

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, June 24, 2025
Commencing at 4:04 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 GERARD M. SPIESBACH
- COMMISSIONER ANTHONY S. NARDONE
- COMMISSIONER RICKY E. BAGOLIE

LYNANN DRAGONE
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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 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
15 (Roll call was taken, all Commissioners
16 respond in the affirmative)

17
18 CHAIRMAN KLINGHOFFER: Do we have any
19 members of the public present to comment?

20 MS. SAPINSKI: No.

21
22 ACCEPTANCE OF MINUTES

23
24 CHAIRMAN KLINGHOFFER: We'll move onto
25 Acceptance of Minutes.

1 Would someone like to move to accept the
2 minutes of the May 27, 2025 Regular Board Meeting?

3 COMMISSIONER BROWN: I'll move it.

4 COMMISSIONER BAGOLIE: I'll second it.

5 MS. SAPINSKI: Thank you.

6

7 (Roll call was taken, all Commissioners
8 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 #25-097

17 1. Resolution ratifying payment to Lynann Dragone,
18 Certified Court Reporter for stenographic
19 transcript of ECIA Regular Board Meeting on 5-27-25

20

21 #25-098

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

24

25 #25-099

1 3. Resolution authorizing payment to Connell Foley,
2 LLP in the amount of \$3,595.00 for legal services
3 rendered in the month of April and May

4
5 #25-100

6 4. Resolution authorizing payment to Chiesa,
7 Shahinian, Giantomasi in the amount of \$2,061.50
8 for legal services rendered in connection with
9 environmental matters in the month of May

10
11 CHAIRMAN KLINGHOFFER: Would someone lake
12 to move Administrative Resolutions 1 through 4?

13 COMMISSIONER NARDONE: Move.

14 COMMISSIONER YUSTEIN: Second.

15 MS. SAPINSKI: Thank you.

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

19
20 Whereupon, the Board discussed and took
21 action on the following items:

22
23 PARKING FACILITIES

24
25 #25-101

1 Thank you.

2

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

5

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

8

9 AIRPORT

10

11 #25-104

12 8. Resolution authorizing a purchase of the Airport
13 General Liability Insurance Policy in the amount of
14 \$59,995.00 from August 1, 2025 to August 1, 2026

15

16 #25-105

17 9. Resolution authorizing payment to Thomas J.
18 O'Beirne & Co. In the amount of \$514.23 for
19 plumbing repairs at Hanger/Building M

20

21 #25-106

22 10. Resolution authorizing payment to Paving Materials
23 & Contracting in the amount of \$1,195.10 for
24 pavement repairs at the Airport

25

1 #25-107

2 11. Resolution authorizing payment to Gary Kubiak & Son
3 Electric in the amount of \$15,850.00 for
4 installation of 2 new obstructions light on and off
5 airport

6

7 #25-108

8 12. Resolution authorizing payment to Diamond
9 Contracting in the amount of \$3,500.00 for drainage
10 repairs at the Airport

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12 #25-109

13 13. Resolution authorizing payment to Groome Industrial
14 Services in the amount of \$3,911.44 for T-Hangars
15 door repairs at the Airport

16

17 #25-110

18 14. Resolution authorizing payment to H2H Associates
19 Inc. In the amount of \$2,101.54 for engineering
20 services in connection with the Site Remediation
21 services at the Airport

22

23 #25-111

24 15. 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 CHAIRMAN KLINGHOFFER: We next have
5 Airport Resolutions 8 through 15.

6 Would someone like to move them?

7 COMMISSIONER BROWN: Move.

8 COMMISSIONER BAGOLIE: Second.

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

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

15
16 FINANCE

17
18 #25-112

- 19 16. Resolution authorizing payment of charges and
20 expenses of the Authority's \$150,000,000.00 Pooled
21 Government Loan Program, Series 1986

22
23 Payments due for PGLP Services

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

25 Program Administrator

1 June 2025

2 Perlman & Miranda, LLC

\$3,915.00

3 Legal Fees

4

5

CHAIRMAN KLINGHOFFER: Would someone like
6 to move Finance Resolution 16?

7

COMMISSIONER ROSS: I'll move it.

8

CHAIRMAN KLINGHOFFER: Is there a second?

9

COMMISSIONER YUSTEIN: Second.

10

MS. SAPINSKI: Commissioner Yustein, you
11 were first, thank you.

12

13

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

15

16

CHAIRMAN KLINGHOFFER: Mr. Rother, do we
17 have a need for Executive Session today?

18

MR. ROTHER: Not today.

19

20

ADJOURNMENT

21

22

CHAIRMAN KLINGHOFFER: Okay. In that
23 event, would someone like to move to adjourn the
24 meeting until the meeting on July 29th?

25

COMMISSIONER BROWN: Move.

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COMMISSIONER BAGOLIE: Second.

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

CHAIRMAN KLINGHOFFER: Thank you
everybody.

Congratulations to Commissioner Bagolie on
his son's high school graduation today.

MS. SAPINSKI: And Commissioner Nardone's
daughter.

CHAIRMAN KLINGHOFFER: Okay. Two
congratulations.

MS. SAPINSKI: Two congratulations, yes.
Thank you.

CHAIRMAN KLINGHOFFER: See everybody
July 29th. Thank you guys.

(Whereupon, the meeting adjourned at 4:10
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