

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, December 23, 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 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
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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 present respond in the affirmative)

15
16 PUBLIC COMMENTS

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

21 MS. SAPINSKI: No, there's nobody here.

22
23 ACCEPTANCE OF MINUTES

24
25 CHAIRMAN KLINGHOFFER: Okay. Thank you.

1 In that event, would someone like to move
2 to accept the minutes of the Regular Board Meeting
3 of November 25?

4 COMMISSIONER NARDONE: Motion.

5 COMMISSIONER SPIESBACH: Second.

6 MS. SAPINSKI: Commissioner Nardone was
7 first.

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 ADMINISTRATIVE

16
17 #25-213

18 1. Resolution ratifying payment to Lynann Dragone,
19 Certified Court Reporter for stenographic
20 transcript of ECIA Regular Board Meeting on
21 11-25-25

22
23 #25-214

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

1 #25-215

2 3. Resolution authorizing payment to Connell Foley in
3 the amount of \$1,665.00 for legal services rendered
4 in November 2025

5

6 #25-216

7 4. Resolution authorizing payment to Chiesa,
8 Shahinian, Giantomasi in the amount of \$406.50 for
9 legal services rendered in connection with
10 environmental matters for November 2025.

11

12 #25-217

13 5. Resolution adopting Holiday Schedule for the year
14 2026

15

16 #25-218

17 6. Resolution adopting the Cash Management Plan,
18 pursuant to N.J.S.A. 40A:5-16, for the Year 2026

19

20 #25-219

21 7. Resolution designating Public Agency Compliance
22 Officer (P.A.C.O) for the Authority for the year
23 2026, pursuant to N.J.S.C. 17:24-3.2

24

25 #25-220

- 1 8. Resolution authorizing purchase of ECIA Insurance
2 Policies: General Liability, Property, Automobile,
3 Umbrella, Public Officials and Flood for the period
4 1-1-26 to 12-31-26
5
6 #25-221
- 7 9. Resolution authorizing Agreement with Lynann
8 Dragone for stenographic transcribing of ECIA 2026
9 Board Meetings in the amount not to exceed of
10 \$10,000.00 from January 1, 2026 to December 31,
11 2026
12
13 #25-222
- 14 10. Resolution authorizing an Agreement with Chiesa,
15 Shahinian, Giantomasi for legal services in
16 connection with environmental matters in the amount
17 not to exceed \$50,000.00 from January 1, 2026 to
18 December 31, 2026
19
20 #25-223
- 21 11. Resolution authorizing an Agreement with Connell
22 Foley, LLP in the amount not to exceed \$50,000.00
23 for general legal services rendered from January 1,
24 2026 to December 31, 2026
25

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

3 COMMISSIONER BAGOLIE: I'll move.

4 CHAIRMAN KLINGHOFFER: Is there a second.

5 COMMISSIONER NARDONE: 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 PARKING FACILITIES

15

16 #25-224

17 12. Resolution authorizing payment to Arocho Services,
18 LLC in the amount of \$5,050.00 for landscaping,
19 elevator, and stairwells cleaning services in
20 November 2025

21

22 #25-225

23 13. Resolution authorizing payment to Noor Star
24 Properties, LLC in the amount of \$3,075.00 for
25 cleaning services in November 2025

1 #25-226

2 14. Resolution authorizing payment to Precision
3 Technology in the amount of \$3,093.00 for parking
4 equipment repairs

5

6 #25-227

7 15. Resolution authorizing payment to Positive Electric
8 in the amount of \$6,278.62 for lights repairs and
9 replacements

10

11 #25-228

12 16. Resolution authorizing a Memorandum of Agreement
13 with Arocho Services for general maintenance
14 services for the year 2026 in the amount not to
15 exceed \$53,000.00

16

17 #25-229

18 17. Resolution authorizing a Memorandum of Agreement
19 with Positive Electric for all electric related
20 issues in the amount not to exceed \$53,000.00 for
21 the year 2026

22

23 #25-230

24 18. Resolution authorizing a Memorandum of Agreement
25 with Hudson Community Enterprises for litter patrol

1 services in the amount not to exceed \$78,000.00 for
2 the year 2026

3

4 #25-231

5 19. Resolution authorizing a Memorandum of Agreement
6 with Noor Star Properties, LLC for general
7 maintenance services for the year 2026 in the
8 amount not to exceed \$53,000.00

9

10 #25-232

11 20. Resolution authorizing a Memorandum of Agreement
12 with Schindler Elevator Corporation for full
13 maintenance service for two Schindler hydraulic
14 passenger elevators in the amount not to exceed
15 \$11,400.00 for the year 2026

16

17 CHAIRMAN KLINGHOFFER: Would someone like
18 to Parking Resolutions 12 through 20?

19 COMMISSIONER NARDONE: Move.

20 COMMISSIONER YUSTEIN: Second.

21 MS. SAPINSKI: Thank you, Jackie.

22

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

25

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

3
4 AIRPORT

5
6 #25-233

7 21. Resolution authorizing payment to New Jersey Door
8 Works in the amount of \$3,497.00 for garage door
9 repairs at the Airport

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11 #25-234

12 22. Resolution authorizing payment to Air Power, Inc.
13 In the amount of \$9,546.00 for HVAC repairs at
14 Hanger/Building I at the Airport

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16 #25-235

17 23. Resolution authorizing payment to Park Place
18 Maintenance in the amount of \$2,983.75 for salt
19 spreading and snow removal along access road at the
20 airport

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22 #25-236

23 24. Resolution authorizing payment to Thomas J.
24 O'Beirne & Co in the amount of \$1,814.17 for
25 plumbing repairs at the Airport

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#25-237

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

#25-238

26. Resolution ratifying acceptance of a Proposal from Air Power Inc. In the amount of \$18,000.00 for a HVAC unit replacement at Hangar/Building M (emergency contract)

#25-239

27. Resolution authorizing payment to H2M Associates Inc. In the amount of \$845.28 for engineering services in connection with the Underground Storage Tank compliance as per DEP regulations

#25-240

28. Resolution authorizing payment to H2M Associates Inc. In the amount of \$798.72 for engineering services in connection with the Site Remediation services at the Airport

#25-241

1 29. Resolution authorizing payment to C&S Engineers
2 Inc. In the amount of \$14,889.00 for services
3 rendered in connection with the Rehabilitation of
4 Runway 10-28 Project at the Airport
5 (Project Funded: FAA, NJDOT and ECIA/AIRPORT 2019
6 Bond)

7
8 #25-242

9 30. Resolution authorizing payment to C&S Engineers
10 Inc. in the amount of \$500.00 for services rendered
11 in connection with the Drainage Study Project at
12 the Airport
13 (Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND)

14
15 #25-243

16 31. Resolution authorizing an Agreement with Galleros
17 Robinson for accounting services in connection with
18 the monthly preparation of the Airport Motor Fuel
19 Tax Returns for the fiscal year 2026 in the amount
20 of \$3,360.00 (\$280.00 per month)

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22 #25-244

23 32. Resolution authorizing an Agreement with
24 Rachles/Michele Oil Co. For vehicle fuel delivery
25 in an amount not to exceed \$50,000.00 for the year

1 2026

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3 #25-245

4 33. Resolution authorizing a Memorandum of Agreement
5 with Air Power for all HVAC maintenance and repairs
6 at the Airport in the amount not to exceed
7 \$53,000.00 for the year 2026

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9 #25-246

10 34. Resolution authorizing a Memorandum of Agreement
11 with Arrow Elevator Incorporated for a full
12 maintenance service of the hydraulic elevator at
13 Hangar/Building M in an amount not to exceed
14 \$2,540.00 for the year 2026

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16 #25-247

17 35. Resolution authorizing a Memorandum of Agreement
18 with premium Electric, Inc. For all electric
19 repairs and service at the Airport in an amount not
20 to exceed \$53,000.00 for the year 2026

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22 #25-248

23 36. Resolution authorizing a Memorandum of Agreement
24 with Thomas J. O'Beirne & Co. For all plumbing
25 related issues at the Airport in the amount not to

1 exceed \$53,000.00 for the year 2026

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3 #25-249

4 37. Resolution authorizing a Memorandum of Agreement
5 with S.J. Carney for all roof maintenance and
6 repairs at the Airport in the amount not to exceed
7 \$53,000.00 for the year 2026

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9 #25-250

10 38. Resolution authorizing a Memorandum of Agreement
11 with MC Fire for inspections and testing of the
12 fire protection system at Hangar M, I, and P in the
13 amount not to exceed \$14,300.00 for the year 2026

14

15 #25-251

16 39. Resolution authorizing a Memorandum of Agreement
17 with Gary Kubiak & Son Electric Inc. For airfield
18 lighting and circuits repairs and maintenance in
19 the amount not to exceed \$53,000.00 for the year
20 2026

21

22 #25-252

23 40. Resolution authorizing a Memorandum of Agreement
24 with Groome Industrial Service Group, LLC for all
25 Hangars and T-Hangars door and other hangar repairs

1 at the Airport in the amount not to exceed
2 \$53,000.00

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4 #25-253

5 41. Resolution authorizing a Memorandum of Agreement
6 with Security 101 for repairs and maintenance of
7 all security equipment in an amount of \$18,735.70
8 for the year 2026

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10 #25-254

11 42. Resolution authorizing an Agreement with H2M
12 Associates, Inc in the amount not to exceed
13 \$8,000.00 to continue the Underground Storage Tank
14 Compliance Services as per DEP regulations in 2026

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16 CHAIRMAN KLINGHOFFER: Next we have
17 Airport Resolutions 21 through 42.

18 MS. SAPINSKI: 37, Chairman.

19 CHAIRMAN KLINGHOFFER: I'm sorry?

20 MS. SAPINSKI: It's 21 through 37.

21 CHAIRMAN KLINGHOFFER: I have 38, 39, 40,
22 41, and 42 on here for Airport

23 MS. SAPINSKI: Really? Okay. Oh,
24 maybe... Okay.

25 Wrong numbers. Oh, okay, I'm sorry.

1 Okay.

2 CHAIRMAN KLINGHOFFER: Okay. Would
3 someone like to move them?

4 COMMISSIONER NARDONE: Move.

5 CHAIRMAN KLINGHOFFER: Is there a second?

6 COMMISSIONER BAGOLIE: Second.

7

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

10

11 CHAIRMAN KLINGHOFFER: Mr. Rother, is
12 there a need for Executive Session today?

13 MR. ROTHER: No, there isn't.

14

15 ADJOURNMENT

16

17 CHAIRMAN KLINGHOFFER: Thank you. In that
18 event, would someone to move to adjourn?

19 COMMISSIONER NARDONE: Motion to adjourn.

20 COMMISSIONER YUSTEIN: Second.

21 MS. SAPINSKI: Thank you.

22

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

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CHAIRMAN KLINGHOFFER: Wishing everyone a
very happy safe holiday and see you on the
January 27th.

(Whereupon, the meeting concluded at 4:04
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, CR
Certified Court Reporter