

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, April 29, 2025
Commencing at 4:03 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 GERARD M. SPIESBACH, TREASURER
COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER RICKY E. BAGOLIE

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

COMMISSIONER ANTHONY S. NARDONE
COMMISSIONER CLIFFORD ROSS

LYNANN DRAGONE
CERTIFIED COURT REPORTER
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TOTOWA, NEW JERSEY 07512
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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 **(Absent)**
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 CHAIRMAN KLINGHOFFER: Are there any
18 members of the public here to comment?

19 MS. SAPINSKI: There is no one in the
20 office with us.

21
22 ACCEPTANCE OF MINUTES

23
24 CHAIRMAN KLINGHOFFER: Okay. Then we'll
25 move onto Acceptance of Minutes.

1 Would someone like to move to accept the
2 minutes of the Regular Board Meeting of March 25,
3 2025?

4 COMMISSIONER BROWN: Motion.

5 COMMISSIONER BAGOLIE: 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 RESOLUTIONS

14 ADMINISTRATIVE

15

16 #25-059

17 1. Resolution ratifying payment to Lynann Dragone,
18 Certified Court Reporter for stenograph transcript
19 of ECIA Regular Board Meeting on 3-25-25

20

21 #25-060

22 2. Resolution ratifying payment of recurring bills
23 (Bill List)

24

25 #25-061

1 3. Resolution authorizing an Agreement with
2 Galleros-Robinson, LLP for financial and accounting
3 services for the fiscal year 2025 in the amount of
4 \$134,200.00

5
6 #25-062

7 4. Resolution authorizing payment to Hendricks
8 Appraisal Co. in the amount of \$7,500.00 for
9 appraisal services in connection with 50 South
10 Clinton Street, East Orange

11
12 #25-063

13 5. Resolution authorizing payment to Connell Foley in
14 the amount of \$1,260.00 for legal services rendered
15 in the month of March

16
17 #25-064

18 6. Resolution authorizing payment to Chiesa,
19 Shahinian, Giantomasi in the amount of \$5,545.78
20 for legal services rendered in connection with
21 environmental matters in the month of March

22
23 #25-065

24 7. Resolution authorizing an Agreement with Buchanan,
25 Ingersoll & Rooney PC for legal services in the

1 amount not to exceed \$60,000.00 from January 1,
2 2025 to December 31, 2025

3
4 #25-066

5 8. Resolution authorizing payment in the amount of
6 \$53,892.30 to Bechanan, Ingersoll & Rooney, PC for
7 legal services render from January through March
8

9 CHAIRMAN KLINGHOFFER: Would someone like
10 to move Administrative Resolutions 1 through 8?

11 COMMISSIONER BAGOLIE: I'll move it.

12 COMMISSIONER SPIESBACH: Second.

13 MS. SAPINSKI: Thank you.
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 ESSEX COUNTY FAMILY COURT BUILDING PROJECT
22

23 #25-067

24 9. Second Supplemental Bond Resolution in connection
25 with Essex County Family Court Building Project

1 (Essex County Improvement Authority County
2 Guaranteed Lease Revenue Bond Resolution
3 #23-086, May 11, 2023)
4

5 CHAIRMAN KLINGHOFFER: Would someone like
6 to move Resolution 9, Essex County Family Court
7 Building Project?

8 COMMISSIONER BROWN: I'll move it.

9 COMMISSIONER YUSTEIN: Second.

10 MS. SAPINSKI: Thank you.
11

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

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

18 GIBRALTAR BUILDING
19

20 #25-068

21 10. Resolution authorizing the Executive Director to
22 execute the Purchase and Sale Agreement with the
23 County of Essex in connection with 153 Halsey
24 Street, Units 1, 4 & 5 in Newark, New Jersey
25

1 CHAIRMAN KLINGHOFFER: Next we have the
2 resolution dealing with the Gibraltar Building.
3 Number 10 on the agenda.

4 Would someone like to move this?

5 COMMISSIONER BAGOLIE: I'll move it.

6 COMMISSIONER BROWN: Second.

7 MS. SAPINSKI: Thank you.

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

11
12 Whereupon, the Board discussed and took
13 action on the following items:

14
15 PARKING FACILITIES

16
17 #25-069

18 11. Resolution authorizing payment to Arocho Services,
19 LLC in the amount of \$1,150.00 for landscaping,
20 elevators and stairwells cleaning services at the
21 Juror Parking Garage in March

22
23 #25-070

24 12. Resolution authorizing payment to Noor Star
25 Properties, LLC in the amount of \$5,700.00 for

1 maintenance services in March

2

3 #25-071

4 13. Resolution authorizing payment to Precision
5 Technology in the amount of \$3,486.00 for parking
6 equipment repairs and supplies

7

8 CHAIRMAN KLINGHOFFER: We next have
9 Parking Facilities Resolutions 11, 12 and 13.

10 Would someone like to move them?

11 COMMISSIONER YUSTEIN: I'll move them.

12 COMMISSIONER SPIESBACH: Second.

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 AIRPORT

21

22 #25-072

23 14. Resolution authorizing a purchase of Batwing Rotary
24 Cutter BW15.52 Woods with 15 foot working width and
25 3" diameter cutting capacity from Cherry Valley

1 Tractor in the amount of \$23,744.39

2

3 #25-073

4 15. Resolution authorizing payment to Thomas O'Beirne
5 in the amount of \$3,683.99 for plumbing repairs at
6 Hangar/Building M and I

7

8 #25-074

9 16. Resolution authorizing payment to Diamond
10 Contracting in the amount of \$15,100.00 for paving
11 services at the Airport

12

13 #25-075

14 17. Resolution authorizing payment to CarloPiKing LLC
15 in the amount of \$2,500.00 for old removal at
16 Hangar/Building M (Century Air area)

17

18 #25-076

19 18. Resolution authorizing payment to New Jersey Door
20 Works in the amount of \$1,155.75 for Airport
21 maintenance garage door repairs

22

23 #25-077

24 19. Resolution authorizing payment to H2M Associates
25 Inc. In the amount of \$915.72 for engineering

1 services in connection with the Underground Storage
2 Tank compliance as per DEP regulations

3
4 #25-078

5 20. Resolution authorizing payment to C & S Engineers
6 Inc. In the amount of \$12,000.00 for services
7 rendered in connection with preparation of Airport
8 Minimum Operating Standards and Rules and
9 Regulations

10
11 #25-079

12 21. Resolution authorizing payment to C & S Engineers
13 Inc. In the amount of \$23,184.30 for services
14 rendered in connection with the Rehabilitation of
15 Runway 10-28 Project at the Airport

16
17 #25-080

18 22. Resolution authorizing payment to C & S Engineers
19 Inc. In the amount of \$578.50 for CA/CO services
20 rendered in connection with the Runway 4-22
21 NAVAID's and Airfield Signage replacement Project

22
23 CHAIRMAN KLINGHOFFER: We next have
24 Airport Resolutions 14 through 22.

25 Would someone like to move them?

1 COMMISSIONER BROWN: Move it.

2 COMMISSIONER SPIESBACH: Second.

3

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

6

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

9

10 FINANCE

11

12 #25-081

13 23. Resolution authorizing payment of charges and
14 expenses of the Authority's \$150,000,000.00 Pooled
15 Government Loan Program, Series 1986

16

17 Payments due for PGLP Services

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

19 Program Administrator

20 April 2025

21

22 Wells Fargo Bank \$650.00

23 Remarketing Fee

24 1/1/2025 to 3/31/2025

25

1 Acacia Financial Group \$675.00
2 Financial Advisor Services
3
4 Bank of New York Mellon \$4,400.00
5 Trustee Fee
6 4/1/2025 to 6/30/2025
7

8 CHAIRMAN KLINGHOFFER: We next have
9 Finance Resolution number 23.

10 Would someone like to move it?

11 COMMISSIONER BAGOLIE: I'll move.

12 COMMISSIONER SPIESBACH: Second.

13 MS. SAPINSKI: Thank you.
14

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

18 EXECUTIVE SESSION
19

20 #25-082

21 Resolution authorizing Executive Session to discuss
22 contract negotiations
23

24 CHAIRMAN KLINGHOFFER: Mr. Rother, is
25 there a need for Executive Session today?

1 MR. ROTHER: I would like to just chat
2 briefly about Bridge Street garage.

3 CHAIRMAN KLINGHOFFER: What's the
4 rationale?

5 MR. ROTHER: Hold on one minute.

6 MS. SAPINSKI: There's nothing to report.
7 We're still working on that agreement.

8 MR. ROTHER: That's the point and the
9 other option that came up.

10 MS. SAPINSKI: Oh, okay.

11 CHAIRMAN KLINGHOFFER: Just for the
12 record, the rationale to go into Executive Session
13 is project negotiations?

14 MS. SAPINSKI: Yes.

15 CHAIRMAN KLINGHOFFER: Okay. Would
16 someone like to move it?

17 COMMISSIONER SPIESBACH: Moved.

18 COMMISSIONER YUSTEIN: Second.

19 MS. SAPINSKI: Thank you.

20

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

23

24 (Whereupon, the Board went into Executive
25 Session)

1 ADJOURNMENT

2
3 Next Board Meeting will be held on Tuesday, May 27,
4 2025 @ 4 PM

5
6 (Whereupon, a motion was made by
7 Commissioner Brown and seconded by Commissioner
8 Bagolie)

9
10 (Whereupon, the meeting adjourned)

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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