

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, March 26, 2024  
Commencing at 4:02 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

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

- COMMISSIONER GERARD M. SPIESBACH
- COMMISSIONER CLIFFORD ROSS

**LYNANN DRAGONE**  
**CERTIFIED COURT REPORTER**  
**54 STIRLING TERRACE**  
**TOTOWA, NEW JERSEY 07512**  
**(973) 519-9562**  
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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 (**Absent**)

1 MS. SAPINSKI: We have a quorum.

2 It's 4:02.

3 CHAIRMAN KLINGHOFFER: Okay. Thank you.

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

14 Roll call, please.

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

18

19 **PUBLIC COMMENTS**

20

21 CHAIRMAN KLINGHOFFER: Do we have any  
22 members of the public who are present who would  
23 like to comment?

24 MS. SAPINSKI: There is nobody in the  
25 office and there's no one on the phone.

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CHAIRMAN KLINGHOFFER: Thank you.

**ACCEPTANCE OF MINUTES**

CHAIRMAN KLINGHOFFER: In that event, we'll move onto Acceptance of the Minutes. Would someone like to move to accept the minutes of February 27, 2024, both the Regular Board Meeting and Executive Session.

COMMISSIONER BROWN: Move it.

COMMISSIONER YUSTEIN: Second.

MS. SAPINSKI: Roll call.

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

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

**RESOLUTIONS**

**ADMINISTRATIVE**

- 1. #24-045  
Resolution ratifying payment to Lynann Dragone, Certified Court Reporter for stenographic Transcript of

1 ECIA Regular Board Meeting on 2-27-24.

2  
3 2. #24-046

4 Resolution ratifying payment of recurring bills  
5 (Bill List)

6  
7 3. #24-047

8 Resolution authorizing an Agreement with  
9 Galleros-Robinson, LLP for financial and accounting  
10 services for the fiscal year 2024 in the amount of  
11 \$134,200.00.

12  
13 4. #24-048

14 Resolution authorizing payment to Chiesa, Shahinian,  
15 Giantomasi in the amount of \$2,408.90 for legal services  
16 rendered in connection with environmental matters.

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18 CHAIRMAN KLINGHOFFER: Next we have  
19 Administrative Resolutions 1 through 4. Would  
20 someone like to move them.

21 COMMISSIONER NARDONE: Motion to approve.

22 COMMISSIONER BROWN: Second.

23  
24 (Roll call was taken, all Commissioners  
25 present respond in the affirmative)

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

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4                   **PARKING FACILITIES**

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6                   5.       #24-049

7                   Resolution authorizing payment to Arocho Services,  
8                   LLC in the amount of \$1,050.00 of landscaping, elevators  
9                   and stairwells cleaning services at the Juror Parking  
10                  Garage in February 2024

11  
12                  6.       #24-050

13                  Resolution authorizing payment to Noor Start  
14                  Properties, LLC in the amount of \$6,995.00 for  
15                  maintenance services in February 2024

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17                  7.       #24-051

18                  Resolution authorizing payment to Precision  
19                  Technology in the amount of \$1,665.00 for parking  
20                  equipment repairs and supplies

21  
22                  8.       #24-052

23                  Resolution authorizing payment to Protective  
24                  Measures Security in the amount of \$1,674.18 for fire  
25                  alarm system annual inspection and repairs

1 CHAIRMAN KLINGHOFFER: We next have  
2 Parking Facilities Resolutions 5 through 8. Would  
3 someone like to move that?

4 COMMISSIONER NARDONE: Move it.

5 MS. SAPINSKI: Commissioner Nardone moved  
6 it. Jackie, you were second.

7 COMMISSIONER YUSTEIN: Okay.

8 MS. SAPINSKI: Thank you.

9  
10 (Roll call was taken, all Commissioners  
11 present respond in the affirmative)

12  
13 Whereupon, the Board discussed and took  
14 action on the following items:

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16 **AIRPORT**

17  
18 9. #24-053  
19 Resolution authorizing payment to Chiesa, Shahinian,  
20 Giantomasi in the amount of \$1,905.00 for legal services  
21 rendered in connection with Airport

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23 10. #24-054  
24 Resolution authorizing payment to Gary Kubiak & Son  
25 Electric, Inc in the amount of \$2,250.00 for runway

1 lights repairs at the Airport

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3 11. #24-055

4 Resolution authorizing a Memorandum of Agreement  
5 with MC Fire for inspections and testing of fire  
6 protection system in the amount not to exceed \$13,000.00  
7 for the year 2024.

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9 12. #24-056

10 Resolution authorizing an Agreement with H2M  
11 Associates, Inc. In the amount not to exceed \$7,800.00 to  
12 continue the Underground Storage Tank Compliance Services  
13 as per DEP regulations

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15 13. #24-057

16 Resolution authorizing payment to C & S Engineers  
17 Inc. In the amount of \$6,155.50 for CA/CO services  
18 rendered in connection with the Apron B Rehabilitation  
19 Project

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21 14. #24-058

22 Resolution authorizing payment to C & S Engineers  
23 Inc. In the amount of \$35,000.00 for services rendered in  
24 connection with Airport Drainage System Study Project at  
25 the Airport



1 15. #24-059

2 Resolution authorizing payment to C & S  
3 Engineers Inc. In the amount of \$3,774.50 for CA/CO  
4 services rendered in connection with the Apron C and  
5 Taxilane's H & 11 Rehabilitation Project

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7 16. #24-060

8 Resolution authorizing payment to C & S Engineers  
9 Inc. In the amount of \$21,000.00 for the services  
10 rendered in connection with Rehab Runway 10-28 Phase I  
11 CATEX (Final Invoice)

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13 17. #24-061

14 Resolution authorizing payment to C & S Engineers  
15 Inc. In the amount of \$19,050.00 for services rendered in  
16 connection with Airport Projects (Final Invoice)

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18 CHAIRMAN KLINGHOFFER: Next we have

19 Airport Resolutions 9 through 17.

20 Jackie, would you like to move this one?

21 COMMISSIONER YUSTEIN: Sure.

22 Move it.

23 COMMISSIONER BROWN: Second.

24 MS. SAPINSKI: Thank you.  
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1 (Roll call was taken, all Commissioners  
2 present respond in the affirmative)

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4 Whereupon, the Board discussed and took  
5 action on the following item:

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7 **FINANCE**

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9 18. #24-062

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

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14 Payments due for PGLP Services

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

16 Program Administrator

17 March

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19 ECIA-Admin Fee \$5,000.00

20 March

21  
22 Pearlman & Miranda, LLC \$ 435.00

23 Legal Fee

24  
25 CHAIRMAN KLINGHOFFER: We next have

1 Finance Resolution 18.

2 Would someone like to move it?

3 COMMISSIONER NARDONE: Move it.

4 COMMISSIONER BROWN: Second.

5 MS. SAPINSKI: Thank you.

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

9

10 **EXECUTIVE SESSION**

11

12 CHAIRMAN KLINGHOFFER: Mr. Rother, is  
13 there any need for Executive Session today?

14 MR. ROTHER: No.

15

16 **ADJOURNMENT**

17

18 CHAIRMAN KLINGHOFFER: Okay, thank you.

19 In that event, would someone like to move  
20 to adjourn?

21 Everyone moved it.

22 MS. SAPINSKI: Commissioner Yustein,  
23 motion to adjourn?

24 COMMISSIONER YUSTEIN: Motion to adjourn.

25 MS. SAPINSKI: Who wants to second it.

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COMMISSIONER BROWN: I'll second it.

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

CHAIRMAN KLINGHOFFER: Thank you everyone.  
Steve, feel better soon.

MR. ROTHER: Have a nice holiday.

(Whereupon, the proceedings concluded at  
4:07 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