

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way  
Fairfield, New Jersey

Tuesday, May 27, 2025  
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 CLIFFORD ROSS
- COMMISSIONER RICKY E. BAGOLIE

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

- COMMISSIONER GERARD M. SPIESBACH
- COMMISSIONER ANTHONY S. NARDONE

**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                  CHAIRMAN KLINGHOFFER: Do we have any  
18                  members of the public present?

19                  MS. SAPINSKI: No.

20  
21                  ACCEPTANCE OF MINUTES

22  
23                  CHAIRMAN KLINGHOFFER: In that event,  
24                  would someone like to move to accept the minutes  
25                  of April 29, 2025?

1 COMMISSIONER BROWN: Move.

2 COMMISSIONER BAGOLIE: I'll second.

3 MS. SAPINSKI: Commissioner Brown was  
4 first; Commissioner Bagolie was second.

5

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

8

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

11

12 RESOLUTIONS

13 ADMINISTRATIVE

14

15 #25-083

16 1. Resolution ratifying payment to Lynann Dragone,  
17 Certified Court Reporter for stenographic  
18 transcript of ECIA Regular Board Meeting on  
19 4-29-25

20

21 #25-084

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

24

25 #25-085

1           3.    Resolution authorizing payment to Chiesa,  
2                    Shahinian, Giantomasi in the amount of \$595.00 for  
3                    legal services rendered in connection with  
4                    environmental matters in the month of April

5  
6                    CHAIRMAN KLINGHOFFER:   Would someone like  
7                    to move Administrative Resolutions 1 through 3?

8                    COMMISSIONER ROSS:    I'll move it.

9                    COMMISSIONER BROWN:   I'll second it.

10                   MS. SAPINSKI:   Thank you, Commissioners.

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                    PARKING FACILITIES

19  
20                    #25-086

21           4.    Resolution authorizing payment to Arocho Services,  
22                    LLC in the amount of \$2,100.00 for landscaping,  
23                    elevators, and stairwells cleaning services at the  
24                    Juror Parking Garage in April

25

1 #25-087

- 2 5. Resolution authorizing payment to Noor Star  
3 Properties, LLC in the amount of \$2,050.00 for  
4 maintenance services in April

5  
6 #25-088

- 7 6. Resolution authorizing reimbursement payment in the  
8 amount of \$60,000.00 to Public Works for snow  
9 removal at the parking facilities

10  
11 CHAIRMAN KLINGHOFFER: Would someone next  
12 like to move Parking Facilities 4 through 6?

13 COMMISSIONER BROWN: Move.

14 COMMISSIONER ROSS: I'll second.

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 AIRPORT

23  
24 #25-089

- 25 7. Resolution authorizing a Memorandum of Agreement

1 with Preferred Outdoor Experience LLC to provide  
2 geese control services at the Airport in the amount  
3 not to exceed \$26,900.00 from May 2025 to April  
4 2026

5  
6 #25-090

7 8. Resolution authorizing option to extend the  
8 Agreement with Titan Aviation Fuels for the  
9 Provision of Aviation Fuel (Avgas and Turbo Jet)  
10 until June 30, 2026

11  
12 #25-091

13 9. Resolution authorizing payment to Air Power in the  
14 amount of \$30,612.00 for electric and HVAC repairs  
15 at the Airport

16  
17 #25-092

18 10. Resolution authorizing payment to Diamond  
19 Contracting in the amount of \$6,600.00 for six  
20 gates repairs at the Airport

21  
22 #25-093

23 11. Resolution authorizing payment to C&S Engineers  
24 Inc. in the amount of \$42,540.00 for services  
25 rendered in connection with the Rehabilitation of

1 Runway 10-28 Project at the Airport

2  
3 #25-094

4 12. Resolution authorizing payment to C&S Engineers  
5 Inc. in the amount for \$307.50 for CA/CO services  
6 rendered in connection with the Runway 4-22  
7 NAVAID's AND Airfield Signage Replacement Project

8  
9 #25-095

10 13. Resolution authorizing payment to C&S Engineers  
11 Inc. in the amount of \$10,250.00 for services  
12 rendered in connection with Preparation of Airport  
13 Minimum Standards and Rules and Regulations

14  
15 CHAIRMAN KLINGHOFFER: Next we have  
16 Airport Resolutions 7 through 13.

17 Would someone like to move them?

18 COMMISSIONER ROSS: Move it.

19 COMMISSIONER BAGOLIE: Second.

20 MS. SAPINSKI: Commissioner Ross moved it;  
21 Commissioner Bagolie seconded.

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

25



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

3  
4 CHAIRMAN KLINGHOFFER: Mr. Rother, do we  
5 have need for Executive Session?

6 MR. ROTHER: None.

7 CHAIRMAN KLINGHOFFER: Is there a motion  
8 to adjourn?

9 COMMISSIONER BAGOLIE: I have one  
10 question. Steve, I have one question.

11 CHAIRMAN KLINGHOFFER: I'm sorry. Who's  
12 talking?

13 COMMISSIONER BAGOLIE: I'm sorry, this is  
14 Ricky Bagolie.

15 CHAIRMAN KLINGHOFFER: Commissioner  
16 Bagolie. Okay, got you.

17 COMMISSIONER BAGOLIE: On the airport  
18 improvements for the runway and the signage, are  
19 there any like DOT or FAA grants or anything like  
20 that that would possibly --

21 CHAIRMAN KLINGHOFFER: Yes, I'll have Mr.  
22 Rother explain it.

23 MR. ROTHER: Yes, indeed.

24 But is Joe Cali handy, Lucy?

25 MS. SAPINSKI: Yes, he's on the phone.

1 MR. ROTHER: He's the best one to respond.

2 CHAIRMAN KLINGHOFFER: Okay, Joe.

3 MR. CALI: Yeah, we are getting New Jersey  
4 DOT funds for that project.

5 MS. SAPINSKI: 90 percent.

6 MR. CALI: Yeah, 90 percent DOT; ten  
7 percent our portion.

8 COMMISSIONER BAGOLIE: So the FAA doesn't  
9 contribute anything on this?

10 MR. ROTHER: Not on this job particularly.  
11 There have been, in the past there have been jobs,  
12 quite a few, that they have.

13 CHAIRMAN KLINGHOFFER: My understanding,  
14 correct me if I'm wrong, either Joe or Steve,  
15 generally, the airport improvements are 90 percent  
16 paid by government; ten percent by us as a general  
17 rule.

18 MS. SAPINSKI: Yes, correct. So Number  
19 11, which we have the design for runway 10-28 is  
20 90 percent FAA; ten percent ECIA -- 90 percent  
21 FAA, 5 DOT, and 5 ECIA. Sometimes we get lucky  
22 like that too.

23 Number 12 is 90 percent New Jersey DOT;  
24 ten percent ECIA.

25 COMMISSIONER BAGOLIE: Thank you.

1 CHAIRMAN KLINGHOFFER: Commissioner  
2 Bagolie, does that answer your question?

3 COMMISSIONER BAGOLIE: Yes, thank you very  
4 much.

5 MS. SAPINSKI: You're welcome.

6

7 ADJOURNMENT

8

9 CHAIRMAN KLINGHOFFER: In that event,  
10 would someone like to adjourn until our next  
11 meeting on June 24th at 4:00 p.m.?

12 COMMISSIONER BROWN: Commissioner Brown  
13 adjourns it.

14 COMMISSIONER ROSS: Second.

15 MS. SAPINSKI: Thank you.

16

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

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20 CHAIRMAN KLINGHOFFER: Thank you  
21 everybody. Be well, be safe.

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23 (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