

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

Friday, February 13, 2026
Commencing at 9:33 a.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 Special Meeting at
11 which formal action may be taken on the items
12 listed on the agenda.

13 Roll call.

14
15 (Roll call was taken, all Commissioners
16 present respond in the affirmative)

17
18 PUBLIC COMMENTS

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

23 MS. SAPINSKI: There is nobody here.

24 CHAIRMAN KLINGHOFFER: Okay. In that
25 event, we'll move on.

1 Mr. Rother, is there need to have an
2 Executive Session?

3 MR. ROTHER: No. By the way, this action
4 that we're taking now is a result of a discussion
5 we had from the Executive Session, namely, that
6 the County was so eager to have this building
7 sold. So that's the action we're taking.

8
9 Whereupon, the Board discussed and took
10 action on the following item:

11
12 RESOLUTIONS

13 PARKING FACILITY

14
15 #26-013

- 16 1. Resolution authorizing the Executive Director to
17 issue a Request for Proposals for a Sale of Land in
18 the City of Newark as known as Sportsplex Garage
19 located at 20-52 Broad Street in Newark, New Jersey

20
21 CHAIRMAN KLINGHOFFER: Okay. Would
22 someone like to move the Resolution authorizing
23 the Executive Director to issue a Request for
24 Proposals for a Sale of Land known as Sportsplex
25 Garage located at 20-52 Broad Street in Newark?

1 COMMISSIONER YUSTEIN: Yustein will move
2 the Resolution.

3 CHAIRMAN KLINGHOFFER: Is there second?

4 COMMISSIONER NARDONE: Nardone will
5 second.

6 MS. SAPINSKI: Thank you.

7

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

10

11 ADJOURNMENT

12

13 CHAIRMAN KLINGHOFFER: If that's all of
14 our business for the Special today, would someone
15 like to move to adjourn?

16 COMMISSIONER NARDONE: Commissioner
17 Nardone will move to adjourn.

18 COMMISSIONER SPIESBACH: Commissioner
19 Spiesbach second.

20 MS. SAPINSKI: Thank you.

21

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

24

25 CHAIRMAN KLINGHOFFER: Thank you

1 everybody. Hopefully, we'll see you in person, I
2 think it's a week from Tuesday is our
3 reorganization meeting. See everybody then.

4 MS. SAPINSKI: Thank you.

5

6 Whereupon, the meeting concluded at 9:36

7 a.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