COMMISSIONER SPIESBACH: We also have a
5 couple of Late Starters.

6 We have on the Late Starter Agenda, we
7 have Resolution 1, authorizing salary range chart
8 for ECIA employees; and 2, authorizing salaries
9 for ECIA paid employees.

10 Are there any questions from any of the
11 Commissioners about the Late Starter Resolutions?
12 If not, can we have a motion to approve Late
13 Starters items 1 and 2?

14 COMMISSIONER BROWN: Move.

15 COMMISSIONER SPIESBACH: Do I have a
16 second?

17 COMMISSIONER ROSS: Second.

18 COMMISSIONER SPIESBACH: Thank you.

19
20 (Roll call was taken, all Commissioners
21 present respond in the affirmative)

22
23 COMMISSIONER SPIESBACH: Okay. At this
24 time we've reached the end of the formal
25 resolutions, but the executive director indicated

1 there's a need for a brief Executive Session. So
2 could I have a motion to go into Executive Session
3 and then adjourn?

4 We'll come out.

5 So could we have a motion to go to
6 Executive Session, please?

7 COMMISSIONER BROWN: Brown.

8 COMMISSIONER SPIESBACH: Second? Could we
9 get a second?

10 COMMISSIONER NARDONE: Second.

11 MS. SAPINSKI: Thank you.

12

13 **EXECUTIVE SESSION**

14 #25-022

15 Resolution authorizing Executive Session to discuss
16 sportsplex garage

17

18 **ADJOURNMENT**

19

20 Next Board Meeting will be held on Tuesday, February 25,
21 2025 at 4:00 p.m.

22

23 A motion was made by Commissioner Nardone; seconded by
24 Commissioner Brown

25

(Proceedings concluded)

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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