

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, February 19, 2019
Commencing at 4:41 p.m.

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

PAUL CASPER, COMMISSIONER
RAFAEL NOVA, VICE CHAIRMAN
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

VINCENT BONITO, COMMISSIONER
EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, 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: Okay.

2 On the record.

3 MR. NG: Good afternoon, everybody.

4 Please take notice on Tuesday, February 19,
5 2019, at 4:30 p.m., a Regular Meeting is
6 scheduled for Union City Redevelopment Agency to
7 be held in the Municipal Court Room, located at
8 City Hall, 3715 Palisade Avenue, Union City, New
9 Jersey.

10 Please rise for the Pledge of Allegiance.

11

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

14

15 MR. NG: Opening statement.

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

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

25

1 **ROLL CALL:**

2

3 MR. NG: Roll call.

4 Commissioner Fernandez?

5 CHAIRMAN FERNANDEZ: Here.

6 MR. NG: Commissioner Izquierdo?

7 Not present.

8 Commissioner Nova?

9 COMMISSIONER NOVA: Here.

10 MR. NG: Commissioner Festa?

11 Not present.

12 Commissioner Casper?

13 COMMISSIONER CASPER: Here.

14 MR. NG: Commissioner Bonito?

15 Not present.

16 And Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Here.

18

19 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**

20 **JANUARY 15, 2019:**

21

22 MR. NG: All right.

23 The agenda -- counselor, if you can take it
24 from here?

25 MR. WILKOS: Absolutely.

1 First item on the agenda is the Approval of
2 the Minutes from the meeting of January 15th,
3 2019.

4 Is there a motion to approve item number 1?

5 COMMISSIONER CASPER: Motion.

6 MR. WILKOS: Motion by --

7 COMMISSIONER NOVA: Second.

8 MR. WILKOS: -- Commissioner Casper.

9 COMMISSIONER NOVA: Second.

10 MR. WILKOS: Second by Commissioner Nova.

11 We'll have roll call.

12 Commissioner -- Chairman Fernandez?

13 CHAIRMAN FERNANDEZ: Yes.

14 MR. WILKOS: Commissioner Izquierdo is
15 absent.

16 Commissioner Nova?

17 COMMISSIONER NOVA: Yes.

18 MR. WILKOS: Commissioner Festa is absent.

19 Commissioner Casper?

20 COMMISSIONER CASPER: Yes.

21 MR. WILKOS: Commissioner Bonito is absent.

22 Commissioner Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24 MR. WILKOS: All right.

25 The ayes have it and that motion passes and

1 the meeting minutes are -- are adopted.

2

3 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**

4 **OF CLAIMS:**

5

6 MR. WILKOS: Item number 2 on the agenda is
7 Approval and Ratification of Prior Payment of
8 Claims.

9 Is there a motion for that item?

10 COMMISSIONER CASPER: Motion.

11 MR. WILKOS: Motion by Commissioner Casper.

12 COMMISSIONER NOVA: Second.

13 MR. WILKOS: Second by Commissioner Nova.

14 We'll have roll call on that.

15 Chairman Fernandez?

16 CHAIRMAN FERNANDEZ: Yes.

17 MR. WILKOS: Commissioner Izquierdo is
18 absent.

19 Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. WILKOS: Commissioner Festa is absent.

22 Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 MR. WILKOS: Commissioner Bonito is absent.

25 Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 MR. WILKOS: All right.

3 The ayes have it, and that Resolution
4 passes, as well.

5

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

8

9 MR. WILKOS: Item number 3 on the agenda is
10 a Resolution for the Approval for the Payment of
11 Bills and Preparation of Checks.

12 Is there a motion for that item?

13 COMMISSIONER NOVA: Motion.

14 MR. WILKOS: Motion by Commissioner Nova.

15 Is there a second?

16 COMMISSIONER CASPER: Second.

17 MR. WILKOS: Second by Commissioner Casper.

18 We'll have roll call.

19 Chairman Fernandez?

20 CHAIRMAN FERNANDEZ: Yes.

21 MR. WILKOS: Commissioner Izquierdo is
22 absent.

23 Commissioner Nova?

24 COMMISSIONER NOVA: Yes.

25 MR. WILKOS: Commissioner Festa is absent.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

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

5 COMMISSIONER VALLEJO: Yes.

6 MR. WILKOS: All right.

7 The ayes have it and that -- that motion
8 passes, as well.

9

10 **RESOLUTION TO HIRE AN ACCOUNTANT OR ACCOUNTING**
11 **FIRM TO PROVIDE AUDITING SERVICES FOR THE PERIOD**
12 **OF FEBRUARY 19, 2019 THROUGH DECEMBER 31, 2019:**

13

14 MR. WILKOS: And you all were just handed a
15 -- an add on Resolution, and this is a Resolution
16 to Hire an Accountant or Accounting Firm to
17 Provide Auditing Services for the Period of
18 February 19th, 2019 through the end of this year,
19 December 31st, 2019.

20 This was a Resolution that was not on the
21 agenda, but it has been -- become relevant after
22 the agenda was created, so we're going to
23 consider it at this meeting.

24 And this is specific -- specifically to
25 award the contract to the firm of Donohue,

1 | Gironda, Doria and Tomkins, LLC.

2 | Is there a motion for -- for this
3 | Resolution?

4 | CHAIRMAN FERNANDEZ: Motion.

5 | COMMISSIONER CASPER: Motion.

6 | COMMISSIONER VALLEJO: Motion.

7 | MR. WILKOS: Motion by Commissioner -- or
8 | Chairman Fernandez.

9 | And the second by Commissioner Casper.

10 | We'll have roll call.

11 | Chairman Fernandez?

12 | CHAIRMAN FERNANDEZ: Yes.

13 | MR. WILKOS: Commissioner Izquierdo is
14 | absent.

15 | Commissioner Nova?

16 | COMMISSIONER NOVA: Yes.

17 | MR. WILKOS: Commissioner Festa is absent.

18 | Commissioner Casper?

19 | COMMISSIONER CASPER: Yes.

20 | MR. WILKOS: Commissioner Bonito is absent.

21 | Commissioner Vallejo?

22 | COMMISSIONER VALLEJO: Yes.

23 | MR. WILKOS: All right.

24 | The ayes have it and that Resolution
25 | passes, as well.

1

2 **4. REPORT ON STATUS OF PROJECTS:**

3

4 MR. WILKOS: And item -- back to item
5 number 4 on the agenda, which is a Report on the
6 Status of Projects.

7 Is there any such report on the status of
8 projects that -- that the Board would like to
9 consider now?

10 MR. NG: I do want to go over the -- the
11 2704 Kennedy Boulevard. I already speak to the
12 other counselor.

13 MR. WILKOS: We'll do that in Closed.
14 Yeah.

15 MR. NG: Yeah.

16 MR. WILKOS: So -- so there is a
17 development on the 2704 Kennedy Boulevard
18 project.

19 And that is something that would probably,
20 at this point, be more appropriate in Closed
21 Session, so we can come back to that towards the
22 end of the meeting and see if there's a motion to
23 consider discussing that in -- in Closed Session,
24 just because it's pending or anticipated or
25 threatened litigation.

1 Are there any other status of projects that
2 we --

3 MR. NG: No.

4 MR. WILKOS: -- we should consider?

5 MR. NG: Nothing.

6 MR. WILKOS: All right.

7 Seeing none.

8 Is there a motion to accept the Report on
9 the Status of Projects?

10 CHAIRMAN FERNANDEZ: Motion.

11 MR. WILKOS: All right.

12 Motion by Chairman Fernandez.

13 COMMISSIONER NOVA: Second.

14 MR. WILKOS: Second --

15 COMMISSIONER NOVA: Second.

16 MR. WILKOS: -- by Commissioner Nova.

17 We'll have roll call.

18 Chairman Fernandez?

19 CHAIRMAN FERNANDEZ: Yes.

20 MR. WILKOS: Commissioner Izquierdo is
21 absent.

22 Commissioner Nova?

23 COMMISSIONER NOVA: Yes.

24 MR. WILKOS: Commissioner Festa is absent.

25 Commissioner Casper?

1 COMMISSIONER CASPER: Yes.

2 MR. WILKOS: Commissioner Bonito is absent.

3 Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. WILKOS: All Right.

6 So, the ayes have it and the Report on the
7 Status of Projects is accepted.

8

9 **5. PUBLIC COMMENT:**

10

11 MR. WILKOS: Number 5 on the agenda --
12 agenda is the Public Comment portion.

13 This is the time when anyone from the
14 public can come forth and comment on any item
15 that they would wish.

16 Are there any such members from the public?

17 MR. NG: No.

18 MR. WILKOS: All right.

19 Seeing none.

20 Is there a motion to close the Public
21 Comment section?

22 CHAIRMAN FERNANDEZ: Motion.

23 MR. WILKOS: All right.

24 Motion by Chairman Fernandez.

25 Is there a second?

1 COMMISSIONER NOVA: Second.

2 MR. WILKOS: Second by Commissioner Nova.

3 We'll have roll call.

4 Chairman Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. WILKOS: Commissioner Izquierdo is

7 absent.

8 Commissioner Nova?

9 COMMISSIONER NOVA: Yes.

10 MR. WILKOS: Commissioner Festa is absent.

11 Commissioner Casper?

12 COMMISSIONER CASPER: Yes.

13 MR. WILKOS: Commissioner Bonito is absent.

14 Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16

17 **9. OTHER BUSINESS:**

18

19 MR. WILKOS: All right.

20 And before we go -- take a motion to go
21 into Closed Session, is there any Other Business
22 that the Board should discuss before we go into
23 Closed Session?

24 MR. NG: No.

25 The only thing that I just state is that

1 Lady -- I know the Administration is calling all
2 the directors that handle committees. We have to
3 make sure that every member comes to every
4 meeting, unless they have a very strong -- you
5 know, reason for not coming.

6 And just, I believe that we should send a
7 letter to every Commissioner, inviting to -- send
8 letter to them, so -- you know, as it concerns
9 the -- the Administration. There's no reason for
10 having a meeting, we are seven and then -- you
11 know, every meeting is like four or five. It
12 doesn't look good.

13 THE ASSISTANT SECRETARY: Okay.

14 We'll send out a letter.

15 MR. NG: Please.

16 Thank you.

17 Other than that?

18 MR. WILKOS: All right.

19 Is there anything else that --

20 MR. NG: No.

21 MR. WILKOS: -- the Board would like to
22 discuss?

23 All right.

24 MR. NG: Anything that the Commissioners
25 have to discuss?

1 CHAIRMAN FERNANDEZ: At this time, we
2 should do a motion to go into Closed.

3 MR. WILKOS: Yeah. All right.

4 So, at this time, is -- is there a motion
5 to go into Closed Session?

6 And this will be under N.J.S.A. 10:4-12 and
7 that's Subsections B7, for pending or anticipated
8 litigation. And this is with -- in connection
9 with the 2704 Kennedy Boulevard project.

10 Is there such a motion to go into Closed
11 Session?

12 COMMISSIONER VALLEJO: Motion.

13 MR. WILKOS: All right.

14 Motion by Commissioner -- Commissioner
15 Vallejo.

16 Is there a second?

17 COMMISSIONER NOVA: Second.

18 MR. WILKOS: Second by Commissioner Nova.

19 We'll do roll call on that.

20 Chairman Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 MR. WILKOS: Commissioner Izquierdo is
23 absent.

24 Commissioner Nova?

25 COMMISSIONER NOVA: Yes.

1 MR. WILKOS: Commissioner Festa is absent.
2 Commissioner Casper?

3 COMMISSIONER CASPER: Yes.

4 MR. WILKOS: Commissioner Bonito is absent.
5 Commissioner Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7 MR. WILKOS: All right.

8 The ayes have it and we will go into Closed
9 Session to discuss that matter at this moment.

10 COMMISSIONER VALLEJO: We need to record?

11 MR. WILKOS: No, no recording.

12 COMMISSIONER VALLEJO: No recording.

13 MS. DILLON: You want me to go off the
14 record?

15 CHAIRMAN FERNANDEZ: Off the record.

16 MR. WILKOS: Off the record.

17 MS. DILLON: Okay.

18 MR. WILKOS: Yes.

19 MS. DILLON: One moment.

20

21 (Whereupon, the Board moved to Executive
22 Session at 4:48 p.m.)

23

24 (Whereupon, the Board returned to Open
25 Session at 4:56 p.m.)

1

2 MS. DILLON: On the record.

3 MR. WILKOS: All right.

4 Is there a motion to go back into Open
5 Session?

6 COMMISSIONER VALLEJO: Motion.

7 CHAIRMAN FERNANDEZ: Motion.

8 Second.

9 MR. WILKOS: Motion by Commissioner
10 Vallejo.

11 COMMISSIONER NOVA: Second.

12 MR. WILKOS: Seconded by Chairman
13 Fernandez.

14 COMMISSIONER NOVA: Second.

15 MR. WILKOS: We'll have roll call.
16 Chairman Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. WILKOS: Commissioner Izquierdo is
19 absent.

20 Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. WILKOS: Commissioner Festa is absent.
23 Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 MR. WILKOS: Commissioner Bonito is absent.

1 Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. WILKOS: Okay.

4 And I believe that covers all the agenda
5 items.

6

7 **ADJOURNMENT:**

8

9 MR. WILKOS: Is there a motion to adjourn?

10 CHAIRMAN FERNANDEZ: Motion.

11 MR. WILKOS: Motion by Chairman Fernandez.

12 Is there a second?

13 COMMISSIONER CASPER: Second.

14 MR. WILKOS: Second by Commissioner Casper.

15 And we'll have roll call.

16 Chairman Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. WILKOS: Commissioner Izquierdo is
19 absent.

20 Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. WILKOS: Commissioner Festa is absent.

23 Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 MR. WILKOS: Commissioner Bonito is absent.

1 Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. WILKOS: All right.

4 The ayes have it and the motion is -- I
5 mean, the meeting is adjourned.

6 Thank you.

7 COMMISSIONER VALLEJO: Thank you.

8

9 (Whereupon, the proceedings were concluded
10 at 4:57 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, 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, February 19, 2019 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon