

ESSEX COUNTY IMPROVEMENT AUTHORITY
ESSEX COUNTY, NEW JERSEY

REGULAR BOARD MEETING AND) TRANSCRIPT OF
ANNUAL RE-ORGANIZATION) PROCEEDINGS
)
- - - - - *

27 Wright Way
Fairfield, New Jersey

Tuesday, February 25, 2025
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 RONALD J. BROWN, VICE CHAIRMAN
COMMISSIONER GERARD M. SPIESBACH, TREASURER
COMMISSIONER CLIFFORD ROSS
COMMISSIONER RICKY E. BAGOLIE

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

COMMISSIONER JACQUELINE YUSTEIN, SECRETARY
COMMISSIONER ANTHONY S. NARDONE

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 **(Absent)**
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 and Annual Reorganization Meeting.

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 RE-ORGANIZATION:

20
21 A: Nomination and Election of 2025-2026 Officers

22 STEVEN H. KLINGHOFFER - CHAIRMAN
23 RONALD J. BROWN - VICE CHAIRMAN
24 JACQUELINE YUSTEIN - SECRETARY
25 GERARD M. SPIESBACH - TREASURER

 B: Adoption of 2025-2026 Board Meeting Schedule

1 CHAIRMAN KLINGHOFFER: First order of
2 business is the Re-Organization. I always find
3 the order we do this is a little confusing. We
4 need to nominate and elect ourselves as the
5 2025-2026 Officers.

6 Would someone like to move the slate?

7 COMMISSIONER BROWN: I'll move it.

8 COMMISSIONER ROSS: I'll second.

9 MS. SAPINSKI: Okay.

10

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

13

14 CHAIRMAN KLINGHOFFER: Next item is the
15 Adoption of the 2025-2026 Board Meeting Schedule.

16 Would someone like to move that?

17 Mr. Spiesbach, would you like to move
18 that?

19 COMMISSIONER SPIESBACH: Yes, I will move
20 that. Thank you.

21 CHAIRMAN KLINGHOFFER: Is there a second?

22 COMMISSIONER BROWN: Yes, I'll second it.

23

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

1 PUBLIC COMMENTS

2

3 CHAIRMAN KLINGHOFFER: Seeing no members
4 of the public are present, I presume there's no
5 public comments.

6

7 ACCEPTANCE OF MINUTES

8

9 CHAIRMAN KLINGHOFFER: So I'll move onto
10 Acceptance Minutes.

11 Would someone like to move to accept the
12 January 28th Regular Board Meeting and Executive
13 Session minutes?

14 COMMISSIONER BROWN: I'll move it.

15 COMMISSIONER ROSS: I'll second it.

16 MS. SAPINSKI: Thank you.

17

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

20

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

23

24 RESOLUTIONS

25 ADMINISTRATIVE

1 CHAIRMAN KLINGHOFFER: Moving onto
2 Administrative Resolutions. I'd like to handle
3 number 1 separately, which is the audit.

4

5 #25-023

6 1. Resolution authorizing acceptance of the
7 Authority's Report of Audit for the year ended
8 December 31, 2023

9

10 CHAIRMAN KLINGHOFFER: Before I ask my
11 questions, do any of the Commissioners have
12 questions?

13 Okay, then I'm going to ask my questions.

14 Who's on from Samuel Klein and Company?
15 Just identify yourself for the record.

16 MR. STANKIEWICZ: Jerry Stankiewicz,
17 Partner.

18 MR. FACCONI: And Joseph Faccone, Managing
19 Partner from Samuel Klein.

20 CHAIRMAN KLINGHOFFER: Okay. My first
21 question is, has there been any partner rotation
22 on this audit?

23 MR. STANKIEWICZ: There hasn't been.

24 CHAIRMAN KLINGHOFFER: For how long?

25 MR. STANKIEWICZ: I took this audit over

1 in 2007 and have been the partner in charge for
2 the several period of time. But I will say that
3 although there's been no partner rotation, the
4 staff that work, actually are in the trenches, has
5 been rotated. Okay. So the built-in rotation,
6 I'll have one person do the payroll for a couple
7 of years and then they won't do it for a couple of
8 years. And a person will do expenditures for a
9 couple years and then after that, they won't do
10 it. And then there's other areas that we work on
11 that I rotate the people. That is primarily in
12 the area of the audit work itself, which is
13 testing the transaction, testing the payroll,
14 testing the expenditures. That's one piece of the
15 audit. Okay. So there's been no partner
16 rotation.

17 There is a second partner review of the
18 audit itself. Okay. And primarily that's where
19 we are.

20 CHAIRMAN KLINGHOFFER: So let me ask you
21 this. My understanding is that there is a
22 requirement of audit rotation for publically held
23 businesses, but not necessarily for non-publically
24 held businesses. What is the best practice among
25 those firms that audit governmental bodies? Is

1 there a best practice in terms of rotation?

2 MR. STANKIEWICZ: Truthfully, there's not.
3 Let's see, how could I explain it...

4 CHAIRMAN KLINGHOFFER: I mean, that's a
5 long time. 18 years is a long, long time to have
6 the same... No reflection on your work, but just
7 a long time to have the same partner handle an
8 audit.

9 MR. STANKIEWICZ: Well, we've been doing
10 Essex County, for the City of Newark, and for
11 other communities for more than 20 years.

12 CHAIRMAN KLINGHOFFER: No, no, but you
13 have a partner rotation on those audits,
14 recognizing --

15 MR. STANKIEWICZ: A partner rotation, but
16 a lot of times what happens on the governmental
17 side of the aisle, a lot of the elected officials
18 are changing. So even though there's no change in
19 the audit, there's change in the rotation, and we
20 got along with incoming administration.

21 CHAIRMAN KLINGHOFFER: Okay. I would
22 suggest that we probably take this offline for
23 discussion among the Commissioners.

24 I have a couple more followup questions.

25 Am I correct that there were no management

1 recommendations? I didn't see any.

2 MR. STANKIEWICZ: There are no comments
3 that require a corrective action plan by the Board
4 of Commissioners. There were no recommendations.
5 Relative to that there was no hint of negativism,
6 which we're not required to disclose, but there
7 was nothing that we would report on that was
8 required upon by the governing body. Okay. So no
9 to your question.

10 CHAIRMAN KLINGHOFFER: Okay. Thank you,
11 that's good to hear.

12 This audit is as of December 31, 2023. It
13 was issued in January 2025. That's a long time.
14 Why the delay?

15 MR. STANKIEWICZ: This goes back a couple
16 of years where the State Department of Pensions
17 and Benefits was delinquent in releasing
18 information that's required to be disclosed as
19 well as me personally, I did admit, I did get a
20 little behind with some of the clients I work on.
21 I'm seeming to catch up. But also too, some of
22 it's carryover from the COVID days, where we got
23 behind because of COVID. So in all honesty, the
24 bulk of the accounting work was in July, to be
25 honest with you. We needed to do an unaudited

1 statement for the trustees, yes, for the trustees
2 as well as the continuing disclosure, secondary
3 market disclosure people who, where your bonds
4 circulate, specifically, you're airport bonds, so.

5 CHAIRMAN KLINGHOFFER: Is it likely that
6 this year's audit will be done and in less than 13
7 months after the end of the year, Joe?

8 MR. STANKIEWICZ: Oh, yeah, absolutely,
9 absolutely.

10 CHAIRMAN KLINGHOFFER: One last question
11 and I'll stop torturing you guys.

12 On those decrease in restricted assets of
13 the airport, I'm not sure I understand that.

14 MR. STANKIEWICZ: Okay. We're talking
15 about the airport funds, right?

16 CHAIRMAN KLINGHOFFER: Yes, yes, I don't
17 have the page reference.

18 MR. STANKIEWICZ: I have it in front of
19 me.

20 CHAIRMAN KLINGHOFFER: Okay.

21 MR. STANKIEWICZ: You're talking about a
22 decrease in, what did you say? Well, there was no
23 decrease --

24 CHAIRMAN KLINGHOFFER: I thought it was
25 restricted assets. Again, it's about a week since

1 I looked at it; restricted assets of the airport.

2 MR. STANKIEWICZ: The airport and the
3 restricted assets, there is bond proceeds that we
4 earmark as restricted, so there was some spend
5 down --

6 CHAIRMAN KLINGHOFFER: Okay, okay, that's
7 fine. That makes sense.

8 MR. STANKIEWICZ: Of funds --

9 CHAIRMAN KLINGHOFFER: Anybody have any
10 followup questions for our auditors?

11 If not, would someone like to move item
12 number 1, Resolution Authorizing Acceptance of the
13 Authority's Report of Audit for the year ended
14 December 31, 2023?

15 COMMISSIONER SPIESBACH: I'll move it.

16 CHAIRMAN KLINGHOFFER: Is there a second?

17 COMMISSIONER BROWN: Second.

18 CHAIRMAN KLINGHOFFER: Okay, thank you.

19

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

22

23 CHAIRMAN KLINGHOFFER: Next, let's thank
24 our auditors, thank them for being with us. I
25 don't think you need to be on any longer. Okay.

1 We don't want to tie you up. Thank you very much.

2

3 Whereupon, the Board discussed and took

4 action on the following items:

5

6 #25-024

7 2. Resolution ratifying payment to Lynann Dragone,
8 Certified Court Reporter for stenographic
9 transcript of ECIA Regular Board Meeting on 1-28-25

10

11 #25-025

12 3. Resolution ratifying payment of recurring bills
13 (Bill List)

14

15 #25-026

16 4. Resolution ratifying payment to Chiesa, Shahinian,
17 Giantomasi in the amount of \$2,990.98 for legal
18 services rendered in connection with environmental
19 matters in January 2025

20

21 #25-027

22 5. Resolution authorizing purchase of Insurance
23 Policies including workers compensation, cyber
24 liability, and underground storage tank

25

1 CHAIRMAN KLINGHOFFER: Would someone like
2 to move Administrative Resolutions 2 through 5?

3 COMMISSIONER ROSS: I'll move it.

4 CHAIRMAN KLINGHOFFER: Is there a second?

5 COMMISSIONER BROWN: Second.

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 PARKING FACILITIES

14

15 #25-028

16 6. Resolution ratifying payment to Arocho Services,
17 LLC in the amount of \$1,625.00 for landscaping,
18 elevators and stairwells cleaning services at the
19 Juror Parking Garage in January 2025

20

21 #25-029

22 7. Resolution ratifying payment to Noor Star
23 Properties, LLC in the amount of \$7,355.00 for
24 maintenance services in January 2025

25

1 #25-030

2 8. Resolution authorizing payment to Precision
3 Technology in the amount of \$1,027.00 for parking
4 equipment repairs and supplies

5 CHAIRMAN KLINGHOFFER: Next we have

6 Parking Facilities Resolutions 6, 7, and 8.

7 Would someone like to move them?

8 COMMISSIONER ROSS: I'll move it.

9 CHAIRMAN KLINGHOFFER: Is there a second?

10 COMMISSIONER SPIESBACH: Second.

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

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

17
18 AIRPORT

19
20 #25-031

21 9. Resolution authorizing payment to Park Place in the
22 amount of \$31,600.00 for snow removal and salt
23 spreading

24
25 #25-032

1 10. Resolution authorizing payment to Air Power in the
2 amount of \$1,404.00 for electric and HVAC repairs
3 at the Airport

4
5 #25-033

6 11. Resolution authorizing payment to Nachurs Alpine
7 Solutions in the amount of \$55,449.00 for liquid
8 50% Potassium Formate Runway deicer

9
10 #25-034

11 12. Resolution authorizing payment to C & S Engineers
12 Inc. in the amount of \$34,000.00 for services
13 rendered in connection with preparation of Airport
14 Minimum Operating Standards and Rules and
15 Regulations

16
17 #25-035

18 13. Resolution authorizing payment to C & S Engineers
19 Inc. in the amount of \$6,000.00 for services
20 rendered in connection with the preparation of
21 application to the FAA for Airport Zero Emission
22 Vehicle and Infrastructure Pilot Program for the
23 Airport

24

25

1 #25-036

2 14. Resolution authorizing payment to C & S Engineers
3 Inc. in the amount of \$10,635.00 for services
4 rendered in connection with the Design of
5 Rehabilitation of Runway 10-28 Project at the
6 Airport

7
8 #25-037

9 15. Resolution authorizing payment to C & S Engineers
10 Inc. in the amount of \$6,651.50 for CA/CO services
11 rendered in connection with the Runway 4-22
12 NAVAID's and Airfield Signage replacement Project

13
14 #25-38

15 16. Resolution authorizing payment to C & S Engineers
16 Inc. in the amount of \$7,544.50 for CA/CO services
17 rendered in connection with the Rehabilitate Apron
18 C and Taxilanes H & 11 Project at the Airport

19
20 CHAIRMAN KLINGHOFFER: Next we have
21 Airport Resolutions 9 through 16.

22 Would someone like to move them?

23 COMMISSIONER BROWN: Move.

24 COMMISSIONER ROSS: I'll second it.
25

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

3
4 Whereupon, the Board discussed and took
5 action on the following items:

6

7 FINANCE

8

9 #25-039

10 17. Resolution authorizing payment of charges and
11 expenses of the Authority's \$150,000,000.00 Pooled
12 Government Loan Program, Series 1986

13

14 Payments due for PGLP Services

15 Galleros-Robinson, CPAs LLP \$2,000.00

16 Program Administrator

17 February

18

19 Wells Fargo Bank, NA \$6,653.63

20 Letter of Credit

21 1/1/2025 - 3/31/2025

22

23 ECIA

24 Audit Fee \$7,500.00

25

1 Kutak Rock, LLP \$3,923.14

2 Legal Fees

3

4 CHAIRMAN KLINGHOFFER: We have Finance

5 Resolution number 17.

6 Would someone like to move that?

7 COMMISSIONER BROWN: Move.

8 COMMISSIONER ROSS: Second.

9

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

12

13 ADJOURNMENT

14

15 CHAIRMAN KLINGHOFFER: Would someone like
16 to move to adjourn?

17 COMMISSIONER BROWN: I'll move it.

18 COMMISSIONER ROSS: Second.

19

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

22

23 Next Board Meeting will be held on

24 Tuesday, March 25, 2025 @ 4 PM.

25

(Whereupon, the proceedings concluded 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

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