

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING ) TRANSCRIPT OF  
 ) PROCEEDINGS  
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27 Wright Way  
Fairfield, New Jersey

Tuesday, January 27, 2026  
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 GERARD M. SPIESBACH
- 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 RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER JACQUELINE YUSTEIN, SECRETARY

**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                               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 who are present either in  
21                               person on the phone?

22                               MS. SAPINSKI: No.

23  
24                   ACCEPTANCE OF MINUTES

25

1 CHAIRMAN KLINGHOFFER: In that event,  
2 we'll move onto Acceptance of Minutes.

3 Would someone please move to accept the  
4 minutes of the December 23, 2025 Regular Board  
5 Meeting?

6 COMMISSIONER BAGOLIE: Moved.

7 COMMISSIONER NARDONE: 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 ESSEX COUNTY FAMILY COURT BUILDING PROJECT

17

18 #26-001

- 19 1. Third Supplemental Bond Resolution in connection  
20 with Essex County Family Court Building Project  
21 (Essex County Improvement Authority County  
22 Guaranteed Lease Revenue Bond Resolution)

23

24 CHAIRMAN KLINGHOFFER: First resolution to  
25 consider is the Essex County Family Court Building

1 Project.

2 Would someone like to move that  
3 resolution?

4 COMMISSIONER NARDONE: Move it.

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 #26-002

17 2. Resolution ratifying payment to Lynann Dragone,  
18 Certified Court Reporter for stenographic  
19 transcript of ECIA Regular Board Meeting on  
20 12-23-25

21

22 #26-003

23 3. Resolution ratifying payment recurring bills (Bill  
24 List)

25

1 CHAIRMAN KLINGHOFFER: Next we have  
2 Administrative Resolutions 2 and 3.

3 Would someone like to move them?

4 COMMISSIONER NARDONE: Move.

5 CHAIRMAN KLINGHOFFER: Is there a second?

6 COMMISSIONER SPIESBACH: Second.

7 MS. SAPINSKI: Thank you.

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

11  
12 MS. SAPINSKI: Commissioner Ross, did I  
13 just hear you.

14 COMMISSIONER ROSS: Yes.

15  
16 (Whereupon, Commissioner Ross is present  
17 at 4:02 p.m.)

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

21  
22 PARKING FACILITIES

23  
24 #26-004

25 4. Resolution ratifying payment to Arocho Services,

1           LLC in the amount of \$6,295.00 for landscaping,  
2           elevators, and stairwells cleaning services at  
3           parking facilities in December

4

5           #26-005

6           5.    Resolution ratifying payment to Noor Star  
7           Properties, LLC in the amount of \$2,700.00 for  
8           maintenance services at parking facilities in  
9           December

10

11          #26-006

12          6.    Resolution ratifying payment to Precision  
13          Technology in the amount of \$2,727.00 for parking  
14          equipment repairs and supplies in December

15

16          #26-007

17          7.    Resolution authorizing payment to Hendricks  
18          Appraisal Co. in the amount of \$4,750.00 for  
19          appraisal services

20

21                   CHAIRMAN KLINGHOFFER:  Next, Parking  
22                   Facilities Resolutions 4 through 7.

23                   Would someone like to move them?

24                   COMMISSIONER ROSS:  I'll move it.

25                   COMMISSIONER BAGOLIE:  Second.

1 MS. SAPINSKI: Thank you.

2

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

5

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

8

9 AIRPORT

10

11 #26-008

12 8. Resolution authorizing payment to All American Sewer  
13 Service in the amount of \$3,270.00 for sewer pump  
14 repairs at the Airport

15

16 #26-009

17 9. Resolution ratifying payment to Park Place Property  
18 Maintenance in the amount of \$20,573.50 for snow  
19 removal and salt spreading along Airport access road  
20 and parking

21

22 #26-010

23 10. Resolution ratifying payment to Nachurs Alpine  
24 Solutions in the amount of \$31,200.00 for the liquid  
25 50% potassium formate runway deicer

1 #26-011

2 11. Resolution ratifying payment for Carlo Piking  
3 Construction in the amount of \$1,600.00 for  
4 maintenance garage door repairs at the Airport

5

6 RUNWAY 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT

7 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

8

9 #26-012

10 12. Resolution authorizing payment to Gary Kubiak & Son  
11 Electric in the amount of \$181,763.91 (Pay App #4)  
12 for services rendered in connection with the Runway  
13 4-22 NAVAID and Airfield Sign Replacement Project at  
14 the Airport

15

16 CHAIRMAN KLINGHOFFER: Next we have  
17 Airport Resolutions 8 through 11 -- I'm sorry, 8  
18 through 12.

19 Would someone like to move them?

20 COMMISSIONER ROSS: Move it.

21 CHAIRMAN KLINGHOFFER: Is there a second?

22 COMMISSIONER BAGOLIE: Second.

23 MS. SAPINSKI: Thank you.

24

25 (Roll call was taken, all Commissioners

1 present respond in the affirmative)

2

3 CHAIRMAN KLINGHOFFER: Mr. Rother, do we  
4 have a need for Executive Session today?

5 MR. ROTHER: No, not at all.

6 The only interesting thing you may want to  
7 talk about, which we don't need Executive Session  
8 for, is the status of the airport with all this  
9 snow.

10 CHAIRMAN KLINGHOFFER: I presume we lost  
11 some revenue on the way?

12 MS. SAPINSKI: Joe, are you on?

13 MR. CALI: Go ahead, I'm sorry. I had to  
14 take a call quickly.

15 CHAIRMAN KLINGHOFFER: The status of the  
16 airport to remove the significant amount of  
17 revenue because of the weather.

18 MR. CALI: I mean, we are currently  
19 closed. We had a big cleanup. We are in the  
20 process to open up tomorrow morning.

21 CHAIRMAN KLINGHOFFER: So we were closed  
22 Sunday, Monday, and Tuesday, three days?

23 MR. CALI: Correct, yeah. We're shooting  
24 for tomorrow morning 8:00 a.m. I mean, it's  
25 currently snowing now. I don't see any of this

1           accumulating, so I think we should be on pace to  
2           open tomorrow morning.

3

4           ADJOURNMENT

5

6                   CHAIRMAN KLINGHOFFER: That's good to  
7           hear. Okay, thank you.

8                   In that event, is there a motion to  
9           adjourn?

10                   COMMISSIONER NARDONE: Make a motion to  
11           adjourn.

12                   And, Joe, thank you and your team as well.

13                   MR. CALI: Yeah, I appreciate it. The  
14           team was working hard. We were here I think 48  
15           hours straight and still at it. So I'll let them  
16           know that you guys appreciate it. I'll definitely  
17           pass it along. Thank you.

18                   CHAIRMAN KLINGHOFFER: Thank you, Joe.

19                   MS. SAPINSKI: Do we have a second for  
20           adjournment?

21                   COMMISSIONER ROSS: Second.

22                   MS. SAPINSKI: Thank you.

23

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

1                   CHAIRMAN KLINGHOFFER: Lucy if you could  
2                   stay on for a moment.

3                   Thank you everybody.

4                   Our next meeting is February 24th. It's  
5                   our Annual Reorganization Meeting. If it's  
6                   possible, it would be great to be there in person.

7                   See everybody next month.

8  
9                   (Whereupon, the meeting concluded at 4:06  
10                  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