

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way  
Fairfield, New Jersey

Tuesday, July 29, 2025  
Commencing at 4:07 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 RICKY E. BAGOLIE

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

- 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 (**Absent**)

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: Everything is  
18 repeating.

19 Okay to proceed now?

20 MS. SAPINSKI: Not yet.

21  
22 (Brief Pause)  
23

24 PUBLIC COMMENTS  
25

1 (Present at the meeting was Connor Carlin  
2 from NJ Press Association)

3  
4 CHAIRMAN KLINGHOFFER: We already have  
5 roll call.

6 Do we have any members of the public who  
7 would like to comment?

8 MS. SAPINSKI: We have public.

9 Any comments?

10 No, he's just here to listen.

11  
12 ACCEPTANCE OF MINUTES

13  
14 CHAIRMAN KLINGHOFFER: Okay. In that  
15 event, would someone please move the Acceptance of  
16 the Minutes of the June 24th, 2025 Regular Board  
17 Meeting?

18 COMMISSIONER SPIESBACH: Motion to  
19 approve.

20 COMMISSIONER BAGOLIE: Second.

21 MS. SAPINSKI: Thank you.

22  
23 (Roll call was taken, all Commissioners  
24 present respond in the affirmative)  
25

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

3  
4                   ADMINISTRATIVE

5  
6                   #25-113

- 7                   1.    Resolution ratifying payment to Lynann  
8                   Dragone, Certified Court Reporter for stenographic  
9                   Transcript of ECIA Regular Board Meeting on 6-24-25

10  
11                   #25-114

- 12                   2.    Resolution ratifying payment of recurring bills  
13                   (Bill List)

14  
15                   #25-115

- 16                   3.    Resolution authorizing payment to Connell Foley,  
17                   LLP in the amount of \$330.00 for legal services  
18                   rendered in the month of June

19  
20                   #25-116

- 21                   4.    Resolution authorizing payment to Chiesa,  
22                   Shahinian, Giantomasi in the amount of \$1,970.50  
23                   for legal services rendered in connection with  
24                   environmental matters in the month of June

25

1 #25-117

2 5. Resolution authorizing an Agreement with Samuel  
3 Klein and Company for auditing services for the  
4 year ending December 31, 2025 in the amount of  
5 \$97,750.00

6

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

9 COMMISSIONER BAGOLIE: I'll move.

10 CHAIRMAN KLINGHOFFER: Is there a second?

11 COMMISSIONER ROSS: Second.

12 MS. SAPINSKI: Thank you.

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 PARKING FACILITIES

21

22 #25-118

23 6. Resolution authorizing payment to Arocho Services,  
24 LLC in the amount of \$5,175.00 for landscaping,  
25 elevators, and stairwells cleaning services at

1 Juror Parking Garage in June

2  
3 #25-119

- 4 7. Resolution authorizing payment to Noor Star  
5 Properties, LLC in the amount of \$3,075.00 for  
6 maintenance services in June

7  
8 #25-120

- 9 8. Resolution authorizing payment to Precision  
10 Technology in the amount of \$6,629.27 for parking  
11 equipment repairs and supplies

12  
13  
14 CHAIRMAN KLINGHOFFER: Would someone like  
15 to move Parking Facilities Resolutions 6, 7 and 8?

16 COMMISSIONER SPIESBACH: Move 6 through 8.

17 COMMISSIONER ROSS: Second.

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

21  
22 Whereupon, the Board discussed and took  
23 action on the following items:

24  
25 AIRPORT

1 #25-121

2 9. Resolution authorizing Disposition of Bids

3 \* Award of a Contract to e-Ride Industries for the  
4 Procurement of One Electric Utility Vehicle at  
5 Essex County Airport

6

7 #25-122

8 10. Resolution authorizing payment to Groome Industrial  
9 Services in the amount of \$1,974.74 for T-Hangar  
10 door repairs

11

12 #25-123

13 11. Resolution authorizing payment to Security101 in  
14 the amount of \$4,238.68 for Security Gate repairs at  
15 the Airport

16

17 #25-124

18 12. Resolution authorizing payment to New Jersey Door  
19 Works in the amount of \$1,716.03 for Sliding Gate  
20 repairs at the Airport

21

22 #25-125

23 13. Resolution authorizing payment to H2M Associates  
24 Inc. in the amount of \$5,069.21 for engineering  
25 services in connection with the Site Remediation

1 services at the Airport

2

3 #25-126

4 14. Resolution authorizing payment to H2M Associates  
5 Inc. In the amount of \$563.52 for engineering  
6 services in connection with the Underground Storage  
7 Tank compliance as per DEP regulations

8

9 #25-127

10 15. Resolution authorizing payment to C & S Engineers  
11 Inc. in the amount of \$9,000.00 for services  
12 rendered in connection with the preparation of  
13 application to the FAA for Airport Zero Emission  
14 Vehicle and Infrastructure Pilot Program for the  
15 Airport

16

17 #25-128

18 16. Resolution authorizing payment to C&S Engineers  
19 Inc. in the amount of \$42,540.00 for services  
20 rendered in connection with the Rehabilitation of  
21 Runway 10-28 Project at the Airport

22

23 #25-129

24 17. Resolution authorizing payment to C&S Engineers  
25 Inc. in the amount of \$47,500.00 for services

1 rendered in connection with the Drainage Study  
2 Projeet at the Airport

3  
4 #25-130

5 18. Resolution authorizing payment to C&S Engineers  
6 Inc. In the amount of \$456.50 for CA/CO services  
7 rendered in connection with the Runway 4-22  
8 NAVAID's and Airfield Signage Replacement Project

9  
10 #25-131

11 19. Resolution authorizing payment to C&S Engineers  
12 Inc. In the amount of \$14,250.00 for services  
13 rendered in connections with Preparation of Airport  
14 Minimum Standards and Rules and Regulations

15  
16 CHAIRMAN KLINGHOFFER: Would someone like  
17 to move Airport Resolutions 9 through 19?

18 COMMISSIONER BROWN: Move it.

19 COMMISSIONER ROSS: Second.

20 MS. SAPINSKI: Thank you.

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

24  
25 Whereupon, the Board discussed and took

1 action on the following items:

2  
3 FINANCE

4  
5 #25-132

6 20. Resolution authorizing payment of charges and  
7 expenses of the Authority's \$150,000,000.00 Pooled  
8 Government Loan Program, Series 1986

9  
10 Payments due for PGLP Services

11 Galleros-Robinson CPAs, LLP \$5,000.00

12 Program Administrator

13 Close-out of Program

14  
15 Bank of New York Mellon \$4,400.00

16 Administration Fee

17 07/01/25 - 09/30/25

18  
19 Wells Fargo Bank, NA \$1,125.68

20 Letter of Credit Fee

21 07/01/25 - 07/31/25

22  
23 Wells Fargo Bank, NA \$271.11

24 Remarketing Fee

25 04/01/25 - 07/31/25

1	Kutak Rock, LLP	\$4,218.00
2	Legal Fees	
3		
4	Digital Assurance Certification, LLC	\$500.00
5		

6 CHAIRMAN KLINGHOFFER: Before we move to  
7 Finance Resolution number 20, Lucy, what you just  
8 did was a couple of expenses that we haven't seen  
9 previously; Kutak Rock Legal Fees and Digital  
10 Assurance Certification. Would you mind  
11 explaining to all the Commissioners what that's  
12 for, please?

13 MS. SAPINSKI: Yes. So this program ended  
14 last year, however, there was still bonds and the  
15 County was the only one that participated in this  
16 program in the last two years, so the last  
17 payments were made by the County.

18 We're redeeming the bonds August 1st, so  
19 those are all expenses that we never saw before  
20 and now because we're closing the program, we're  
21 redeeming the bonds.

22 The Kutak Rock Legal Fees, these are the  
23 attorneys for Wells Fargo who have the bonds and  
24 according to the 1986 documents, we were  
25 responsible to pay for legal fees for Wells Fargo.

1 They were reviewing the final redemption bonds and  
2 all their documents.

3 And Digital Assurance Certification is a  
4 company that we use for all our bonds for ECIA and  
5 it's a company that holds notices on EMMA, which  
6 is the electronic website that has all the  
7 municipal bonds information on it. So because  
8 we're closing the program, the bonds are being  
9 paid off, there needed to be a notice on that  
10 website.

11 CHAIRMAN KLINGHOFFER: Is this the end of  
12 the PGLP Program? Is this the last month of it?

13 MS. SAPINSKI: There's going to be still a  
14 few more legal fees that need to be paid, our  
15 attorneys and the financial advisors that prepare  
16 the final documents, but, yes, next month you're  
17 going to see the final bills and that's it, it's  
18 done.

19 CHAIRMAN KLINGHOFFER: So, in other words,  
20 this item will no longer, after next month, will  
21 no longer be on the agenda is what you're saying?

22 MS. SAPINSKI: That's correct, yes.

23 CHAIRMAN KLINGHOFFER: Anyone have any  
24 follow-up questions?

25 COMMISSIONER SPIESBACH: Yes, quick.

1 So these were by agreement, right, Lucy?

2 MS. SAPINSKI: Yes.

3 COMMISSIONER SPIESBACH: The agreement  
4 documents, these are fees that we're obligated to  
5 pay?

6 MS. SAPINSKI: Yes, yes.

7 COMMISSIONER SPIESBACH: Okay. Very good.  
8 Thank you.

9 CHAIRMAN KLINGHOFFER: Would someone like  
10 to move number 20, which covers all these  
11 expenses?

12 COMMISSIONER BAGOLIE: I'll move.

13 COMMISSIONER SPIESBACH: I'll second it  
14 then.

15 MS. SAPINSKI: Thank you.

16

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

19

20 6. EXECUTIVE SESSION

21

22 #25-133

23 Resolution authorizing Executive Session to discuss  
24 potential legal proceedings

25

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

3 MR. ROTHER: Yes, we have a need for  
4 Executive Session. We need the advice from Nia  
5 Gill relative to potential legal.

6 CHAIRMAN KLINGHOFFER: Would someone like  
7 move to go into Executive Session?

8 COMMISSIONER BROWN: I'll move it.

9 COMMISSIONER BAGOLIE: Second.

10

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

13

14 (Whereupon, the Board entered Executive  
15 Session)

16

17 ADJOURNMENT

18

19 Next Board Meeting will be held on Tuesday, August  
20 26, 2025 @ 4 PM

21

22 (Whereupon, a motion was made by  
23 Commissioner Brown and seconded by Commissioner  
24 Bagolie)

25

(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, CR  
Certified Court Reporter