

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, September 30, 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 JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER GERARD M. SPIESBACH
COMMISSIONER ANTHONY S. NARDONE

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

COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
COMMISSIONER CLIFFORD ROSS
COMMISSIONER RICKY E. BAGOLIE

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 **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 have nobody here today.
23

24 **ACCEPTANCE OF MINUTES**
25

1 CHAIRMAN KLINGHOFFER: In that event,
2 let's move on to Acceptance of Minutes.

3 Would someone please to move to accept the
4 minutes of August 26, 2025 Regular Board Meeting
5 and Executive Session.

6 COMMISSIONER SPIESBACH: Move to accept.

7 COMMISSIONER YUSTEIN: 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 **RESOLUTIONS**

16 **ADMINISTRATIVE**

17

18 **#25-151**

19 1. Resolution ratifying payment to Lynann Dragone,
20 Certified Court Reporter for stenographic
21 transcript of ECIA Regular Board Meeting on 8-26-25

22

23 **#25-152**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

#25-153

3. Resolution authorizing payment to Chiesa, Shahinian, Giantomasi in the amount of \$1,756.00 for legal services rendered in connection with environmental matters in the month of August

#25-154

4. Resolution authorizing Amendment #1 to the Agreement with Buchanan, Ingersoll & Rooney, PC for legal services in the amount of \$16,789.70 in connection with environmental matters

#25-155

5. Resolution authorizing final payment in the amount of \$22,906.40 to Buchanan, Ingersoll & Rooney, PC for legal services rendered in connection with environmental matters

CHAIRMAN KLINGHOFFER: Next we have Administrative Resolutions 1 through 5.

Would someone like to move them?

COMMISSIONER YUSTEIN: Move them.

COMMISSIONER SPIESBACH: Second.

(Roll call was taken, all Commissioners

1 present respond in the affirmative)

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

5
6 **PARKING FACILITIES**

7
8 **#25-156**

- 9 6. Resolution authorizing payment to Arocho Services,
10 LLC in the amount of \$2,100.00 for landscaping,
11 elevators, and stairwells cleaning services t
12 parking facilities in August

13
14 **#25-157**

- 15 7. Resolution authorizing payment to Noor Star
16 Properties, LLC in the amount of \$2,050.00 for
17 maintenance services at parking facilities in
18 August

19
20 **#25-158**

- 21 8. Resolution authorizing payment to Precision
22 Technology in the amount of \$3,074.25 for parking
23 equipment repairs and supplies

24
25 CHAIRMAN KLINGHOFFER: Next we have

1 Parking Facilities Resolutions 6, 7, 8.

2 Would someone like to move them?

3 COMMISSIONER NARDONE: Move.

4 COMMISSIONER SPIESBACH: 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 **AIRPORT**

13
14 **#25-159**

- 15 9. Resolution approving changes in Fees for Tie-Downs
16 and T-Hangers effective January 1, 2026

17
18 **#25-160**

- 19 10. Resolution authorizing payment to New Jersey Door
20 Works in the amount of \$13,573.00 for sliding gate
21 repairs at the Airport

22
23 **#25-161**

- 24 11. Resolution authorizing payment to Air Power in the
25 amount of \$2,164.00 for HVAC and electric repairs

1 at several facilities at the Airport

2
3 **#25-162**

4 12. Resolution authorizing payment to H2M Associates
5 Inc. in the amount of \$422.64 for engineering
6 services in connection with the Underground Storage
7 Tank compliance as per DEP regulation

8
9 **#25-163**

10 13. Resolution authorizing payment to H2M Associates
11 Inc. in the amount of \$1,399.68 for engineering
12 services in connection with the Site Remediation
13 services at the Airport

14
15 **REHABILITATION OF RUNWAY 10-28 PROJECT - PHASE I DESIGN**

16 **Project Funded: FAA, NJDOT and ECIA/AIRPORT 2019 BOND**

17
18 **#25-164**

19 14. Resolution authorizing payment to C&S Engineers
20 Inc. in the amount of \$53,175.00 for services
21 rendered in connection with the Rehabilitation of
22 Runway 10-28 Project at the Airport

23
24 **DRAINAGE STUDY PROJECT**

25 **Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND**

#25-165

15. Resolution authorizing payment to C&S Engineers Inc. in the amount of \$7,500.00 for services rendered in connection with the Drainage Study Project at the Airport

RUNWAY 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT**Project Funded: NJDOT and ECIC/AIRPORT/2019 BOND****#25-166**

16. Resolution authorizing payment of Gary Kubiak and Son Electric in the amount of \$266,244.24 (Pay App#1) for services rendered in connection with the Runway 4-22 NAVAID and Airfield Sign Replacement Project at the Airport

#25-167

17. Resolution authorizing payment to C & S Engineers Inc. in the amount of \$307.50 for CA/CO services rendered in connection with the Runway 4-22 NAVAID and Airfield Sign Replacement Project at the Airport

#25-168

18. Resolution authorizing Am#1 to the Agreement with

1 C & S Engineers Inc. in the amount of \$8,500.00 in
2 connection with the Runway 4-22 NAVAID and Airfield
3 Sign Replacement Project at the Airport

4
5 CHAIRMAN KLINGHOFFER: We next have
6 Airport Resolutions 9 through 18.

7 Would someone like to move them?

8 COMMISSIONER NARDONE: Move.

9 COMMISSIONER SPIESBACH: Second.

10 MS. SAPINSKI: Thank you.

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

14
15 CHAIRMAN KLINGHOFFER: Mr. Rother, do we
16 have a need for Executive Session today?

17 MR. ROTHER: Not at all.

18
19 **ADJOURNMENT**

20
21 CHAIRMAN KLINGHOFFER: Okay. With that,
22 would someone like to move to adjourn?

23 COMMISSIONER YUSTEIN: Move to adjourn.

24 CHAIRMAN KLINGHOFFER: Is there a second?

25 COMMISSIONER NARDONE: Second.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MS. SAPINSKI: Thank you.

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

CHAIRMAN KLINGHOFFER: Thank you
everybody. We'll see you next on Tuesday, the
28th at 4:00 p.m.

(Whereupon, the meeting adjourned at 4:24
p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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