

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
UNION CITY REDEVELOPMENT
AGENCY

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

City Hall
Council Chambers
3715 Palisade Avenue
Union City, New Jersey

Tuesday, October 16, 2018
Commencing at 4:36 p.m.

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

VINCENT BONITO, COMMISSIONER
EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

PAUL CASPER, COMMISSIONER

A L S O P R E S E N T:

LADY JIMENEZ-TORRES, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

FLORIO, KENNY, RAVAL, LLP
BY: MICHAEL T. WILKOS, ESQ.
Board Attorney

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1 MS. DILLON: On the record.

2 MR. NG: Yes.

3 THE ASSISTANT SECRETARY: Okay.

4 You ready?

5 MS. DILLON: Yes.

6 THE ASSISTANT SECRETARY: Okay.

7 Please take notice that on Tuesday, October
8 16, 2018, at 4:30 p.m., a Regular Meeting is
9 scheduled for the Union City Redevelopment Agency
10 to be held -- this is going to be on the 2nd
11 Floor, Municipal -- Union City Municipal
12 Courtroom, located at City Hall, 3715 Palisade
13 Avenue, Union City, New Jersey.

14 Please rise for the Pledge of Allegiance.

15

16 (Whereupon, the Pledge of Allegiance was
17 said by all.)

18

19 THE ASSISTANT SECRETARY: Adequate notice
20 of this meeting has been provided as follows:

21 Notice of this meeting setting forth the
22 time, date, location and the agenda, to the
23 extent known, was forwarded to The Jersey
24 Journal, The Record, and the Hudson Reporter, has
25 been posted on the bulletin board in City Hall

1 and has been made available to the public in the
2 office of the Municipal Clerk.

3

4 **ROLL CALL:**

5

6 THE ASSISTANT SECRETARY: Michael, do you
7 want to take it over?

8 MR. WILKOS: Yes.

9 Let's start with the -- the Roll Call.

10 So we'll call Commissioner Fernandez?

11 CHAIRMAN FERNANDEZ: Here.

12 MR. WILKOS: All right.

13 Commissioner Izquierdo?

14 COMMISSIONER IZQUIERDO: Here.

15 MR. WILKOS: Commissioner Nova?

16 COMMISSIONER NOVA: Here.

17 MR. WILKOS: Commissioner Festa?

18 COMMISSIONER FESTA: Here.

19 MR. WILKOS: Commissioner Casper?

20 Absent.

21 Commissioner Bonito?

22 COMMISSIONER BONITO: Here.

23 MR. WILKOS: Commissioner Vallejo?

24 COMMISSIONER VALLEJO: Here.

25

1 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
2 **SEPTEMBER 18, 2018:**

3

4 MR. WILKOS: All right.

5 So the first item on the agenda is the
6 Approval of Minutes from the meeting of September
7 18th, 2018.

8 And I did circulate a couple copies on the
9 -- on the table in case anyone wanted to take a
10 look at that.

11 And if there's no discussion on that
12 matter, is there a motion to approve these
13 minutes?

14 COMMISSIONER IZQUIERDO: Motion to approve.

15 CHAIRMAN FERNANDEZ: Second.

16 MR. WILKOS: All right.

17 MR. NG: Commissioner Izquierdo.

18 MR. WILKOS: Okay.

19 All right, so we'll have roll call.

20 Fernan--

21 MS. DILLON: Who is the second?

22 CHAIRMAN FERNANDEZ: Yes.

23 MR. NG: Who second it?

24 COMMISSIONER FESTA: Fernandez.

25 COMMISSIONER VALLEJO: Commissioner --

1 CHAIRMAN FERNANDEZ: I did.

2 COMMISSIONER VALLEJO: -- Fernandez.

3 MR. WILKOS: Fernandez.

4 MS. DILLON: Okay, I'm sorry, I didn't
5 hear.

6 MR. WILKOS: Fernandez.

7 Okay.

8 Commissioner Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 MR. WILKOS: Commissioner Izquierdo?

11 COMMISSIONER IZQUIERDO: Yes.

12 MR. WILKOS: Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 MR. WILKOS: Commissioner Festa?

15 COMMISSIONER FESTA: Yes.

16 MR. WILKOS: Commissioner Casper is absent.
17 Commissioner Bonito?

18 COMMISSIONER BONITO: Yes.

19 MR. WILKOS: Commissioner Vallejo?

20 COMMISSIONER VALLEJO: Yes.

21 MR. WILKOS: All right.

22 So the -- the ayes have it and those
23 Minutes are approved.

24

25

2. RESOLUTION REGARDING APPROVAL OF THE 2019

1 **AGENCY BUDGET:**

2

3 MR. WILKOS: Now the second item on the
4 agenda is a Resolution Regarding the Approval of
5 the 2019 Agency Budget.

6 And this is a Resolution; the copy is
7 within the folders as well. And there -- this is
8 part one of a two-part process.

9 So tonight what -- what we're voting on is
10 the approval.

11 Right?

12 MR. NG: Okay.

13 MR. WILKOS: And next month, if -- if it
14 passes tonight, we'll be voting on the adoption.
15 So essentially it -- it is a two-part process.

16 Now I understand that Sue Colditz wanted to
17 perhaps attend this meeting to -- to weigh in on
18 this.

19 I -- I don't see her here tonight.

20 MR. NG: Is she coming?

21 THE ASSISTANT SECRETARY: She said that she
22 was going to come but I'm --

23 MR. NG: Yeah, that's what read in one of
24 the emails but --

25 MR. WILKOS: Right.

1 THE ASSISTANT SECRETARY: Yeah but I didn't
2 hear from her further than that.

3 MR. NG: Okay. We can proceed.

4 MR. WILKOS: Absolutely, yeah.

5 With -- you know, in -- in her absence and
6 -- and maybe she'll -- she'll still show up.

7 MR. NG: Yeah.

8 MR. WILKOS: This -- this Resolution does
9 have, for 2019, total revenues of \$131,000.00.

10 Total appropriations of \$131,000.00.

11 Leaving a total unrestricted net position
12 of zero.

13 And, essentially, it -- it reflects total
14 capital appropriations of zero dollars and total
15 unrestricted net position of also zero dollars.

16 Again, this is a requirement under Local
17 Government Law and New Jersey Regulations.

18 And my recommendation, because Sue
19 indicated that she wanted to attend but she is
20 not here, is that you consider the Resolution as
21 written and if there are any questions you can
22 address those questions on the final adoption
23 which shall be next month.

24 MR. NG: No problem.

25 COMMISSIONER FESTA: I'll make a motion.

1 COMMISSIONER VALLEJO: Second the motion.

2 MR. WILKOS: All right.

3 COMMISSIONER NOVA: Second.

4 MR. WILKOS: Motion --

5 All right.

6 COMMISSIONER FESTA: Festa.

7 MR. NG: Second by Commissioner Vallejo.

8 MR. WILKOS: Okay, very good.

9 Appreciate that as I still learn your

10 names.

11 MR. NG: Yes.

12 MR. WILKOS: Very good.

13 All right. So we'll have roll call then.

14 Commissioner Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 MR. WILKOS: Commissioner Izquierdo?

17 COMMISSIONER IZQUIERDO: Yes.

18 MR. WILKOS: Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 MR. WILKOS: Commissioner Festa?

21 COMMISSIONER FESTA: Yes.

22 MR. WILKOS: Commissioner Casper is absent.

23 Commissioner Bonito?

24 COMMISSIONER BONITO: Yes.

25 MR. WILKOS: Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 MR. WILKOS: All right.

3 So the ayes have it. And that Resolution
4 will pass.

5

6 **3. RATIFICATION OF PRIOR PAYMENT OF CLAIMS:**

7

8 MR. WILKOS: And we'll move on to the next
9 Resolution, which is the Ratification of Prior
10 Payment of Claims.

11 And this has entries -- the action date of
12 service from the period of September 15th through
13 September 28th.

14 Also from the period of September 27th
15 through October 12.

16 Is there a motion --

17 Oh. And -- and the amount of that is
18 \$3,788.00 and, I believe, 62 cents.

19 Correct.

20 Okay.

21 THE ASSISTANT SECRETARY: That's correct.

22 MR. WILKOS: Is -- is there a motion
23 regarding that Resolution?

24 COMMISSIONER FESTA: Motion.

25 COMMISSIONER NOVA: Second.

1 COMMISSIONER FESTA: Festa.

2 MR. NG: Commissioner --

3 MR. WILKOS: All right.

4 MR. NG: Commissioner Festa.

5 Second; Commissioner Nova.

6 COMMISSIONER FESTA: Nova.

7 MR. WILKOS: Okay. Very good.

8 And we'll have roll call.

9 Commissioner Fernandez?

10 CHAIRMAN FERNANDEZ: Yes.

11 MR. WILKOS: Commissioner Izquierdo?

12 COMMISSIONER IZQUIERDO: Yes.

13 MR. WILKOS: Commissioner Nova?

14 COMMISSIONER NOVA: Yes.

15 MR. WILKOS: Commissioner Festa?

16 COMMISSIONER FESTA: Yes.

17 MR. WILKOS: Commissioner Casper is absent.

18 Commissioner Bonito?

19 COMMISSIONER BONITO: Yes.

20 MR. WILKOS: Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22 MR. WILKOS: All right.

23 So the ayes have it and that -- that

24 Resolution will also pass.

25

1 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**
2 **PREPARATION OF CHECKS:**

3

4 MR. WILKOS: And the final Resolution on
5 the -- the agenda tonight is to -- for Payment of
6 Bills and Preparation of Checks.

7 And that's for various expenditures for
8 Audio-Digital; for Alpha Dog for the website; and
9 then for firm of Florio, Kenny, Raval.

10 And the total appropriations for those
11 three companies are \$3,375.55.

12 Is there a motion for that Resolution?

13 COMMISSIONER FESTA: I make a motion.

14 MR. WILKOS: All right.

15 COMMISSIONER NOVA: Second.

16 MR. WILKOS: Festa.

17 All right.

18 MR. NG: Nova.

19 MR. WILKOS: All right.

20 And we'll have roll call, which --

21 Commissioner Fernandez?

22 CHAIRMAN FERNANDEZ: Yes.

23 MR. WILKOS: Commissioner Izquierdo?

24 COMMISSIONER IZQUIERDO: Yes.

25 MR. WILKOS: Commissioner Nova?

1 COMMISSIONER NOVA: Yes.

2 MR. WILKOS: Commissioner Festa?

3 COMMISSIONER FESTA: Yes.

4 MR. WILKOS: Commissioner Casper is absent.

5 Commissioner Bonito?

6 COMMISSIONER BONITO: Yes.

7 MR. WILKOS: Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. WILKOS: All right.

10 So the ayes have it and that Resolution
11 will pass as well.

12

13 **5. REPORT ON STATUS OF PROJECTS:**

14

15 MR. WILKOS: And we are moving on to the
16 part of the meeting that is a Report on the
17 Status of Projects.

18 There are several projects that we
19 discussed last month during the meeting,
20 particularly 2704 Kennedy. And then the High
21 School Demonstration Project as well.

22 The -- the status on those is largely
23 unchanged since last month's meeting, except that
24 we do have additional correspondence that's
25 coming in that is very recent as of today, as of

1 | yesterday, that we have to review on that.

2 | So it's a little bit premature to discuss
3 | those projects at this meeting, although there is
4 | nothing bad or negative report. It's all -- it
5 | -- it seems to be if the correspondence that has
6 | -- has been received, if it is what it says it
7 | is, it seems to be positive correspondence
8 | towards settlement, towards advancing the 2704
9 | Project and towards, you know, finishing the High
10 | School Demonstration Project.

11 | But I will review that with Kennedy and we
12 | will advise the Agency when it's a -- a more
13 | appropriate time for that.

14 | Is there -- is there any other projects
15 | that -- that should be discussed during this
16 | section of the meeting?

17 | MR. NG: I don't -- I don't think so. Not
18 | at this time.

19 | MR. WILKOS: Okay.

20 | All right, so seeing none, is there a
21 | motion to accept the Report on the Status of
22 | Projects?

23 | COMMISSIONER FESTA: Motion.

24 | MR. WILKOS: All right, so moved.

25 | COMMISSIONER NOVA: Second.

1 MR. WILKOS: Is there a second?

2 COMMISSIONER NOVA: Second.

3 MR. WILKOS: Okay.

4 And we'll do roll call on that.

5 Commissioner Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. WILKOS: Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. WILKOS: Commissioner Nova?

10 COMMISSIONER NOVA: Yes.

11 MR. WILKOS: Commissioner Festa?

12 COMMISSIONER FESTA: Yes.

13 MR. WILKOS: Commissioner Casper is absent.

14 Commissioner Bonito?

15 COMMISSIONER BONITO: Yes.

16 MR. WILKOS: Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18

19 **6. PUBLIC COMMENT:**

20

21 MR. WILKOS: All right.

22 Moving on to agenda item number 6, that is
23 the Public Comment portion.

24 This is the section of meeting during which
25 the public may make a comment on any matter of

1 importance to them that they wish to be heard
2 upon. And --

3 MS. DILLON: No, he belongs to me.

4 MR. WILKOS: All right. So, --

5 MR. NG: He -- he belongs to you.

6 MS. DILLON: He's -- he's not public.

7 MR. WILKOS: So -- so we will open it up to
8 anyone who wishes to be heard.

9 And seeing -- seeing no one who wishes to
10 be heard in this section of the meeting, is there
11 a motion to close the meeting to the public?

12 COMMISSIONER FESTA: Motion.

13 MR. WILKOS: All right.

14 So moved.

15 COMMISSIONER NOVA: Second.

16 MR. WILKOS: Is there a second?

17 COMMISSIONER NOVA: Second.

18 MR. WILKOS: All right. Second.

19 Roll call.

20 Commissioner Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 MR. WILKOS: Commissioner Izquierdo?

23 COMMISSIONER IZQUIERDO: Yes.

24 MR. WILKOS: Commissioner Nova?

25 COMMISSIONER NOVA: Yes.

1 MR. WILKOS: Commissioner Festa?

2 COMMISSIONER FESTA: Yes.

3 MR. WILKOS: Commissioner Casper is absent.
4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 MR. WILKOS: Commissioner Vallejo?

7 COMMISSIONER VALLEJO: Yes.

8 MR. WILKOS: All right.

9 So the ayes have it and the Public Comment
10 portion is -- is closed.

11

12 **7. OTHER BUSINESS:**

13

14 MR. WILKOS: And the last item allows us to
15 discuss any other business that was not on the
16 agenda -- agenda that may have --

17 MR. NG: Yeah.

18 MR. WILKOS: -- become before the Board.

19 MR. NG: I -- I just would like to say that
20 the room that we used to use every month on the
21 -- on the Third Floor, now they have an office
22 set up in there.

23 So that I believe that we -- we're going to
24 be using the -- the courtroom from now and on.

25 Same time. Same schedule.

1 And talking about a schedule, what date is
2 the, Lady, November meeting?

3 THE ASSISTANT SECRETARY: One second.

4 MR. NG: The reason is because November
5 there's a holidays -- I believe there's three
6 holidays and --

7 THE ASSISTANT SECRETARY: Yeah.

8 MR. NG: -- Election Day's four all
9 together.

10 THE ASSISTANT SECRETARY: Um-hum.

11 MR. NG: I don't know if there's any
12 conflicts with --

13 THE ASSISTANT SECRETARY: The 20th --

14 MR. NG: -- one of the members.

15 THE ASSISTANT SECRETARY: -- November.

16 MR. NG: What -- what day is it?

17 THE ASSISTANT SECRETARY: The 20th.

18 MR. NG: The 20th.

19 THE ASSISTANT SECRETARY: Um-hum.

20 CHAIRMAN FERNANDEZ: Two days --

21 MR. NG: Commissioner Fernandez, any
22 conflict with that day?

23 CHAIRMAN FERNANDEZ: No.

24 MR. NG: Are you okay?

25 CHAIRMAN FERNANDEZ: Yeah.

1 THE ASSISTANT SECRETARY: That's the --

2 MR. NG: Everybody's okay with the day?

3 THE ASSISTANT SECRETARY: -- same week of
4 Thanksgiving.

5 MR. NG: The 20th.

6 CHAIRMAN FERNANDEZ: Yeah two days before,
7 right?

8 Yes.

9 MR. NG: No changes?

10 I'm okay, too.

11 THE ASSISTANT SECRETARY: Okay.

12 MR. NG: So, --

13 CHAIRMAN FERNANDEZ: We're good.

14 COMMISSIONER VALLEJO: November the 20th.

15 MR. NG: -- we're going to regroup in the
16 same room here; same time.

17 And the other thing is that I call it the
18 Office of Redevelopment Agency. They moved all
19 the -- all the files and cabinets one more time
20 to the third floor.

21 Originally, they were there. The only
22 thing that is -- the cabinets and the files now
23 are not in the same order.

24 And probably, Michael and Lady, I would
25 like to meet with you one day in the morning to

1 spend half an hour, one hour and go over the
2 files so we all know where the -- the files are.

3 The reason is because we have in the office
4 the Union City projects -- all the documentation
5 are there, including the -- the blueprints.

6 So is -- I think it's very important to
7 know where those documents are in case you are
8 not around, I'm not around, David's not around,
9 so we -- we are on the same page.

10 MR. WILKOS: I think it's a great idea.

11 MR. NG: Yeah.

12 That's what I have to say in the business
13 -- business -- all business.

14

15 **ADJOURNMENT:**

16

17 COMMISSIONER IZQUIERDO: So motion to close
18 the meeting.

19 MR. WILKOS: All right.

20 MR. NG: Yeah.

21 MR. WILKOS: Do we have a second?

22 COMMISSIONER NOVA: Second.

23 MR. WILKOS: All right, we'll have roll
24 call.

25 Commissioner Fernandez?

1 CHAIRMAN FERNANDEZ: Yes.

2 MR. WILKOS: Commissioner Izquierdo?

3 COMMISSIONER IZQUIERDO: Yes.

4 MR. WILKOS: Commissioner Nova?

5 COMMISSIONER NOVA: Yes.

6 MR. WILKOS: Commissioner Festa?

7 COMMISSIONER FESTA: Yes.

8 MR. WILKOS: Commissioner Casper is absent.

9 Commissioner Bonito?

10 COMMISSIONER BONITO: Yes.

11 MR. WILKOS: Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. WILKOS: All right.

14 The ayes have it and the motion -- the
15 meeting is closed and adjourned until further
16 notice.

17 COMMISSIONER VALLEJO: Thank you.

18 CHAIRMAN FERNANDEZ: Thank you, everybody.

19 COMMISSIONER IZQUIERDO: Thank you.

20

21 (Whereupon, the proceedings were concluded
22 at 4:48 p.m.)

23

24

25

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY REDEVELOPMENT AGENCY,
9 heard on Tuesday, October 16, 2018 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon