

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, October 28, 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 RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE
- COMMISSIONER RICKY E. BAGOLIE

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

- COMMISSIONER GERARD M. SPIESBACH

LYNANN DRAGONE
CERTIFIED COURT REPORTER
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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
13 (Roll call was taken, all Commissioners
14 respond in the affirmative)

15
16 PUBLIC COMMENTS

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

21 MS. SAPINSKI: Nobody here.

22
23 ACCEPTANCE OF MINUTES

24
25 CHAIRMAN KLINGHOFFER: Okay, thank you.

1 Would someone like to move to accept the
2 minutes of the September 30th, 2025 Regular Board
3 Meeting?

4 COMMISSIONER BROWN: Move.

5 COMMISSIONER ROSS: Second.

6 MS. SAPINSKI: Thank you.

7

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

10

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

13

14 RESOLUTIONS

15 ADMINISTRATIVE

16

17 #25-169

18 1. Resolution introducing and approving the Authority's
19 2026 Annual Budget and Capital Budget/Program

20

21 #25-170

22 2. Resolution ratifying payment to Lynann Dragone,
23 Certified Court Reporter for stenographic
24 transcript of ECIA Regular Board Meeting on 9-30-25

25

1 #25-171

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

4

5 #25-172

6 4. Resolution authorizing payment to Chiesa, Shahinian,
7 Giantomasi in the amount of \$1,235.50 for legal
8 services rendered in connection with environmental
9 matters in the month of September

10

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

13 COMMISSIONER NARDONE: Move.

14 COMMISSIONER BAGOLIE: Second.

15 MS. SAPINSKI: Commissioner Bagolie
16 seconded, thank you.

17

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

20

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

23

24 PARKING FACILITIES

25

1 #25-173

2 5. Resolution authorizing payment to Arocho Services,
3 LLC in the amount of \$2,100.00 for landscaping,
4 elevators, and stairwells cleaning services at the
5 Juror Parking Garage in September

6
7 #25-174

8 6. Resolution authorizing payment to Noor Star
9 Properties, LLC in the amount of \$5,700.00 for
10 maintenance services at parking facilities in
11 September

12
13 #25-175

14 7. Resolution authorizing payment to Precision
15 Technology in the amount of \$732.00 for parking
16 equipment repairs and supplies

17
18 CHAIRMAN KLINGHOFFER: Would someone like
19 to move Parking Facilities Resolutions 5, 6, and
20 7?

21 COMMISSIONER BROWN: Move.

22 COMMISSIONER YUSTEIN: Second.

23 MS. SAPINSKI: Thank you.

24
25 (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 AIRPORT

7
8 #25-176

- 9 8. Resolution authorizing payment to PMC Contracting in
10 the amount of \$49,600.00 for pavement crack repairs
11 at Taxiway N, B, and P at the Airport

12
13 #25-177

- 14 9. Resolution authorizing payment to New Jersey Door
15 Works in the amount of \$13,573.00 for sliding gate
16 repairs at the Airport

17
18 #25-178

- 19 10. Resolution authorizing payment to Fox Fence in the
20 amount of \$21,580.00 for fence repairs around the
21 Airport to prevent wildlife entering the Airport

22
23 #25-179

- 24 11. Resolution authorizing payment to H2M Associates
25 Inc. in the amount of \$563.52 for engineering

1 services in connection with the Underground Storage
2 Tank compliance as per DEP regulations

3
4 REHABILITATION OF RUNWAY 10-28 PROJECT - PHASE I DESIGN

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

6
7 #25-180

8 12. Resolution authorizing payment to C & S Engineers
9 Inc. in the amount of \$21,270.00 for services
10 rendered in connection with the Rehabilitation of
11 Runway 10-28 Project at the Airport

12
13 DRAINAGE STUDY PROJECT

14 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

15
16 #25-181

17 13. Resolution authorizing payment to C & S Engineers
18 Inc. in the amount of \$5,000.00 for services
19 rendered in connection with the Drainage Study
20 Project at the Airport

21
22 RUNWAY 4-22 NAVAJD AND AIRFIELD SIGN REPLACEMENT PROJECT

23 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

24
25 #25-182

1 14. Resolution authorizing payment to Gary Kubiak & Son
2 Electric in the amount of \$308,196.15 (Pay App #2)
3 for services rendered in connection with the Runway
4 4-22 NAVAID and Airfield Sign Replacement Project at
5 the Airport

6
7 #25-183

8 15. Resolution authorizing payment to Change Order #1 to
9 Gary Kubiak & Son Electric in the amount of
10 \$42,548.06 in connection with the Runway 4-22 NAVAID
11 and Airfield Sign Replacement Project at the Airport

12
13 #25-184

14 16. Resolution authorizing payment to C & S Engineers
15 Inc. in the amount of \$13,039.50 for CA/CO services
16 rendered in connection with the Runway 4-22 NAVAID
17 and Airfield Sign Replacement Project at the Airport

18
19 CHAIRMAN KLINGHOFFER: Would someone like
20 to move Airport Resolutions 8 through 16?

21 COMMISSIONER BAGOLIE: Move.

22 COMMISSIONER NARDONE: Second.

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

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

3
4 FINANCE

5
6 #25-185

- 7 17. Bond Resolution authorizing Essex County Improvement
8 Authority to issue not to exceed \$80,000,000.00
9 Revenue Bonds Newark Teachers Village Project Series
10 2025 and determining other matters related thereto

11
12 CHAIRMAN KLINGHOFFER: Would someone like
13 to move our single Finance Resolution number 17 on
14 the agenda?

15 COMMISSIONER ROSS: I'll move it.

16 COMMISSIONER BAGOLIE: Second.

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

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

23
24 LATE STARTER

25 AIRPORT

1 #25-186

- 2 1. Resolution authorizing acceptance of a NJDOT Airport
3 Improvement Program 2.5% Matching Grant in the
4 amount of \$3,915.00 for Rehabilitation of Runway
5 10/28 - Design Phase II, Agreement #6100358

6
7 CHAIRMAN KLINGHOFFER: We have one Late
8 Starter Airport Resolution, authorizing acceptance
9 of NJDOT Airport Improvement Matching Grant in the
10 amount of \$3,915.00. Would someone like to move
11 that?

12 COMMISSIONER NARDONE: Move it.

13 COMMISSIONER BROWN: Second.

14 MS. SAPINSKI: Thank you.

15
16 (Roll call was taken, all Commissioners
17 present respond in the affirmative)

18
19 CHAIRMAN KLINGHOFFER: Mr. Rother, do we
20 have reason to go into Executive Session today?

21 MR. ROTHER: Yes, we do.

22 CHAIRMAN KLINGHOFFER: What is the
23 rationale for that?

24 MR. ROTHER: Negotiation.
25

1 CHAIRMAN KLINGHOFFER: Potential
2 negotiation. Okay. That's potential negotiation.
3 Okay. There we go.

4 Okay. Would someone move, please, to go
5 into Executive Session?

6 COMMISSIONER NARDONE: Move.

7 COMMISSIONER BROWN: Second.

8
9 #25-187 Resolution authorizing Executive
10 Session to discuss potential negotiation
11

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

14
15 (Whereupon, the Board entered into
16 Executive Session at 4:08 p.m.)
17

18 ADJOURNMENT

19
20 Next Board Meeting will be held on Tuesday, November
21 25, 2025 at 4 p.m.
22

23 (Motion to adjourn was made by
24 Commissioner Brown and seconded by Commissioner
25 Nardone)

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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