

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, November 20, 2018
Commencing at 4:34 p.m.

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

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER, (Arrived at 4:37 p.m.)
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

EVA FESTA, 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

TAMMY ZUCCA, City Treasurer/Chief Financial Officer

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1 THE ASSISTANT SECRETARY: Okay.

2 We're ready?

3 MS. DILLON: Yes.

4 THE ASSISTANT SECRETARY: Okay.

5 Please take notice that on Tuesday,
6 November 20th, 2018, at 4:30 p.m., a Regular
7 Meeting is scheduled for the Union City
8 Redevelopment Agency to be held in the Municipal
9 Court Room, located at City Hall, 3715 Palisade
10 Avenue, Union City, New Jersey.

11 Please stand for the Pledge of Allegiance.

12

13 (Whereupon, the Pledge of Allegiance was
14 said by all.)

15

16 THE ASSISTANT SECRETARY: Adequate notice
17 of this meeting has been provided as follows:

18 Notice of this meeting setting forth the
19 time, date, location and the agenda, to the
20 extent known, was forwarded to The Jersey
21 Journal, The Record, and the Hudson Reporter, has
22 been posted on the bulletin board in City Hall
23 and has been made available to the public in the
24 Office of the Municipal Clerk.

25

1 **ROLL CALL:**

2

3 THE ASSISTANT SECRETARY: Michael, do you
4 want to take over?

5 MR. WILKOS: Yes.

6 The first --

7 THE ASSISTANT SECRETARY: Thank you.

8 MR. WILKOS: -- item on the agenda is
9 the --

10 THE ASSISTANT SECRETARY: Well, got to do
11 the Roll Call.

12 MR. WILKOS: Oh, the Roll Call. That --
13 that's correct.

14 So Roll Call first.

15 Chairman Fernandez?

16 CHAIRMAN FERNANDEZ: Here.

17 MR. WILKOS: Commissioner Izquierdo?

18 Absent.

19 Commissioner Nova?

20 COMMISSIONER NOVA: Here.

21 MR. WILKOS: Commissioner Festa?

22 MR. NG: Not present.

23 MR. WILKOS: Absent.

24 MR. NG: She -- she just called like 20
25 minutes ago she was not feeling good. So she's

1 | excused.

2 | MR. WILKOS: Okay.

3 | Commissioner Casper?

4 | COMMISSIONER CASPER: Here.

5 | MR. WILKOS: Commissioner Bonito?

6 | MR. NG: Commissioner Bonito just arrived.

7 | MR. WILKOS: All right.

8 | Commissioner Bonito is present.

9 | And Commissioner Vallejo?

10 | COMMISSIONER VALLEJO: Here.

11 | MR. WILKOS: Okay.

12 |

13 | **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
14 | **OCTOBER 16, 2018:**

15 |

16 | MR. WILKOS: All right.

17 | So the first item on the agenda is the
18 | Approval of the Minutes from the meeting of
19 | October 16th, 2018.

20 | Is there a motion for approval of those
21 | minutes?

22 | COMMISSIONER VALLEJO: Motion.

23 | MR. WILKOS: Motion made by --

24 | COMMISSIONER NOVA: Second.

25 | MR. WILKOS: -- Commissioner Bonito (sic).

1 Second --

2 MR. NG: Vallejo.

3 MS. DILLON: Vallejo.

4 MR. WILKOS: Oh. Oh. I'm sorry.

5 And second by Commissioner Nova.

6 We'll have roll call.

7 Chairman Fernandez?

8 CHAIRMAN FERNANDEZ: Yes.

9 MR. WILKOS: Commissioner Izquierdo?

10 Is absent.

11 Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 MR. WILKOS: Commissioner Festa?

14 Is absent.

15 MR. WILKOS: Commissioner Casper?

16 COMMISSIONER CASPER: Abstain.

17 MR. WILKOS: Abstain.

18 Commissioner Bonito?

19 COMMISSIONER BONITO: Yes.

20 MR. WILKOS: And Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22 MR. WILKOS: All right, and the ayes have

23 that one.

24

25 **2. RESOLUTION REGARDING APPROVAL AND ADOPTION**

1 **OF THE 2019 AGENCY BUDGET:**

2

3 MR. WILKOS: Next on the agenda is a
4 Resolution Regarding Approval and Adoption of the
5 2019 Agency Budget.

6 And I understand that Tammy from Sue
7 Colditz's office --

8 MR. NG: She's here.

9 MR. WILKOS: -- is -- is available, if
10 there are any questions on -- on the Resolution.

11 And this is the Resolution that last
12 meeting we -- we approved it and tonight is the
13 final adoption of that budget.

14 Is there a motion for approval of that?

15 COMMISSIONER VALLEJO: Motion.

16 MR. WILKOS: All right.

17 COMMISSIONER NOVA: Second.

18 MR. WILKOS: All right.

19 Motion made by Commissioner Vallejo.

20 And second by Commissioner Nova.

21 And we'll have roll call on that.

22 Chairman Fernandez?

23 CHAIRMAN FERNANDEZ: Yes.

24 MR. WILKOS: Commissioner Izquierdo?

25 Is absent.

1 Commissioner Nova?

2 COMMISSIONER NOVA: Yes.

3 MR. WILKOS: Commissioner Festa?

4 Is absent.

5 Commissioner Casper?

6 COMMISSIONER CASPER: Yes.

7 MR. WILKOS: Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 MR. WILKOS: Commissioner Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11

12 (Whereupon, Commissioner Wilmer Izquierdo
13 arrived at 4:37 p.m.)

14

15 MR. NG: Just for the record, --

16 THE ASSISTANT SECRETARY: Please let the --
17 let the record note that at 4:37 Commissioner
18 Izquierdo is here.

19 MR. WILKOS: All right.

20 And as -- as per Resolution number 2, the
21 ayes have that one. So that Resolution is
22 approved.

23

24 **3. RESOLUTION REGARDING CLOSE OUT OF THE HIGH**
25 **SCHOOL DEMONSTRATION PROJECT AND APPROVAL OF**

1 **FINAL CERTIFICATE AND REQUISITION:**

2

3 MR. WILKOS: Resolution number 3 is a
4 Resolution Regarding Close Out of the High School
5 Demonstration Project and Approval of Final
6 Certificate and Requisition.

7 This is a Resolution that was proposed by
8 the contractor on the project, Epic Management.
9 And that's along with the redeveloper on the
10 project, Summit Redevelopers.

11 And, essentially, this project has -- I
12 understand has been complete for a number of
13 years, almost -- almost a decade. And we are
14 finally presenting this Resolution to close it
15 out, to mark it as finished, and also to
16 authorize a payment back to the Union City
17 Redevelopment Agency in the amount of about --
18 approximately \$16,000.00 will be coming back --

19 MR. NG: Yeah.

20 MR. WILKOS: -- to the Agency.

21 MR. NG: That's great.

22 MR. WILKOS: Is there a motion to approve
23 this Resolution?

24 CHAIRMAN FERNANDEZ: Motion.

25 MR. WILKOS: All right, motion Chair--

1 Chairman Fernandez.

2 Is there a second?

3 COMMISSIONER NOVA: Second.

4 MR. WILKOS: Second; Commissioner Nova.

5 And we'll have roll call.

6 Chairman Fernandez?

7 CHAIRMAN FERNANDEZ: Yes.

8 MR. WILKOS: Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Yes.

10 MR. WILKOS: Commissioner Nova?

11 COMMISSIONER NOVA: Yes.

12 MR. WILKOS: Commissioner Festa?

13 Is absent.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Yes.

16 MR. WILKOS: Commissioner Bonito?

17 COMMISSIONER BONITO: Yes.

18 MR. WILKOS: Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 MR. WILKOS: And the ayes have that one and
21 the Resolution passes.

22

23 **4. RESOLUTION TO AUTHORIZE REQUEST FOR**

24 **PROPOSALS FOR UCRA AUDITOR:**

25

1 MR. WILKOS: The next Resolution, number 4
2 on the agenda, is a Resolution to Authorize
3 Request for Proposals for the UCA -- UCRA
4 Auditor.

5 And this simply allows the Agency to post
6 out for the position of the auditor for next
7 year.

8 This is not appointing an -- an auditor at
9 this time.

10 MR. NG: Okay.

11 MR. WILKOS: Is there a motion for this
12 Resolution?

13 COMMISSIONER IZQUIERDO: Motion -- motion
14 to approve that.

15 MR. WILKOS: All right.

16 Commissioner Izquierdo makes a motion.

17 Is there a second?

18 COMMISSIONER NOVA: Second.

19 MR. WILKOS: Nova is the second.

20 And we'll have roll call on that.

21 Chairman 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 Is absent.

4 Commissioner Casper?

5 COMMISSIONER CASPER: Yes.

6 MR. WILKOS: Commissioner Bonito?

7 COMMISSIONER BONITO: Yes.

8 MR. WILKOS: Commissioner Vallejo?

9 COMMISSIONER VALLEJO: Yes.

10 MR. WILKOS: And the ayes have it and that
11 Resolution passes as well.

12

13 **5. RESOLUTION TO AUTHORIZE THE REQUEST FOR**
14 **PROPOSALS FOR GENERAL COUNSEL TO UCRA:**

15

16 MR. WILKOS: Resolution number 5 is also a
17 Request for Proposals but this is for General
18 Counsel to the Agency.

19 Again, to post that out; not to appoint at
20 this time.

21 Is there a motion for consideration of this
22 Resolution?

23 COMMISSIONER VALLEJO: Motion.

24 MR. WILKOS: All right.

25 Motion by Commissioner Vallejo.

1 Is there --

2 COMMISSIONER NOVA: Second.

3 MR. WILKOS: -- a second?

4 COMMISSIONER NOVA: Second.

5 MR. WILKOS: Second by Nova.

6 Roll call.

7 Chairman Fernandez?

8 CHAIRMAN FERNANDEZ: Yes.

9 MR. WILKOS: Commissioner Izquierdo?

10 COMMISSIONER IZQUIERDO: Yes.

11 MR. WILKOS: Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 MR. WILKOS: Commissioner Festa?

14 Is absent.

15 Commissioner Casper?

16 COMMISSIONER CASPER: Yes.

17 MR. WILKOS: Commissioner Bonito?

18 COMMISSIONER BONITO: Yes.

19 MR. WILKOS: Commissioner Vallejo?

20 COMMISSIONER VALLEJO: Yes.

21 MR. WILKOS: All right, the ayes have that

22 one and that Resolution passes and is approved.

23

24 **6. RESOLUTION TO AUTHORIZE THE REQUEST FOR**

25 **PROPOSALS FOR PLANNING CONSULTANT TO UCRA:**

1

2 MR. WILKOS: Number 6 on the agenda is a
3 Request for Proposals for Planning Consultant to
4 the Agency.

5 Is there a motion for consideration of that
6 Resolution?

7 COMMISSIONER IZQUIERDO: Motion to approve
8 number 6.

9 MR. WILKOS: All right.

10 Motion made by Commissioner Izquierdo.

11 Is there a second?

12 COMMISSIONER VALLEJO: Second.

13 MR. WILKOS: All right, second by
14 Commissioner Vallejo.

15 And we'll have roll call.

16 Chairman Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. WILKOS: Commissioner Izquierdo?

19 COMMISSIONER IZQUIERDO: Yes.

20 MR. WILKOS: Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. WILKOS: Commissioner Festa?

23 Is absent.

24 Commissioner Casper?

25 COMMISSIONER CASPER: Yes.

1 MR. WILKOS: Commissioner Bonito?

2 COMMISSIONER BONITO: Yes.

3 MR. WILKOS: Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. WILKOS: And the ayes have that one and
6 the Resolution passes as well.

7

8 **7. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
9 **OF CLAIMS:**

10

11 MR. WILKOS: And number 7 on the agenda is
12 Approval and Ratification of Prior Payment of
13 Claims.

14 This is number 7 on the agenda. And these
15 claims relate to --

16 I'm not sure if I have that in front of me.

17 Lady, do -- do you have what those claims
18 were for?

19 THE ASSISTANT SECRETARY: Yes.

20 MR. NG: One of these.

21 THE ASSISTANT SECRETARY: You don't have a
22 copy of those?

23 MR. WILKOS: Yes. Very good.

24 So these -- these claims relate to Action
25 Data Service for the periods of October 13th to

1 | October 26th.

2 | And then October 27th to November 9. And
3 | they're in the amount of \$3,788.63.

4 | Is there a motion to --

5 | COMMISSIONER VALLEJO: Motion.

6 | MR. WILKOS: -- approve that item?

7 | All right.

8 | Motion made by Commissioner Vallejo.

9 | Is there a second?

10 | COMMISSIONER CASPER: Second.

11 | COMMISSIONER IZQUIERDO: Second.

12 | COMMISSIONER NOVA: Second.

13 | MR. WILKOS: Second by Commissioner Casper.

14 | We'll have roll call on that Resolution.

15 | Chairman Fernandez?

16 | CHAIRMAN FERNANDEZ: Yes.

17 | MR. WILKOS: Commissioner Izquierdo?

18 | COMMISSIONER IZQUIERDO: Yes.

19 | MR. WILKOS: Commissioner Nova?

20 | COMMISSIONER NOVA: Yes.

21 | MR. WILKOS: Commissioner Festa?

22 | Is absent.

23 | Commissioner Casper?

24 | COMMISSIONER CASPER: Yes.

25 | MR. WILKOS: Commissioner Bonito?

1 COMMISSIONER BONITO: Yes.

2 MR. WILKOS: Commissioner Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 MR. WILKOS: The ayes have that and that
5 Resolution passes as well.

6

7 **8. APPROVAL FOR THE PAYMENT OF BILLS AND**
8 **PREPARATION OF CHECKS:**

9

10 MR. WILKOS: And number 8 on the agenda is
11 Approval for the Payment of Bills and Preparation
12 of Checks.

13 And that Resolution --

14 Do you have that in front of you --

15 THE ASSISTANT SECRETARY: Do you need a
16 copy?

17 (Whereupon, there was a pause in the
18 proceedings.)

19 MR. WILKOS: Yes.

20 Thank you.

21 Just --

22 MR. NG: Oh. Sorry.

23 MR. WILKOS: -- just for the record so we
24 have those amounts.

25 Okay?

1 So, this is a Resolution to Authorize
2 Payment to Audio-Digital in the amount of
3 \$401.90; to Alpha Dog, \$449.00; and to Florio and
4 Kenny -- Florio, Kenny, Raval, in the amount of
5 \$1,515.00, also \$885.00, and also \$1,290.00.

6 And the total for all these providers is
7 \$4,540.90.

8 Is there a motion to approve that
9 Resolution?

10 COMMISSIONER NOVA: Motion.

11 MR. WILKOS: Motion --

12 MR. NG: Nova.

13 MR. WILKOS: -- made by Commissioner Nova.

14 Is there a second?

15 COMMISSIONER IZQUIERDO: Second.

16 COMMISSIONER CASPER: Second.

17 MR. WILKOS: Okay.

18 Second, Commissioner Izquierdo.

19 We'll have roll call.

20 Chairman 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 Is absent.

3 Commissioner Casper?

4 COMMISSIONER CASPER: Yes.

5 MR. WILKOS: Commissioner Bonito?

6 COMMISSIONER BONITO: Yes.

7 MR. WILKOS: Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. WILKOS: And that -- the ayes have it
10 and that Resolution passes as well.

11

12 **9. REPORT ON STATUS OF PROJECTS:**

13

14 MR. WILKOS: The next item on the agenda is
15 a Report on the Status of Projects.

16 And I don't have any report to make at this
17 time.

18 Kennedy, is there any report that you
19 wanted to make?

20 MR. NG: No. We were supposed to review
21 the 27 project on Kennedy Boulevard but we didn't
22 finish to review the entire package the -- that
23 the developer -- developers send to me and to our
24 lawyers. So we reviewing everything internally.

25 So probably for December meeting we going

1 to have huge meeting about that.

2 MR. WILKOS: Absolutely. Yeah, there's a
3 -- there's a change to the plan. There's also a
4 traffic study that -- that needs to be reviewed
5 as well.

6 So, that -- that will be addressed next --
7 next meeting -- meeting.

8 And are there any other projects that the
9 Agency would like to discuss at this time?

10 All right, seeing none, we'll have a motion
11 to accept --

12 MR. NG: You had a question?

13 MR. WILKOS: Oh.

14 COMMISSIONER VALLEJO: No, no, it's okay.
15 Go ahead.

16 No, it's fine.

17 MR. WILKOS: Okay.

18 We'll have a motion to accept the Report on
19 the Status of Projects.

20 COMMISSIONER VALLEJO: Motion.

21 MR. WILKOS: All right.

22 Commissioner Vallejo is our first.

23 And is there a second?

24 COMMISSIONER NOVA: Second.

25 MR. WILKOS: All right.

1 Commissioner Nova.

2 And Chairman Fernandez?

3 CHAIRMAN FERNANDEZ: Yes.

4 MR. WILKOS: Commissioner Izquierdo?

5 COMMISSIONER IZQUIERDO: Yes.

6 MR. WILKOS: Commissioner Nova?

7 COMMISSIONER NOVA: Yes.

8 MR. WILKOS: Commissioner Festa?

9 Is absent.

10 Commissioner Casper?

11 COMMISSIONER CASPER: Yes.

12 MR. WILKOS: Commissioner Bonito?

13 COMMISSIONER BONITO: Yes.

14 MR. WILKOS: Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16 WILKOS: All right.

17 The Status of Projects is accepted.

18

19 **10. PUBLIC COMMENT:**

20

21 MR. WILKOS: Now the next portion of the
22 meeting is where we can open it up for public
23 comment on any topic that any member of the
24 public would like to express or communicate to
25 the Agency.

1 Is there any such person in the audience
2 that would like to come before the -- the Board?

3 All right, seeing -- seeing none, we will
4 have a -- is there a motion to close the meeting
5 to the public?

6 CHAIRMAN FERNANDEZ: Motion.

7 MR. WILKOS: All right.

8 Motion by Chairman Fernandez.

9 Is there a second?

10 COMMISSIONER NOVA: Second.

11 Second.

12 MR. WILKOS: Second by Commissioner Nova.

13 And we'll have a roll call.

14 Chairman 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 Is absent.

22 Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 MR. WILKOS: Commissioner Bonito?

25 COMMISSIONER BONITO: Yes.

1 MR. WILKOS: Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. WILKOS: All right.

4 And the meeting is closed to the public.

5

6 **11. OTHER BUSINESS:**

7

8 MR. WILKOS: And the final item on the
9 agenda is any other business that the Board would
10 like to discuss or consider.

11 MR. NG: For Decem-- December meeting,
12 Lady, what --

13 THE ASSISTANT SECRETARY: December 18th.

14 MR. NG: -- what date --

15 The 18th.

16 THE ASSISTANT SECRETARY: December 18.

17 MR. NG: Is everybody available for that
18 day?

19 I know it's part of the schedule but close
20 to Christmas and, you know, --

21 Anybody on vacation?

22 Yeah, is everybody okay?

23 COMMISSIONER BONITO: It looks okay.

24 MR. NG: It is okay.

25 It's okay, Commissioner?

1 CHAIRMAN FERNANDEZ: Yes.

2 MR. NG: And the other thing, Tammy here
3 and I know she's -- she came for the Resolution
4 Regarding Approval -- Adoption of 2019 Agency
5 Budget.

6 This is the time, if you have any
7 questions, that she probably may respond to any
8 questions you -- may arise.

9 I sent the --

10 MS. ZUCCA: Um-hum.

11 MR. NG: -- the copy of the budget to Susan
12 this morning.

13 Oh, you got it?

14 MS. ZUCCA: Yeah.

15 MR. NG: So, --

16 MS. ZUCCA: Yeah.

17 MR. NG: -- I -- I need a -- I need a copy
18 of -- this is the -- the original submission.

19 MS. ZUCCA: Yes.

20 MR. NG: Okay.

21 MS. ZUCCA: Okay.

22 And then tomorrow I will send it down to
23 have --

24 MR. NG: The signatures.

25 MS. ZUCCA: Yeah. On the adopted

1 Resolution and then we'll send it to the State.

2 MR. NG: No problem.

3 No problem.

4 MR. WILKOS: Okay, great.

5 And -- and at the conclusion of the meeting
6 I would just need Chairman Fernandez to sign a
7 few things in connection with --

8 CHAIRMAN FERNANDEZ: Okay.

9 MR. WILKOS: -- that High School --

10 CHAIRMAN FERNANDEZ: Sure.

11 MR. WILKOS: -- Demonstration Resolution.

12 Are there any other matters before the
13 board?

14 MR. NG: I would like to say that I'm very
15 happy to close down the high school project.

16 That -- that was the -- the first project
17 when I came to this office right in the middle of
18 the construction. And I remember we -- we had
19 like crazy meetings with the school, with the
20 developers, with contractors, Commissioners. And
21 we spent a lot of time putting all those files
22 together.

23 When they moved the office from the 4th
24 floor to the 3rd floor and then to the 2nd floor,
25 it was crazy.

1 But in case, in the future, we need some
2 reference, we have a new office in -- I believe
3 it's --

4 Is that the 3rd floor? Considered the 3rd
5 floor?

6 THE ASSISTANT SECRETARY: Yeah.

7 MR. NG: Yeah.

8 Where we have everything in reference to
9 the high school project.

10 I know that I ask you and I ask Lady to get
11 together one of these days --

12 It's been crazy for me this -- this month.

13 -- just to figure it out where the files
14 are.

15 You never know when the State come back for
16 any questions or requesting any paperwork or
17 documentations that we should have.

18 I think that we have I will say like 99
19 percent hard copies. And I know that the company
20 who construct the -- the high school, they have
21 like a website that they have digital copies in
22 -- in case anything is not part of our files.

23 MR. WILKOS: I think that's a great idea
24 and something that I'd --

25 MR. NG: Yeah.

1 MR. WILKOS: -- certainly be willing to do
2 with you, --

3 MR. NG: Yup.

4 MR. WILKOS: -- to -- to look over
5 everything.

6 MR. NG: So, great job, you know, everybody
7 together.

8 Sometimes you think it's only the Directors
9 -- Commissioners approving things that we, you
10 know, review in tandem.

11 It's a lot of paperwork. This is -- this
12 is easy, the meetings, half an hour?

13 But inside is not that easy. You know.

14 COMMISSIONER BONITO: I just want to
15 interject two things, briefly, for the record.

16 Number one, to ask you, Counsel, to make
17 yourself abreast of the The Yardley/Blue Chapel
18 project, which I would like to discuss with you
19 off the record as well.

20 Number two.

21 I would like to encourage, amongst us
22 Commissioners, that we make use of communication
23 with each other through our personal emails
24 outside of the meeting, should any of us have a
25 question or a concern about anything that we are

1 | working on here at -- at the Committee before we
2 | come together.

3 | If there's any question that arises, any
4 | comment, any -- any -- anything that -- that --
5 | that does come up, I would like for us to
6 | communicate, if we may, with each other through
7 | our email and generate the conversation and not
8 | necessarily wait until we meet officially.

9 | MR. NG: No, no, that's a good idea.

10 | MR. WILKOS: Commissioner, I -- I think
11 | it's --

12 | COMMISSIONER BONITO: Just to keep the
13 | conversations going.

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

15 | I'll give you my card. I might have given
16 | it to you last time. If you want to --

17 | COMMISSIONER BONITO: Sure.

18 | MR. WILKOS: -- discuss that project.

19 | MR. NG: And you have my information.

20 | MR. WILKOS: Yeah. I'm -- I'm more than
21 | willing to.

22 | One thing I would add, just that I've seen
23 | other public entities do is, essentially, if you
24 | want to disburse something to the group, --

25 | COMMISSIONER BONITO: Um-hum.

1 MR. WILKOS: -- do it through Lady.

2 Just because, technically, an email chain
3 with everybody on it, --

4 COMMISSIONER BONITO: Um-hum.

5 MR. WILKOS: -- is -- is a meeting under
6 the Open Public --

7 COMMISSIONER BONITO: Um-hum.

8 MR. WILKOS: -- Meetings Act.

9 CHAIRMAN FERNANDEZ: Yeah.

10 COMMISSIONER BONITO: Right. Right.
11 Right.

12 MR. WILKOS: Right. So, --

13 COMMISSIONER BONITO: Okay.

14 Okay.

15 MR. WILKOS: The -- the procedure I would
16 recommend, send it to Lady and then Lady
17 disburses it --

18 COMMISSIONER BONITO: That's fine.

19 MR. WILKOS: -- individually --

20 THE ASSISTANT SECRETARY: Sure.

21 MR. WILKOS: -- to each --

22 COMMISSIONER BONITO: That's fine.

23 MR. WILKOS: -- Commissioner.

24 COMMISSIONER BONITO: Absolutely.

25 MR. WILKOS: And that -- that's how you can

1 consider things and not -- and not, technically,
2 have a meeting.

3 COMMISSIONER BONITO: You got it.

4 Thank you.

5 MR. NG: Commissioner Vallejo, you have --
6 got something?

7 COMMISSIONER VALLEJO: No, no, I am good.

8 MR. NG: Okay. Good.

9 COMMISSIONER VALLEJO: Okay.

10 MR. WILKOS: Thank you.

11 And, of course, you can discuss in -- in
12 numbers less than a quorum, as well, that's --
13 that's permissible.

14 So that's why sometimes public entities
15 have essentially commissions to -- to discuss,
16 you know, and committees to discuss various
17 topics as well that is less than the quorum of
18 the --

19 MR. NG: Sure.

20 MR. WILKOS: -- the public entity.

21 CHAIRMAN FERNANDEZ: Yeah, that's what I
22 was going to say, any question you go through
23 Lady, --

24 COMMISSIONER BONITO: Yes.

25 CHAIRMAN FERNANDEZ: -- that's the best.

1 COMMISSIONER BONITO: That's fine.

2 THE ASSISTANT SECRETARY: You have my
3 email.

4 COMMISSIONER BONITO: Thank you.

5 And thank you.

6 MR. NG: Sure.

7 MR. WILKOS: Thank you, Commissioner.

8 All right.

9 Is there anything else before the -- for
10 the Agency?

11 MR. NG: Well, Happy Thanksgiving to
12 everybody.

13 And don't eat too much turkey.

14 We have seen a lot of turkeys.

15 THE ASSISTANT SECRETARY: Yes we have.

16 MR. NG: So don't eat much.

17 CHAIRMAN FERNANDEZ: And Happy
18 Thanksgiving, everybody.

19 And much health, love and happiness to you
20 and your families.

21 MR. NG: Yeah. You, too.

22 CHAIRMAN FERNANDEZ: God bless.

23 THE ASSISTANT SECRETARY: Thank you.

24 COMMISSIONER BONITO: And have a Maximal
25 Olympic Thanksgiving.

1 COMMISSIONER IZQUIERDO: Same to everyone.
2 Happy Thanksgiving.

3 MR. NG: Thank you.
4

5 **ADJOURNMENT:**
6

7 COMMISSIONER IZQUIERDO: And have a motion
8 to close the meeting.

9 MR. WILKOS: All right.

10 CHAIRMAN FERNANDEZ: Second.

11 MR. WILKOS: Happy Thanksgiving, everyone.

12 Is there a second to that motion?

13 CHAIRMAN FERNANDEZ: Second.

14 MR. WILKOS: Second by Chairman Fernandez.

15 And we'll have roll call.

16 Chairman Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. WILKOS: Commissioner Izquierdo?

19 COMMISSIONER IZQUIERDO: Yes.

20 MR. WILKOS: Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. WILKOS: Commissioner Festa?

23 Is absent.

24 Commissioner Casper?

25 COMMISSIONER CASPER: Yes.

1 MR. WILKOS: Commissioner Bonito?

2 COMMISSIONER BONITO: Yes.

3 MR. WILKOS: Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. WILKOS: And the meeting is adjourned
6 and closed.

7 Thank you.

8

9 (Whereupon, the proceedings were concluded
10 at 4:52 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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, November 20, 2018 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon