



Essex County Improvement Authority

27 Wright Way, Building M  
Fairfield, New Jersey 07004  
Phone: 973-575-0952  
Fax: 973-808-0528

Commissioner Bagolie  
Commissioner Ross  
Commissioner Spiesbach  
Chairman Klinghoffer

**REGULAR BOARD MEETING**  
**AUGUST 26, 2025**  
**AGENDA**

1. SUNSHINE NOTICE

2. ROLL CALL

3. PUBLIC COMMENTS

*Present at the meeting was Alyssa Lidman from New Jersey Hills Media*

4. ACCEPTANCE OF MINUTES

Motion                                M                  2<sup>nd</sup>  
#25-20                      Spiesbach              Bagolie

- July 29, 2025 Regular Board Meeting and Executive Session

5. RESOLUTIONS

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**ADMINISTRATIVE**

          M          2<sup>nd</sup>          .  
Ross      Spiesbach

**#25-134**

1. Resolution ratifying payment to Lynann Dragone, Certified Court Reporter for stenographic transcript of ECIA Regular Board Meeting on 7-29-25

**#25-135**

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

**#25-136**

3. Resolution authorizing payment to Chiesa, Shahinian, Giantomasi in the amount of \$2,466.00 for legal services rendered in connection with environmental matters in the month of June

**#25-137**

4. Resolution adjusting the bidding threshold from \$44,000.00 to \$53,000.00 effective July 1, 2025

**PARKING FACILITIES**

          M          2<sup>nd</sup>          .  
Ross      Bagolie

**#25-138**

5. Resolution authorizing payment to Arocho Services, LLC in the amount of \$2,100.00 for landscaping, elevators, and stairwells cleaning services at parking facilities in July

**#25-139**

6. Resolution authorizing payment to Noor Star Properties, LLC in the amount of \$3,850.00 for maintenance services at parking facilities in July

**#25-140**

7. Resolution authorizing payment to Positive Electric in the amount of \$20,319.40 for electric repairs at parking facilities

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**AIRPORT**

          M          2<sup>nd</sup>          .  
Ross      Spiesbach

**#25-141**

8. Resolution authorizing payment to Tree King in the amount of \$6,500.00 for obstructions removal including trees and small brush by approach of Runway 4

**#25-142**

9. Resolution authorizing payment to New Jersey Door Works in the amount of \$13,323.00 for sliding gate repairs at the Airport

**#25-143**

10. Resolution authorizing payment to Air Power in the amount of \$2,342.00 for HVAC and electric repairs at several facilities at the Airport

**#25-144**

11. Resolution authorizing payment to Diamond Contracting in the amount of \$3,500.00 for Airport facility maintenance and repairs

**#25-145**

12. Resolution authorizing payment to SJ Carney Maintenance in the amount of \$1,700.00 for roof repairs at Hangar/Building M and B

**#25-146**

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

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**FINANCE**

          M          2<sup>nd</sup>          .  
Ross Spiesbach

**#25-147**

14. Resolution of the Essex County Improvement Authority authorizing the preparation and submission of a Supplemental Application to the Local Finance Board Pursuant to Local Authorities Fiscal Control Law and Other Applicable Law, all in connection with one or more series of the Authority's Housing Revenue Bonds (Newark Teachers Village Project), Series 2025

**#25-148**

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

**Payments due for PGLP Services**

Pearlman & Miranda, LLC Legal Fees	\$1,575.00
Acacia Financial Group Financial Advisor Services	\$1,293.75

**6. EXECUTIVE SESSION**

          M          2<sup>nd</sup>  
Spiesbach Ross

**#25-150**

Resolution authorizing Executive Session to discuss existing legal matter and potential legal matter

Motion                             M          2<sup>nd</sup>          .  
#25-21                   Ross Bagolie

**7. ADJOURNMENT**

**Next Board Meeting will be held on Tuesday, September 30, 2025 @ 4 PM**

Motion                             M          2<sup>nd</sup>          .  
#25-22                   Ross Bagolie



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## LATE STARTERS AUGUST 26, 2025

### AIRPORT

M 2<sup>nd</sup>  
Bagolie Spiesbach

#25-149

1. Resolution authorizing acceptance of a Federal Aviation Administration Grant#53-25 in the amount of \$148,770.00 for Rehabilitation of Runway 10/28 - Design Phase II and Final