

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, March 31, 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 JACQUELINE YUSTEIN, SECRETARY
- COMMISSIONER GERARD M. SPIESBACH
- COMMISSIONER CLIFFORD ROSS
- COMMISSIONER ANTHONY S. NARDONE

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

- COMMISSIONER RONALD J. BROWN, VICE CHAIRMAN
- COMMISSIONER RICKY E. BAGOLIE

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 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: Are there any
20 members of the public who are present to comment?

21 MS. SAPINSKI: We do have a public today.
22 We have Tyshon Johnson from Documenters.

23 Would you like to comment, say anything?

24 MR. JOHNSON: No, just taking notes.

25 MS. SAPINSKI: He's just taking notes.

1 CHAIRMAN KLINGHOFFER: Thank you for
2 joining us.

3
4 ACCEPTANCE OF MINUTES

5
6 CHAIRMAN KLINGHOFFER: Would someone like
7 to move to accept the minutes of February 24,
8 2026, Regular Board Meeting.

9 COMMISSIONER SPIESBACH: Move it.

10 COMMISSIONER ROSS: Second.

11 MS. SAPINSKI: Thank you.

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

15
16 Whereupon, the Board discussed and took
17 action on the following items:

18
19 RESOLUTIONS

20 ADMINISTRATIVE

21
22 #26-036

23 1. Resolution ratifying payment to Lynann Dragone,
24 Certified Court Reporter for stenographic
25 transcript of ECIA Regular Board Meeting on 2-24-26

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#26-037

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

#26-038

3. Resolution authorizing payment to Chiesa, Shahinian
& Giantomasi in the amount of \$439.20 for legal
services rendered in connection with environmental
litigation matter

#26-039

4. Resolution authorizing the Executive Director to
execute a Lease Extension to the Lease Agreement
with the County of Essex and McLoone's West Orange,
LLC

CHAIRMAN KLINGHOFFER: We next have

Administrative Resolutions 1 through 4.

Would someone like to move them?

COMMISSIONER YUSTEIN: Move.

COMMISSIONER NARDONE: Second.

MS. SAPINSKI: Thank you.

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

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

3
4 PARKING FACILITIES

5
6 #26-040

- 7 5. Resolution ratifying payment to Arocho Services, LLC
8 in the amount of \$1,150.00 for landscaping,
9 elevators, and stairwells cleaning services at
10 parking facilities in February

11
12 #26-041

- 13 6. Resolution ratifying payment to Noor Star
14 Properties, LLC in the amount of \$16,455.00 for
15 maintenance services at parking facilities in
16 February

17
18 #26-042

- 19 7. Resolution authorizing payment to Precision
20 Technology in the amount of \$3,476.50 for parking
21 equipment repairs

22
23 #26-043

- 24 8. Resolution authorizing payment to Chiesa, Shahinian
25 & Giantomasi in the amount of \$1,965.00 for legal

1 Services rendered in connection with sale of
2 Sportsplex Garage in February

3
4 CHAIRMAN KLINGHOFFER: Next we have
5 Parking Facilities Resolutions 5 through 8.

6 Would someone like to move them?

7 COMMISSIONER ROSS: Move it.

8 COMMISSIONER SPIESBACH: Second.

9 MS. SAPINSKI: Thank you.

10

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

13

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

16

17 AIRPORT

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19 #26-044

20 9. Resolution authorizing Modification to the State
21 Grant Agreement #6107314 to extend the original
22 grant expiration date until April 2027 in
23 connection with construction of NAVAIID's system

24

25 #26-045

- 1 10. Resolution authorizing payment to Air Power in the
2 amount of \$7,143.00 for electric and HVAC repairs
3 at various locations at the Airport
4
5 #26-046
- 6 11. Resolution authorizing payment to Groome Industrial
7 Services in the amount of \$2,383.94 for T-Hangar
8 door repairs
9
10 #26-047
- 11 12. Resolution authorizing payment to Park Place
12 Property Maintenance in the amount of \$95,298.35
13 for snow removal and salt spreading at the Airport
14
15 #26-048
- 16 13. Resolution accepting a Proposal from Security 101
17 in the amount of \$27,255.78 to replace the existing
18 wireless communication with a new fiberoptic cable
19 communication at the Airport
20
21 #26-049
- 22 14. Resolution authorizing payment to H2M Associates
23 Inc. in the amount of \$788.56 for engineering
24 services in connection with the Underground Storage
25 Tank compliance as per DEP regulation

1 #26-050

2 15. Resolution authorizing payment to H2M Associates
3 Inc. in the amount of \$2,239.08 for engineering
4 services in connection with the Site Remediation
5 services at the Airport

6
7 #26-051

8 16. Resolution authorizing payment to C&S Engineers
9 Inc. in the amount of \$600.00 for services rendered
10 in connection with Preparation of Airport Minimum
11 Standards and Rules and Regulations

12
13 DRAINAGE STUDY PROJECT

14 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

15
16 #26-052

17 17. Resolution authorizing payment to C&S Engineers
18 Inc. in the amount of \$1,500.00 for services
19 rendered in connection with Drainage Study Project
20 at the Airport

21
22 REHABILITATION OF RUNWAY 10-28 PROJECT - DESIGN

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

24
25 #26-053

1 18. Resolution authorizing payment to C&S Engineers
2 Inc. in the amount of \$21,270.00 for services
3 rendered in connection with the Rehabilitation of
4 Runway 10-28 Project at the Airport

5
6 #26-054

7 19. Resolution authorizing payment to C&S Engineers
8 Inc. in the amount of \$46,980.00 for services
9 rendered in connection with the Rehabilitation of
10 Runway 10-28 Project at the Airport

11
12 RUNWAY 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT

13 Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

14
15 #26-055

16 20. Resolution authorizing payment to C & S Engineers
17 Inc. in the amount of \$2,239.00 for CA/CO services
18 rendered in connection with the Runway 4-22 NAVAID
19 and Airfield Sign Replacement Project at the
20 Airport

21
22 CHAIRMAN KLINGHOFFER: Would someone like
23 to move the Airport Resolutions, which are 9
24 through 20?

25 COMMISSIONER NARDONE: Move.

1 COMMISSIONER ROSS: Second.

2 MS. SAPINSKI: Thank you.

3

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

6

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

9

10 FINANCING

11

12 #26-056

13 21. Resolution of The Essex County Improvement
14 Authority Concerning the Review of Findings and
15 Recommendations of the Local Finance Board Pursuant
16 to N.J.S.A. 40A:5A-7 Relating to a hearing held by
17 the Local Finance Board in connection with the
18 Issuance of The Authority's Not To Exceed
19 \$80,000,000 Revenue Bonds, Series 2026 (Newark
20 Teachers Village Project)

21

22 #26-057

23 22. Resolution authorizing an Agreement with
24 Galleros-Robinson for accounting services for the
25 fiscal year 2026 in the amount not to exceed

1 \$137,555.00

2
3 CHAIRMAN KLINGHOFFER: We next have
4 Finance Resolutions 21 and 22.

5 Would someone like to move them?

6 COMMISSIONER YUSTEIN: Move.

7 COMMISSIONER ROSS: Second.

8 MS. SAPINSKI: Commissioner, for the
9 resolution for item 21, item 26-056, I'm going to
10 be emailing a group affidavit that I need
11 everybody to sign and email back to me.

12 CHAIRMAN KLINGHOFFER: Okay.

13 MS. SAPINSKI: Thank you.

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

17
18 CHAIRMAN KLINGHOFFER: Lucy, speaking of
19 signatures, did you get all the signatures you
20 need for the audit, the audit report from last
21 meeting?

22 MS. SAPINSKI: Yes. Yes, I did.

23 CHAIRMAN KLINGHOFFER: Mr. Rother, is
24 there any need for Executive Session today?

25 MR. ROTHER: No, there is not.

1 ADJOURNMENT

2
3 CHAIRMAN KLINGHOFFER: Okay. In that
4 event, would someone like to move to adjourn?

5 COMMISSIONER YUSTEIN: Move to adjourn.

6 COMMISSIONER ROSS: Second.

7 MS. SAPINSKI: Thank you.

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

11
12 CHAIRMAN KLINGHOFFER: Lucy, when you send
13 out the reminder about the April 28th meeting,
14 maybe we can try to do this in person. We tried
15 to do the February meeting in person, but the snow
16 didn't cooperate.

17 MS. SAPINSKI: Yes.

18 CHAIRMAN KLINGHOFFER: Just to remind
19 everybody, hopefully, there will be no snow on
20 April 28.

21 I wish everybody a happy holiday, whatever
22 holiday that you observe, and a healthy one and a
23 safe one, please.

24 See everybody in April.

25 (Whereupon, the meeting concluded at 4:06

1 p.m.)

2
3 C E R T I F I C A T E

4
5 I, LYNANN DRAGONE, License No. XI01388, a
6 Certified Court Reporter and Notary Public of the State
7 of New Jersey, certify that the foregoing is a true and
8 accurate transcript of the hearing at the time and the
9 date hereinbefore set forth.

10 I further certify that I am neither attorney
11 nor Counsel for, nor employed by any of the parties to
12 the action in which this hearing was taken.

13 I further certify that I am not an employee of
14 anyone employed in this case, nor am I financially
15 interested in this action.

16
17
18 *Lynann Dragone*
19 LYNANN DRAGONE, CCR
20 Certified Court Reporter
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