

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, August 26, 2025
Commencing at 4:00 p.m.

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

- COMMISSIONER STEVEN H. KLINGHOFFER, CHAIRMAN
- 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 RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER ANTHONY S. NARDONE

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 **(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 PUBLIC COMMENTS

18
19 CHAIRMAN KLINGHOFFER: Do we have any
20 members of the public present who would like to
21 comment?

22 MS. SAPINSKI: We do have a public person.
23 Would you like to comment?

24 MS. ALYSSA LIDMAN: I'm not allowed.

25 MS. SAPINSKI: Oh, okay. We have Alyssa

1 Lidman from New Jersey Hills Media present here
2 today.

3 CHAIRMAN KLINGHOFFER: Okay, great.
4 Welcome.

5

6 ACCEPTANCE OF MINUTES

7

8 CHAIRMAN KLINGHOFFER: Is there a motion
9 to accept the minutes of July 29, 2025?

10 COMMISSIONER SPIESBACH: Move to accept.

11 COMMISSIONER BAGOLIE: 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 RESOLUTIONS

21 ADMINISTRATIVE

22

23 #25-134

24 1. Resolution ratifying payment to Lynann Dragone,
25 Certified Court Reporter for stenographic

1 transcript of ECIA Regular Board Meeting on 7-29-25

2

3 #25-135

4 2. Resolution ratifying payment of recurring bills

5 (Bill List)

6

7 #25-136

8 3. Resolution authorizing payment to Chiesa,

9 Shahinian, Giantomasi in the amount of \$2,466.00 for

10 legal services rendered in connection with

11 environmental matters in the month of June

12

13 #25-137

14 4. Resolution adjusting the bidding threshold from

15 \$44,000.00 to \$53,000.00 effective July 1, 2025

16

17 CHAIRMAN KLINGHOFFER: Would someone like

18 to move Administrative Resolutions 1 through 4?

19 COMMISSIONER ROSS: Move it.

20 COMMISSIONER SPIESBACH: Second.

21 MS. SAPINSKI: Thank you.

22

23 (Roll call was taken, all Commissioners

24 present respond in the affirmative)

25

1 COMMISSIONER BAGOLIE: I'll second.

2 MS. SAPINSKI: Thank you.

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 AIRPORT

11

12 #25-141

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

17

18 #25-142

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

22

23 #25-143

24 10. Resolution authorizing payment to Air Power in the
25 amount of \$2,342.00 for HVAC and electric repairs

1 at several facilities at the Airport

2

3 #25-144

4 11. Resolution authorizing payment to Diamond

5 Contracting in the amount of \$3,500.00 for Airport
6 facility maintenance and repairs

7

8 #25-145

9 12. Resolution authorizing payment to SJ Carney

10 Maintenance in the amount of \$1,700.00 for roof
11 repairs at Hanger/Building M and B

12

13 #25-146

14 13. Resolution authorizing payment to H2M Associates

15 Inc. In the amount of \$563.52 for engineering
16 services in connection with the Underground Storage
17 Tank compliance as per DEP regulations

18

19 CHAIRMAN KLINGHOFFER: Would someone like
20 to move Airport Resolutions 8 through 13?

21 COMMISSIONER ROSS: Move.

22 COMMISSIONER SPIESBACH: Second.

23 MS. SAPINSKI: Thank you.

24

25 (Roll call was taken, all Commissioners

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present respond in the affirmative)

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

FINANCE

#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 \$1,575.00
Legal Fees

1 Acacia Financial Group \$1,293.75
2 Financial Advisor Services

3

4 CHAIRMAN KLINGHOFFER: Would someone like
5 to move Finance Resolutions 14 and 15?

6 COMMISSIONER ROSS: I'll move it.

7 COMMISSIONER SPIESBACH: Second.

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 LATE STARTERS

16 AIRPORT

17

18 #25-149

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

23

24 CHAIRMAN KLINGHOFFER: We have one Late
25 Starter. Airport Resolution acceptance of FAA

1 grants in the amount of \$148,770.

2 Would someone like to move this?

3 COMMISSIONER BAGOLIE: I'll move.

4 COMMISSIONER SPIESBACH: Second.

5

6 (Roll call was taken, all Commissioners

7 present respond in the affirmative)

8

9 EXECUTIVE SESSION

10

11 #25-150

12 Resolution authorizing Executive Session to discuss

13 existing legal matter and potential legal matter

14

15 CHAIRMAN KLINGHOFFER: Mr. Rother, I

16 understand we need Executive Session. What is the

17 rationale for going into Executive Session?

18 MR. ROTHER: We have two legal matters

19 that need to be discussed; one is potential

20 litigation and the other is the existing

21 litigation.

22 CHAIRMAN KLINGHOFFER: Okay, thank you.

23 Would someone like to move for us to enter

24 Executive Session?

25 COMMISSIONER SPIESBACH: Move to go into

1 Executive Session.

2 CHAIRMAN KLINGHOFFER: Is there a second?

3 COMMISSIONER ROSS: I'll second.

4 MS. SAPINSKI: Thank you.

5

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

8

9 (Whereupon, the Board entered Executive
10 Session)

11

12 ADJOURNMENT

13

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

16

17 (Whereupon, a motion was made by
18 Commissioner Ross and seconded by Commissioner
19 Bagolie)

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21 (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