

ESSEX COUNTY IMPROVEMENT AUTHORITY  
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way  
Fairfield, New Jersey

Tuesday, May 26, 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 CLIFFORD ROSS
- 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 RICKY E. BAGOLIE

**LYNANN DRAGONE**  
**CERTIFIED COURT REPORTER**  
**54 STIRLING TERRACE**  
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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 would like to comment?  
21 Is there anybody present?

22 MS. SAPINSKI: No one is here.

23 CHAIRMAN KLINGHOFFER: Okay, thank you.  
24

25 ACCEPTANCE OF MINUTES

1 CHAIRMAN KLINGHOFFER: Would someone like  
2 to move to accept the minutes of the April 28th  
3 Regular Board Meeting and Executive Session?

4 COMMISSIONER ROSS: I'll move it.

5 COMMISSIONER YUSTEIN: I'll 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 RESOLUTIONS

15 ADMINISTRATIVE

16

17 #26-072

18 1. Resolution ratifying payment to Lynann Dragone,  
19 Certified Court Reporter for stenographic  
20 transcript of ECIA Regular Board Meeting on 4-28-26

21

22 #26-073

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

25

1 #26-074

2 3. Resolution authorizing payment to Chiesa, Shahinian  
3 & Giantomasi in the amount of \$182.20 for legal  
4 services rendered in connection with environmental  
5 litigation matters

6

7 #26-075

8 4. Resolution authorizing payment to Connell Foley,  
9 LLP in the amount of \$2,520.00 for legal services  
10 rendered

11

12 CHAIRMAN KLINGHOFFER: Would someone like  
13 to move Administrative Resolutions 1 through 4?

14 COMMISSIONER ROSS: I'll move it.

15 COMMISSIONER SPIESBACH: I'll second.

16

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

19

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

22

23 PARKING FACILITIES

24

25 #26-076

1           5.    Resolution ratifying payment to Arocho Services LLC  
2                    in the amount of \$2,100.00 for landscaping,  
3                    elevators, and stairwells cleaning services at  
4                    parking facilities in April

5  
6                    #26-077

7           6.    Resolution ratifying payment to Noor Star  
8                    Properties, LLC in the amount of \$2,050.00 for  
9                    maintenance services at parking facilities in April

10  
11                   #26-078

12           7.    Resolution authorizing payment to Precision  
13                    Technology in the amount of \$3,726.00 for parking  
14                    equipment repairs and supplies

15  
16                    CHAIRMAN KLINGHOFFER:  Would someone like  
17                    to move the Resolutions 5, 6 and 7?

18                    COMMISSIONER YUSTEIN:  I'll move them.

19                    COMMISSIONER ROSS:  Second.

20  
21                    (Roll call was taken, all Commissioners  
22                    present respond in the affirmative)

23  
24                    Whereupon, the Board discussed and took  
25                    action on the following items:

1           AIRPORT

2  
3           #26-079

4           8.   Disposition of Bids for the delivery of Aviation  
5           Fuel

6           \*Award of Contract to Titan Aviation Fuels\*

7  
8           #26-080

9           9.   Resolution authorizing payment to Air Power in the  
10           amount of \$13,329.00 for HVAC repairs at  
11           Hangar/Building I and O at the Airport

12  
13           #26-081

14           10. Resolution authorizing payment to PMC Contracting  
15           in the amount of \$52,043.00 for pavement repairs  
16           and improvements at the Airport

17  
18           #26-082

19           11. Resolution authorizing payment/reimbursement to Air  
20           Bound Aviation in the amount of \$11,005.49 for  
21           various Hangar/Building P repairs at the Airport

22  
23           #26-083

24           12. Resolution authorizing payment to Premium Electric,  
25           Inc. In the amount of \$4,028.00 for electric

1           repairs at Hangar/Building M and T-Hangar #97 at  
2           the Airport

3

4           #26-084

5       13.   Resolution authorizing payment to Thomas J.  
6           O'Beirne & Co in the amount of \$844.36 for plumbing  
7           repairs at Hangar/Building I and O at the Airport

8

9           #26-085

10      14.   Resolution authorizing payment to Groome Industrial  
11           Services in the amount of \$3,779.50 for T-Hangar  
12           door repairs at the Airport

13

14           #26-086

15      15.   Resolution authorizing payment to Gary Kubiak & Son  
16           Electric Inc. In the amount of \$13,601.96 for  
17           Runway and Taxiway lighting and transformers  
18           repairs at the Airport

19

20           #26-087

21      16.   Resolution authorizing payment to Diamond  
22           Contracting in the amount of \$18,900.00 for  
23           manholes and fence repairs at the Airport

24

25           #26-088

1           17. Resolution authorizing payment to C&S Engineers  
2           Inc. in the amount of \$1,000.00 for services  
3           rendered in connection with Preparation of Airport  
4           Minimum Standards and Rules and Regulations

5  
6           REHABILITATION OF RUNWAY 10-28 PROJECT - DESIGN and  
7           CONSTRUCTION

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

9  
10           #26-089

11           18. Resolution authorizing Disposition of Bids for  
12           Rehabilitation of Runway 10-28

13  
14           #26-090

15           19. Resolution authorizing payment to C&S Engineers  
16           Inc. in the amount of \$6,381.00 for services  
17           rendered in connection with the Design of  
18           Rehabilitation of Runway 10-28 Project at the  
19           Airport

20  
21           #26-091

22           20. Resolution authorizing payment to C&S Engineers  
23           Inc. In the amount of \$50,895.00 for services  
24           rendered in connection with Design of  
25           Rehabilitation of Runway 10-28 Project at the

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Airport

#26-092

21. Resolution authorizing payment to McFarland Johnson  
in the amount of \$3,000.00 for IFE evaluation of  
C&S Engineers Agreement as per FAA requirements

#26-093

22. Resolution authorizing an Agreement with C&S  
Engineers, Inc. In the amount of \$465,300.00 for  
CO/CA services in connection with Rehabilitation of  
Runway 10-28 Project

Drainage Study Project

Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

#26-094

23. Resolution authorizing payment to C&S Engineers  
Inc. in the amount of \$4,500.00 for services  
rendered in connection with the Drainage Study  
Project at the Airport

RUNWAY 4-22 NAVAJD AND AIRFIELD SIGN REPLACEMENT

PROJECT

Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

1 #26-095

2 24. Resolution authorizing payment to C & S Engineers  
3 Inc. in the amount of \$2,826.00 for CA/CO services  
4 rendered in connection with the Runway 4-22 NAVAID  
5 and Airfield Sign Replacement Project at the  
6 Airport

7

8 CHAIRMAN KLINGHOFFER: Would someone like  
9 to move Airport Resolutions 8 through 24?

10 COMMISSIONER NARDONE: I'll make a motion.

11 COMMISSIONER SPIESBACH: Second.

12

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

15

16 CHAIRMAN KLINGHOFFER: Mr. Rother, I  
17 believe we do have a need for Executive Session.  
18 Is that correct?

19 MR. ROTHER: Not today.

20 MS. SAPINSKI: Yes.

21 MR. ROTHER: Excuse me, excuse me, yes,  
22 you raised that.

23 CHAIRMAN KLINGHOFFER: Okay. And what's  
24 the rationale for going into Executive Session?

25 MS. SAPINSKI: New financing.

1 MR. ROTHER: Maybe some negotiations too.

2 MS. SAPINSKI: Negotiations, okay. Okay.

3 CHAIRMAN KLINGHOFFER: Would someone like  
4 to move us into Executive Session?

5 COMMISSIONER NARDONE: I'll make a motion.

6 COMMISSIONER YUSTEIN: I'll second.

7

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

10

11 EXECUTIVE SESSION

12

13 #26-096

14 Resolution authorizing Executive Session to discuss  
15 negotiations on new financing deal

16

17 (Whereupon, the Board entered into  
18 Executive Session at 4:04 p.m.)

19

20 ADJOURNMENT

21

22 Next Board Meeting will be held on Tuesday, June 23,  
23 2026 at 4 p.m.

24

25 (Motion to adjourn was made by

1 Commissioner Nardone and seconded by Commissioner  
2 Ross)

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

5  
6 I, LYNANN DRAGONE, License No. XIO1388, a  
7 Certified Court Reporter and Notary Public of the State  
8 of New Jersey, certify that the foregoing is a true and  
9 accurate transcript of the hearing at the time and the  
10 date hereinbefore set forth.

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

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

17  
18 *Lynann Dragone*  
19 \_\_\_\_\_  
20 LYNANN DRAGONE, CCR  
21 Certified Court Reporter  
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