ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

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

27 Wright Way
Fairfield, New Jersey

Tuesday, July 28, 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 CLIFFORD ROSS
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 JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER GERARD M. SPIESBACH

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

CHAIRMAN KLINGHOFFER: Notice was duly given by regular mail and electronic mail to the Essex County Executive, the Essex County Clerk, and the Clerk of the Board of County Commissioners, County Commissioners President Pomares, the News Editor of the Herald News, the News Editor of the Star Ledger and notice was posted on the bulletin board in the office of the Essex County Improvement Authority stating the time, date and location of this Regular Board Meeting.

Roll call, please.

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

PUBLIC COMMENTS

CHAIRMAN KLINGHOFFER: Okay. Are there members of the public present who would like to comment?

MS. SAPINSKI: There is nobody in the office from the public.

ACCEPTANCE OF MINUTES

CHAIRMAN KLINGHOFFER: In that event, would someone like to move to accept the minutes of the June 23, 2026 Regular Board Meeting and Executive Session?

COMMISSIONER NARDONE: I'll make a motion to accept.

COMMISSIONER ROSS: I'll second it.

MS. SAPINSKI: Commissioner Nardone moved; Commissioner Ross second.

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

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

RESOLUTIONS

ADMINISTRATIVE

#26-113

1. Resolution ratifying payment to Lynann Dragone, Certified Court Reporter for stenographic transcript of ECIA Regular Board Meeting on 6-23-26

#26-114

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

#26-115

3. Resolution authorizing payment to Connell Foley, LLP in the amount of $1,215.00 for legal services rendered in May and June 2026

#26-116

4. Resolution authorizing an Agreement with Samuel Klein for auditing services for the year ending December 31, 2026 in the amount of $99,450.00

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

COMMISSIONER BAGOLIE: I'll move.

COMMISSIONER ROSS: I'll second.

MS. SAPINSKI: Thank you.

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

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

PARKING FACILITIES

#26-117

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

#26-118

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

#26-119

7. Resolution authorizing payment to Precision Technology in the amount of $3,145.50 for parking equipment repairs and supplies

CHAIRMAN KLINGHOFFER: Would someone like to move Parking Facilities Resolutions 5, 6 and 7?

COMMISSIONER ROSS: I'll move it.

COMMISSIONER NARDONE: Second.

MS. SAPINSKI: Thank you.

(Roll call was taken, all Commissioners

present respond in the affirmative)

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

AIRPORT

#26-120

8. Resolution authorizing purchase of the Airport General Liability Insurance Policy in the amount of $61,194.90 from August 1, 2027

#26-121

9. Resolution authorizing payment of CarloPiking Construction in the amount of $13,000.00 for a new entrance ramp and railings at the Airport Operations Building

#26-122

10. Resolution authorizing payment to Butler Sign Company in the amount of $11,906.00 for Airport and ECIA signs and logos refabrications at the Airport

#26-123

11. Resolution authorizing payment to H2M Associates

Inc. in the amount of $1,144.12 for engineering services in connection with the Underground Storage Tank Compliance as per DEP regulations

#26-124

12. Resolution authorizing payment to H2M Associates Inc. in the amount of $17,584.56 for engineering services in connection with the Site Remediation services at the Airport

REHABILITATION OF RUNWAY 10-28 PROJECT - DESIGN and CONSTRUCTION

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

#26-125

13. Resolution authorizing payment to C&S Engineers Inc. in the amount of $6,264.00 for services rendered in connection with the Design of Rehabilitation of Runway 10-28 Project at the Airport

DRAINAGE STUDY PROJECT

Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

#26-126

14. Resolution authorizing payment to C & S Engineers Inc. in the amount of $23,000,00 for services rendered in connection with the Drainage Study Project at the Airport (Final invoice)

<u>RUNWAY 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT</u>

Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

#26-127

15. Resolution authorizing payment to C & S Engineers Inc. in the amount of $9,581.50 for CA/CO services rendered in connection with the Runway 4-22 NAVAID and Airfield Sign Replacement Project at the Airport

#26-128

16. Resolution authorizing payment to Gary Kubiak & Son Electric in the amount of $17,842.90 (Pay App#5) for services rendered in connection with the Runway 4-22 NAVAID and Airfield Sign Replacement Project at the Airport

CHAIRMAN KLINGHOFFER: Airport Resolutions 8 through 16.

COMMISSIONER ROSS: Move it.
COMMISSIONER BAGOLIE: I'll second.
MS. SAPINSKI: Thank you.

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

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

#26-129

17. Resolution of the Essex County Improvement Authority Directing Application to be made to the Local Finance Board Pursuant to N.J.S.A. 40A:5A-6 for the Construction of Election Storage and Transportation Building in the Township of Verona in an aggregate principal amount not to exceed $40,000,000.00

CHAIRMAN KLINGHOFFER: Would someone like to move Resolution Number 17.
MS. SAPINSKI: Chairman, we have John Draikiwicz on the phone who will tell us a little bit about the new financing.
CHAIRMAN KLINGHOFFER: Okay. It wasn't -- I'm sorry --

MS. SAPINSKI: I'm sorry, yes.

John, are you on?

MR. DRAIKIWICZ: Yes, I am on.

John Draikiwicz from Gibbons Law Firm and I'm very happy to be in front of the commissioners today.

Just a very little short background on the project. The Improvement Authority was approached by the County of Essex to undertake a project on their behalf to finance a new storage building basically located at 39 Commerce Street in Verona to consolidate some of their activities into this building. And this particular building is going to cost approximately $36 million. And what we're doing currently is just a note financing, it's a temporary short-term financing of approximately $15 million to get them started on the project from, you know, from when we close until the maturity date that's estimated to be in March of 2027. They're trying to align this transaction up with the other one that the Authority's already currently financing on their behalf, which is the Family Court building, which was around $170 million project. So they're going to try to coordinate the timing of these projects eventually into one larger financing.

What's in front of us today is a resolution just to make an application to the Local Finance Board, which is typical for these type of financings, to try to obtain their positive findings in connection with the transaction.

And the County of Essex has already introduced its county guarantee as well as a lease ordinance at the county level. That was done on July 15th, 2026.

We will be attending the Local Finance Board meeting remotely to be held on August 12th at which time if that is adopted, positively found on our behalf on that date, we would likely be in front of the Authority at the end of August to adopt a Bond/Note Resolution for that meeting and close some time probably at the very end of September or early October.

That's a quick summary of the resolution that's in front of you today.

CHAIRMAN KLINGHOFFER: Any questions of Mr. Draikiwicz?

In that event, would someone like to move this?

COMMISSIONER BAGOLIE: I'll move.

CHAIRMAN KLINGHOFFER: Is there a second?

COMMISSIONER ROSS: I'll second.

MS. SAPINSKI: Thank you, Commissioner Ross.

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

CHAIRMAN KLINGHOFFER: I understand there's no need for Executive Session today, in which case, would someone like to move to adjourn?

COMMISSIONER NARDONE: Motion to adjourn.

COMMISSIONER ROSS: I'll second.

MS. SAPINSKI: Thank you.

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

ADJOURNMENT

Next Board Meeting will be held on Tuesday, August 25, 2026 at 4:00 p.m.

CHAIRMAN KLINGHOFFER: Thank you everybody. See you next month.

(Whereupon, the meeting adjourned at 4:12 p.m.)

C E R T I F I C A T E

I, LYNANN DRAGONE, License No. XIO1388, 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