

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, April 28, 2026
Commencing at 4:02 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 to accept the minutes of the March 31st board
2 meeting.

3 COMMISSIONER SPIESBACH: Move.

4 COMMISSIONER YUSTEIN: Second.

5 MS. SAPINSKI: Roll call.

6

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

9

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

12

13 ADMINISTRATIVE

14

15 #26-058

16 1. Resolution ratifying payment to Lynann Dragone,
17 Certified Court Reporter for stenographic
18 transcript of ECIA Regular Board Meeting on 3-31-26

19

20 #26-059

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

23

24 #26-060

25 3. Resolution authorizing payment to Chiesa, Shahinian

1 & Giantomasi in the amount of \$27.90 for legal
2 services rendered in connection with environmental
3 litigation matter

4
5 #26-061

- 6 4. Resolution authorizing payment to Connell Foley,
7 LLP in the amount of \$735.00 for legal services
8 rendered in connection with general matters

9
10 CHAIRMAN KLINGHOFFER: We have
11 Administrative Resolutions 1-4.

12 Would someone like to move them?

13 COMMISSIONER NARDONE: Move.

14 COMMISSIONER SPIESBACH: Second.

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

18
19 PARKING FACILITIES

20
21 #26-062

- 22 5. Resolution ratifying payment to Arocho Services,
23 LLC in the amount of \$1,150.00 for landscaping,
24 elevators, and stairwells cleaning services at
25 parking facilities in March

1 #26-063

2 6. Resolution ratifying payment to Noor Star
3 Properties, LLC in the amount of \$2,050.00 for
4 maintenance services at parking facilities in
5 March

6
7 #26-064

8 7. Resolution authorizing payment to Precision
9 Technology in the amount of \$1,631.00 for parking
10 equipment supplies

11
12 #26-065

13 8. Resolution authorizing payment to Chiesa, Shahinian
14 & Giantomasi in the amount of \$120.00 for legal
15 services rendered in connection with sale of
16 Sportsplex Garage in March

17
18 CHAIRMAN KLINGHOFFER: Next we have the
19 Parking Facilities Resolutions 5 through 8.

20 Would someone like to move them?

21 COMMISSIONER YUSTEIN: Move it.

22 COMMISSIONER SPIESBACH: Second?

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

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

3
4 AIRPORT

5
6 #26-066

- 7 9. Resolution ratifying payment to Park Place Property
8 Maintenance in the amount of \$43,037.75 for snow
9 removal and salt spreading at the Airport

10
11 #26-067

- 12 10. Resolution authorizing payment to H2M Associates
13 Inc. In the amount of \$691.78 for engineering
14 services in connection with the Underground Storage
15 Tank compliance as per DEP regulation

16
17 #26-068

- 18 11. Resolution authorizing payment to H2M Associates
19 Inc. In the amount of \$1,461.10 for engineering
20 services in connection with the Site Remediation
21 services at the Airport

22
23 CHAIRMAN KLINGHOFFER: Next we have
24 Airport Resolutions 9, 10, and 11.

25 Would someone like to move them?

1 COMMISSIONER NARDONE: Move it.

2 COMMISSIONER BAGOLIE: Second.

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 #26-069

13 12. 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 \$12,000,000.00 Revenue Bonds, Series 2026
20 (GIBRALTAR/153 HALSEY STREET PROJECT)

21

22 CHAIRMAN KLINGHOFFER: We next have the
23 Resolution number 12, the Financing Resolution.

24 That's on the 153 Halsey Street Project.

25 Would someone like to move that?

1 COMMISSIONER BAGOLIE: I'll move it.

2 MS. SAPINSKI: Commissioner Bagolie moved.

3 COMMISSIONER SPIESBACH: Second.

4 Thank you.

5

6 (Roll call was taken, all Commissioners

7 present respond in the affirmative)

8

9 Whereupon, the Board discussed and took

10 action on the following items:

11

12 LATE STARTER

13 PARKING

14

15 #26-070

16 1. Resolution authorizing Disposition of Bids for
17 Rehabilitation of Juror Parking Garage

18

19 * Award of a Contract to Maarv

20 Waterproofing Inc. in the total amount of

21 \$250,000.00

22

23 CHAIRMAN KLINGHOFFER: We next have a late

24 starter. Resolution authorizing Disposition of

25 Bids for Rehabilitation of the Juror Parking

1 Garage.

2 I have a question. I was surprised about
3 the bids.

4 MS. SAPINSKI: The bids?

5 CHAIRMAN KLINGHOFFER: Yeah, I mean, it
6 went from 250,000 to a million 238,000 for the
7 same job. There were quotes here also for 588,
8 567.

9 You guys are okay with this?

10 MS. SAPINSKI: Yes, this was sent to the
11 County in conjunction with the DPW --

12 CHAIRMAN KLINGHOFFER: I understand, but
13 we're satisfied with the cost of the vendor?

14 MS. SAPINSKI: Yes, yes, he only does
15 parking and had a lot of references.

16 CHAIRMAN KLINGHOFFER: Okay.

17 COMMISSIONER YUSTEIN: That was the lowest
18 bid?

19 CHAIRMAN KLINGHOFFER: Yep.

20 Would someone like to move it?

21 COMMISSIONER YUSTEIN: I'll move it.

22 CHAIRMAN KLINGHOFFER: Thank you, Jackie.

23 Is there a second?

24 COMMISSIONER NARDONE: Second.

25

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

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

6 MR. ROTHER: Two items we have for
7 Executive Session, they both have to do with the
8 real estate transaction.

9 CHAIRMAN KLINGHOFFER: Would someone like
10 to move us to go into Executive Session?

11 COMMISSIONER SPIESBACH: Move it.

12 COMMISSIONER NARDONE: Second.

13 MS. SAPINSKI: By Commissioner Spiesbach.
14 Second by Commissioner Nardone.
15 Thank you.

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

19
20 EXECUTIVE SESSION

21
22 #26-071
23 Resolution authorizing Executive Session to discuss
24 three real estate projects

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(Whereupon, the Board entered into
Executive Session at 4:07 p.m.)

ADJOURNMENT

Next Board Meeting will be held on Tuesday, May 26,
2026 at 4 p.m.

(Motion to adjourn was made by
Commissioner Nardone and seconded by Commissioner
Yustein)

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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