

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way  
Fairfield, New Jersey

Tuesday, November 25, 2025  
Commencing at 4:01 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
- COMMISSIONER RICKY E. BAGOLIE

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

- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER CLIFFORD ROSS

**LYNANN DRAGONE**  
**CERTIFIED COURT REPORTER**  
**54 STIRLING TERRACE**  
**TOTOWA, NEW JERSEY 07512**  
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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

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18 CHAIRMAN KLINGHOFFER: Are there any  
19 members of the public present who would like to  
20 comment?

21 MS. SAPINSKI: There is no one here.

22  
23 ACCEPTANCE OF MINUTES

24  
25 CHAIRMAN KLINGHOFFER: Okay. Would

1           someone like to move to accept the minutes of  
2           October 28, 2025, Regular Board Meeting and  
3           Executive Section?

4                   COMMISSIONER BAGOLIE: I'll move.

5                   COMMISSIONER SPIESBACH: 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           ADMINISTRATIVE

15

16                   #25-187

17           1.    Resolution adopting the Authority's 2026 Annual  
18           Budget and the Capital Budget/Program

19

20                   #25-188

21           2.    Resolution ratifying payment to Lynann Dragone,  
22           Certified Court Reporter for stenographic  
23           transcript of ECIA Regular Board Meeting on

24           10-28-25

25

1 #25-189

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

4

5 #25-190

6 4. Resolution authorizing payment to Chiesa,  
7 Shahinian, Giantomasi in the amount of \$2,026.50  
8 for legal services rendered in connection with  
9 environmental matters in the month of October

10

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

13 COMMISSIONER NARDONE: I'll make a motion  
14 to approve.

15 COMMISSIONER SPIESBACH: Second.

16 MS. SAPINSKI: 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:

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24 PARKING FACILITIES

25

1 #25-191

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  
5 parking facilities in October

6

7 #25-192

8 6. Resolution authorizing Amendment #1 to the 2025  
9 Maintenance Agreement with Noor Star Properties,  
10 LLC in the amount of \$9,000.00 for maintenance  
11 services at parking facilities

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13 #25-193

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

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19 #25-194

20 8. Resolution authorizing payment to Precision  
21 Technology in the amount of \$5,448.00 for parking  
22 equipment repairs and supplies

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24 CHAIRMAN KLINGHOFFER: Would someone like  
25 to move Parking Facilities Resolutions 5 through

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8?

COMMISSIONER NARDONE: I'll make a motion.

COMMISSIONER BAGOLIE: I'll second.

MS. SAPINSKI: Thank you.

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

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

2026 POOLS

#25-195

9. Resolution establishing 2026 Pool of Approved Law  
Firms in accordance with the "Pay to Play Law -  
Fair and Open Process" - N.J.S.A. 19:44A-20.4

#25-196

10. Resolution establishing 2026 Pool of Approved  
Insurance Brokers for the procurement of insurance  
coverage in accordance with the "Pay to Play  
Law-Fair and Open Process" N.J.S.A. 19:44A-20.4

#25-197

1 11. Resolution establishing 2026 Pool Approved Real  
2 Estate Appraisers Firms in accordance with the "Pay  
3 to Play Law - Fair and Open Process" - N.J.S.A.

4 19:44A-20.4

5  
6 #25-198

7 12. Resolution Establishing 2026 Pool of Approved  
8 Engineering Firms in accordance with the "Pay to  
9 Play Law - Fair and Open Process" - N.J.S.A.

10 19:44A-20.4

11  
12 #25-199

13 13. Resolution establishing 2026 Pool of Approved  
14 Financial Advisors in accordance with the "Pay to  
15 Play Law - Fair and Open Process" - N.J.S.A.

16 19:44A-20.4

17  
18 #25-200

19 14. Resolution establishing 2026 Pool of Approved  
20 Underwriting Firms in accordance with the "Pay to  
21 Play Law - Fair and Open Process" N.J.S.A.

22 19:44A-20.4

23  
24 CHAIRMAN KLINGHOFFER: Would someone like  
25 to move the 2026 Pools Resolutions 9 through 14

1                   that sets forth the list of professionals  
2                   authorized to do business with us?

3                   That's 9 to 14.

4                   COMMISSIONER SPIESBACH: I'll move it.

5                   COMMISSIONER YUSTEIN: Second.

6                   MS. SAPINSKI: Thank you.

7

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

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

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14                   AIRPORT

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16                   #25-201

17                   15. Resolution authorizing payment to Thomas J.  
18                   O'Beirne & Co in the amount of \$2,123.41 for  
19                   plumbing repairs at the Airport

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21                   #25-202

22                   16. Resolution authorizing payment to SJ Carney  
23                   Maintenance in the amount of \$675.00 for roof  
24                   repairs at the Airport

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1 #25-203

- 2 17. Resolution authorizing payment to CarloPiking  
3 Construction in the amount of \$550.00 for facility  
4 repairs at the Airport

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6 #25-204

- 7 18. Resolution authorizing payment to Diamond  
8 Contracting in the amount of \$24,000.00 for  
9 concrete repairs at the Airport

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11 #25-205

- 12 19. Resolution authorizing Amendment #1 to 2025  
13 Maintenance Agreement with Air Power in the amount  
14 of \$9,000.00 for all HVAC and electric maintenance  
15 and repairs at the Airport

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17 #25-206

- 18 20. Resolution authorizing payment to Air Power in the  
19 amount of \$6,642.00 for HVAC and electric repairs  
20 at several facilities at the Airport

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22 #25-207

- 23 21. Resolution authorizing payment to Security 101 in  
24 the amount of \$933.93 for security system server  
25 repair at the Airport (service not covered by the

1 maintenance agreement)

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3 #25-208

4 22. Resolution accepting a Proposal from Security 101  
5 in the amount of \$17,851.58 to relocate a wireless  
6 communicator, to add access card door reader, and  
7 to replace a field camera at the Airport

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9 REHABILITATION OF RUNWAY 10-28 PROJECT - PHASE I DESIGN

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

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12 #25-209

13 23. Resolution authorizing payment to C&S Engineers  
14 Inc. in the amount of \$21,270.00 for services  
15 rendered in connection with the Rehabilitation of  
16 Runway 10-28 Project at the Airport

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18 RUNWAY 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT

19 Project Funded: NJDOT and ECIA/Airport 2019 BOND

20

21 #25-210

22 24. Resolution authorizing payment to Gary Kubiak & Son  
23 Electric in the amount of \$130,246.17 (Pay App #3)  
24 for services rendered in connection with the Runway  
25 4-22 NAVAID and Airfield Sign Replacement Project

1 at the Airport

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3 #25-211

4 25. Resolution authorizing payment to C & S Engineers  
5 Inc. In the amount of \$40,677.00 for CA/CO services  
6 rendered in connection with Runway 4-22 NAVAID and  
7 Airfield Sign Replacement Project at the Airport

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9 CHAIRMAN KLINGHOFFER: We next have  
10 Airport Resolutions 15 through 25.

11 Would someone like to move those?

12 COMMISSIONER BAGOLIE: I'll move.

13 COMMISSIONER YUSTEIN: Second.

14

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

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

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21 LATE STARTER

22 PARKING

23

24 #25-212

25 1. Resolution authorizing Executive Directors to enter

1 into Month to Month Agreement with Audible, Inc.  
2 for 225 parking spaces at the Sportsplex Parking  
3 Garage  
4

5 CHAIRMAN KLINGHOFFER: We have a Late  
6 Starter, so Resolution authorizing Month to Month  
7 Agreement between Audible, Inc. and the Essex  
8 County Improvement Authority for parking spaces at  
9 the Sportsplex Parking Garage.

10 Before anybody moves it, I just have a  
11 quick question.

12 Mr. Rother, are you on?

13 MR. ROTHER: Yes.

14 CHAIRMAN KLINGHOFFER: Have they been  
15 notified that we want to go month to month instead  
16 of six months?

17 MR. ROTHER: Yes, yes, and they've agreed.

18 CHAIRMAN KLINGHOFFER: Okay. Would  
19 someone like to move this?

20 COMMISSIONER NARDONE: I'll make a motion  
21 to approve it.

22 COMMISSIONER SPIESBACH: Second.

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

1 CHAIRMAN KLINGHOFFER: Is there any need,  
2 Mr. Rother, for Executive Session today?

3 MR. ROTHER: Fortunately, there are none.

4 CHAIRMAN KLINGHOFFER: Good, I'm glad to  
5 hear that.

6

7 ADJOURNMENT

8

9 CHAIRMAN KLINGHOFFER: In that case, would  
10 someone like to move to adjourn to our next board  
11 meeting, Tuesday, December 23 at 4:00 p.m.?

12 COMMISSIONER NARDONE: I'll make a motion  
13 to adjourn.

14 COMMISSIONER BAGOLIE: Second.

15 MS. SAPINSKI: Thank you.

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

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20 CHAIRMAN KLINGHOFFER: Happy Thanksgiving  
21 to all.

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23 (Whereupon, the meeting adjourned at 4:06  
24 p.m.)

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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