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, June 23, 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 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
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: Any members of the public who are present for comment?

Seeing none, I'll move forward.

ACCEPTANCE OF MINUTES

CHAIRMAN KLINGHOFFER: Is there a motion

to accept the minutes of the May 26th Regular Meeting?

COMMISSIONER SPIESBACH: Move to accept.

CHAIRMAN KLINGHOFFER: Second anybody?

COMMISSIONER BAGOLIE: I'll second.

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

CHAIRMAN KLINGHOFFER: We're going to move into Executive Session first.

Mr. Rother, what's the rationale for going into Executive Session?

MR. ROTHER: We're discussing a matter that we're intending to deal with for financing and negotiations.

CHAIRMAN KLINGHOFFER: Negotiations, okay.

Someone please move to Executive Session.

COMMISSIONER SPIESBACH: Move to Executive Session.

COMMISSIONER YUSTEIN: Second.

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

(Whereupon, the Board entered Executive Session at 4:03 p.m. and concluded at 4:41 p.m.)

CHAIRMAN KLINGHOFFER: Is there a motion to come out of Execution Session?

COMMISSIONER NARDONE: I'll make a motion.

COMMISSIONER BAGOLIE: I'll second.

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

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

ADMINISTRATIVE

#26-097

1. Resolution ratifying payment to Lynann Dragone, Certified Court Reporter for stenographic transcript of ECIA Regular Board Meeting on 5-26-26

#26-098

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

#26-099

3. Resolution authorizing payment of Connell Foley, LLP in the amount of $885.00 for legal services rendered

CHAIRMAN KLINGHOFFER: Would someone like to move Administrative Resolutions 1 through 3?

COMMISSIONER NARDONE: Motion.

CHAIRMAN KLINGHOFFER: Is there a second?

COMMISSIONER BAGOLIE: Second.

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

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

PARKING FACILITIES

#26-100

4. Resolution ratifying payment to Arocho Services LLC in the amount of $5,750.00 for landscaping, elevators, and stairwells cleaning services at parking facilities in May

#26-101

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

#26-102

6. Resolution authorizing payment to Precision Technology in the amount of $3,220.00 for parking equipment repairs and supplies

#26-103

7. Resolution authorizing reimbursement payment in the amount of $61,200.00 to Public Works for snow removal at the parking facilities

CHAIRMAN KLINGHOFFER: Would someone like to move Parking Facilities Resolutions 4 through 7?

COMMISSIONER BAGOLIE: I'll move.

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

#26-104

8. Resolution authorizing a Memorandum of Agreement with Preferred Outdoor Experience LLC to provide geese control services at the Airport in the amount not to exceed $21,625.00 from June 2026 to June 2027

#26-105

9. Resolution authorizing payment to Thomas J. O'Beirne & Co in the amount of $626.41 plumbing repairs at the Building M at the Airport

#26-106

10. Resolution authorizing payment to H2M Associates Inc. in the amount of $1,428.37 for engineering services in connection with the Underground Storage Tank compliance as per DEP regulation

#26-107

11. Resolution authorizing payment to H2M Associates

Inc. in the amount of $5,894.53 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

#26-108

12. Resolution authorizing payment to C&S Engineers Inc. in the amount of $11,745.00 for services rendered in connection with the Design of Rehabilitation of Runway 10-28 Project at the Airport

#26-109

13. Resolution authorizing acceptance of a Federal Aviation Administration Grant #55-26 in the amount of $779,331.00 for Rehabilitation of Runway 10/28 - Construction Phase

Runway 4-22 NAVAID AND AIRFIELD SIGN REPLACEMENT PROJECT

Project Funded: NJDOT and ECIA/AIRPORT 2019 BOND

#26-110

14. Resolution authorizing payment to C & S Engineers Inc. in the amount of $997.00 for CA/CO services rendered in connection with the Runway 4-22 NAVAID and Airfield Sign Replacement Project at the Airport

CHAIRMAN KLINGHOFFER: Next we have Airport Resolutions 8 through 14.

Would someone like to move them?

COMMISSIONER NARDONE: Move it.

COMMISSIONER: Second.

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

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

FINANCING

#26-111

15. Resolution of the Essex County Improvement Authority directing Supplemental Application be made to the Local Finance Board Pursuant to

N.J.S.A. 40A:5A-6 and 40:37A-80 for the acquisition of condominium units at the 153 Halsey Street in the City of Newark, in an aggregate principal amount not to exceed $12,000,000

CHAIRMAN KLINGHOFFER: Next matter is the Financing Resolution Number 15.

Do we want to discuss that or is there anything to present before we...

MR. DRAIKIWICZ: Yes, if I may?

CHAIRMAN KLINGHOFFER: For the record, your name.

MR. DRAIKIWICZ: John Draikiwicz from FBT Gibbons, Bond Counsel to the transaction in front of you right now, which is 153 Halsey Street transaction.

Just in terms of background. We went to this board back in about September, October of 2024 at the request of the County of Essex to undertake a transaction where the Authority would be buying the condominium units located at 153 Halsey Street, which is known as the "Gilbralter Building". They would be acquiring that building to then lease it to an entity Hanini Brothers.

That transaction was approved by the Local

Finance Board back in I think November of 2024. It was anticipated that at that time that the transaction would close in June of 2025.

There have been many discussions between the County of Essex and the developer on that project in terms of the project itself and who's responsible for X, Y, and Z in terms of improvements and other items. The building will be leased to the State of New Jersey and this developer had been working with the State of New Jersey for a long period of time to get the lease finalized and they would be moving it at a certain point in time, which I don't know what the date would be.

But this transaction was delayed for two reasons: One, the developer working for the State. The second one was the discussion between the County and the developer as to who is responsible for what items in the building.

We were informed by the Local Finance Board that in order for us to continue with the transaction, since there was one material change in the transaction from when we presented in late 2024, that change being going from a 15-year lease to a 20-year lease, which the original lease had

15 years in. The county has agreed to modify that lease to go from 15 to 20 and because of that change of 15 to 20, the Local Finance Board directed us to do a supplemental resolution to reauthorize the application so they can hear it at their meeting scheduled for July.

So that's the long summary for where we are at this juncture.

CHAIRMAN KLINGHOFFER: Will it be resolved now?

MR. DRAIKIWICZ: I will say this, the County has told me it's been resolved. I reached out to the developer to amend the lease two and a half weeks ago, I still haven't seen the amendment come forth to it, so until the two parties say the lease has been agreed to amended wise, I won't believe it till I see it, but according to the County, they agreed to the intended change.

CHAIRMAN KLINGHOFFER: Can you go back to Local Finance Board?

MR. DRAIKIWICZ: They don't care about the lease, they only care about the 20 years. That's all they care about.

CHAIRMAN KLINGHOFFER: Questions? If not, would someone like to move the resolution?

COMMISSIONER BAGOLIE: I'll move it.
CHAIRMAN KLINGHOFFER: Is there a second?
COMMISSIONER SPIESBACH: I'll second.
MS. SAPINSKI: Thank you.

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

CHAIRMAN KLINGHOFFER: Anything else before we move to adjourn?

ADJOURNMENT

Next Board Meeting will be held on Tuesday, July 28, 2026 at 4:00 p.m.

CHAIRMAN KLINGHOFFER: Is there a motion to adjourn?
COMMISSIONER SPIESBACH: Move to adjourn.
CHAIRMAN KLINGHOFFER: Is there a second?
COMMISSIONER BAGOLIE: I'll second.
MS. SAPINSKI: Thank you.

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

MS. SAPINSKI: Thank you.

(Whereupon, the meeting adjourned at 4:48 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