

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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

Tuesday, March 19, 2019  
Commencing at 4:31 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  
CARLOS VALLEJO, COMMISSIONER  
RAFAEL NOVA, VICE CHAIRMAN  
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

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

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1 MS. DILLON: Yes.

2 On the record.

3 THE ASSISTANT SECRETARY: Okay.

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

10 Please rise for the Pledge of Allegiance.

11

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

14

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

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

24

25 **ROLL CALL:**

1  
2 THE ASSISTANT SECRETARY: Roll Call.  
3 Commissioner Fernandez?

4 CHAIRMAN FERNANDEZ: Here.

5 THE ASSISTANT SECRETARY: Commissioner  
6 Izquierdo?

7 COMMISSIONER IZQUIERDO: Here. Here.

8 THE ASSISTANT SECRETARY: Commissioner  
9 Nova?

10 VICE CHAIRMAN NOVA: Here.

11 THE ASSISTANT SECRETARY: Commissioner  
12 Festa is absent. She indicated she had a medical  
13 emergency.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Here.

16 THE ASSISTANT SECRETARY: Commissioner  
17 Bonito?

18 COMMISSIONER BONITO: Here.

19 THE ASSISTANT SECRETARY: And Commissioner  
20 Vallejo?

21 COMMISSIONER VALLEJO: Here.

22 THE ASSISTANT SECRETARY: Okay, I'll pass  
23 it over to Michael.

24

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

1     **FEBRUARY 19, 2019:**

2

3             MR. WILKOS: Thank you, Lady.

4             Good afternoon, Commissioners.

5             The first --

6             COMMISSIONER VALLEJO: Good afternoon.

7             COMMISSIONER CASPER: Good afternoon.

8             MR. WILKOS: -- the first item on the  
9 agenda is Approval of Minutes from the meeting of  
10 February 19<sup>th</sup>, 2019.

11            A copy of those meetings -- minutes are in  
12 front of you.

13            Is there a motion to approve that item?

14            COMMISSIONER VALLEJO: Motion.

15            MR. WILKOS: All right, motion by --

16            VICE CHAIRMAN NOVA: Second.

17            MR. WILKOS: -- Commissioner Vallejo.

18            VICE CHAIRMAN NOVA: Second.

19            MR. WILKOS: And Commissioner -- second by  
20 Commissioner Nova.

21            We'll have roll call.

22            Chairman Fernandez?

23            CHAIRMAN FERNANDEZ: Yes.

24            MR. WILKOS: Commissioner Izquierdo?

25            COMMISSIONER IZQUIERDO: I'm going to --

1 I'm not -- I'm not voting because I was absent.

2 MR. WILKOS: Okay.

3 Understood.

4 You -- you will abstain --

5 COMMISSIONER IZQUIERDO: I'll abstain, --

6 MR. WILKOS: -- from that vote then.

7 COMMISSIONER IZQUIERDO: -- yes.

8 MR. WILKOS: Commissioner Nova?

9 VICE CHAIRMAN NOVA: Yes.

10 MR. WILKOS: All right.

11 Commissioner Festa is absent.

12 Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 MR. WILKOS: Commissioner Bonito?

15 COMMISSIONER BONITO: In my absence, also,  
16 I abstain.

17 MR. WILKOS: Understood and so noted.

18 Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 MR. WILKOS: All right.

21 So the -- the ayes have it and the meeting  
22 minutes are approved.

23

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

25 **OF CLAIMS:**

1

2 MR. WILKOS: The second item on the agenda  
3 -- agenda is Approval and Ratification of Prior  
4 Payment of Claims.

5

Is there a motion for that item?

6

CHAIRMAN FERNANDEZ: Motion.

7

8 MR. WILKOS: A motion by Chairman  
Fernandez.

9

Second?

10

VICE CHAIRMAN NOVA: Second.

11

MR. WILKOS: By Commissioner Nova.

12

And we'll have roll call on that.

13

Chairman Fernandez?

14

CHAIRMAN FERNANDEZ: Yes.

15

MR. WILKOS: Commissioner Izquierdo?

16

COMMISSIONER IZQUIERDO: Yes.

17

MR. WILKOS: Commissioner Nova?

18

VICE CHAIRMAN NOVA: Yes.

19

MR. WILKOS: Commissioner Festa is absent.

20

Commissioner Casper?

21

COMMISSIONER CASPER: Yes.

22

MR. WILKOS: Commissioner Bonito?

23

COMMISSIONER BONITO: Yes.

24

MR. WILKOS: Commissioner Vallejo?

25

COMMISSIONER VALLEJO: Yes.

1 MR. WILKOS: All right.

2 The ayes have it and that item is approved  
3 as well.

4

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

7

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

11 And that Resolution is in front of you  
12 right now as well.

13 Is there a motion for consideration of that  
14 item?

15 COMMISSIONER IZQUIERDO: Motion.

16 MR. WILKOS: All right.

17 Motion by Commissioner Izquierdo.

18 Is there a --

19 VICE CHAIRMAN NOVA: Second.

20 MR. WILKOS: -- second?

21 VICE CHAIRMAN NOVA: Second.

22 MR. WILKOS: Second by Commissioner Nova.

23 We'll have roll call on that.

24 Chairman Fernandez?

25 CHAIRMAN FERNANDEZ: Yes.



1 MR. WILKOS: Commissioner Izquierdo?

2 COMMISSIONER IZQUIERDO: Yes.

3 MR. WILKOS: Commissioner Nova?

4 VICE CHAIRMAN NOVA: Yes.

5 MR. WILKOS: Commissioner Festa is absent.

6 Commissioner Casper?

7 COMMISSIONER CASPER: Yes.

8 MR. WILKOS: Commissioner Bonito?

9 COMMISSIONER BONITO: Yes.

10 MR. WILKOS: Commissioner Vallejo --

11 Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. WILKOS: All right.

14 The ayes have that and that -- that

15 Resolution passes as well.

16

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

18

19 MR. WILKOS: And item number 4 on the  
20 agenda is a Report on the Status of Projects.

21 I know Kennedy is absent from this meeting.

22 There is -- there's not much of a  
23 difference in -- or, you know, to share with  
24 respect to the Status of Projects.

25 We have been in touch with counsel for the

1 2704 Kennedy Boulevard project. So that is --  
2 that matter's ongoing.

3 And I'm not going to discuss the substance  
4 of that, except in -- in Closed Session, which I  
5 don't think we need today because there has not  
6 been developments since the last time we did  
7 that.

8 However, we did receive correspondence from  
9 Bianca Pereiras, who has described the project a  
10 little bit in detail and requested that the Board  
11 take action with respect to a vote on whether to  
12 designate as a redeveloper or to not designate as  
13 redeveloper.

14 So, that correspondence has been received  
15 by my office today.

16 I have not reviewed that in full. When I  
17 do and after I discuss the same with Kennedy, we  
18 could perhaps give you an update at the next  
19 meeting on that project.

20 Now does anyone else have any other project  
21 status to -- to give an update on?

22 All right.

23 Seeing none.

24 Is there a motion to accept the Status of  
25 the Projects?

1 CHAIRMAN FERNANDEZ: Motion.

2 MR. WILKOS: All right.

3 Motion by --

4 VICE CHAIRMAN NOVA: Second.

5 MR. WILKOS: -- Chairman Fernandez.

6 Second by Commissioner Nova.

7 Roll call.

8 Chairman Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 MR. WILKOS: Commissioner Izquierdo?

11 COMMISSIONER IZQUIERDO: Yes.

12 MR. WILKOS: Commissioner Nova?

13 VICE CHAIRMAN NOVA: Yes.

14 MR. WILKOS: Commissioner Festa 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: The ayes have it and the

22 Status of Projects is accepted.

23

24 **5. PUBLIC COMMENT:**

25

1 MR. WILKOS: And number 5 on the agenda is  
2 the Public Comment portion.

3 If there is anyone at all in the  
4 audience --

5 I see at least two people who are eligible  
6 to comment. If you would like to make a comment,  
7 come forth now and -- and say what you need to  
8 say.

9 And --

10 Nothing?

11 All right.

12 Seeing -- seeing none.

13 Is there a motion to close the Public  
14 Comment portion?

15 COMMISSIONER VALLEJO: Motion.

16 MR. WILKOS: All right.

17 Motion --

18 VICE CHAIRMAN NOVA: Second.

19 MR. WILKOS: -- by Commissioner Vallejo.

20 Second --

21 VICE CHAIRMAN NOVA: Second.

22 MR. WILKOS: -- by Commissioner Nova.

23 We'll have roll call on that.

24 Chairman Fernandez?

25 CHAIRMAN FERNANDEZ: Yes.

1 MR. WILKOS: Commissioner Izquierdo?

2 COMMISSIONER IZQUIERDO: Yes.

3 MR. WILKOS: Commissioner Nova?

4 VICE CHAIRMAN NOVA: Yes.

5 MR. WILKOS: Commissioner Festa is absent.

6 Commissioner Casper?

7 COMMISSIONER CASPER: Yes.

8 MR. WILKOS: Commissioner Bonito?

9 COMMISSIONER BONITO: Yes.

10 MR. WILKOS: Commissioner Vallejo?

11 COMMISSIONER VALLEJO: Yes.

12 MR. WILKOS: All right.

13 The ayes have it and Public Comment portion  
14 is closed.

15

16 **6. OTHER BUSINESS:**

17

18 MR. WILKOS: And number 6 on the agenda  
19 allows us to consider any other business that --  
20 that we need to discuss.

21 Is there any other such business that  
22 should -- we should go over now as a -- as a  
23 public body?

24 CHAIRMAN FERNANDEZ: No.

25 MR. WILKOS: Okay.

1           And Kennedy usually has some stuff to add.  
2           One thing that I'll -- I'll note is that  
3 there has been an OPRA request -- that's an Open  
4 Public Records Act request, by the attorney for  
5 the 2704 Kennedy Boulevard project.

6           So I know that Kennedy and the City Clerk  
7 have been gathering documents to respond to that.

8           CHAIRMAN FERNANDEZ: OPRA on what?

9           MR. WILKOS: I'm sorry?

10          CHAIRMAN FERNANDEZ: OPRA on what?

11          MR. WILKOS: I -- I believe for the -- the  
12 Planning Board file and thing -- things of that  
13 nature.

14          CHAIRMAN FERNANDEZ: Okay.

15          MR. WILKOS: Things that might be in  
16 Kennedy's notes and -- and in his file as well.

17          So he is working with the City Clerk on  
18 getting a response to that.

19          And I believe the City Clerk has requested  
20 more time to be able to -- to respond to that.

21          CHAIRMAN FERNANDEZ: Okay.

22          MR. WILKOS: Other than that, I am not  
23 aware of any other business that -- that I need  
24 to brief you on or that we need to discuss at  
25 this time.

1

2 **ADJOURNMENT:**

3

4 MR. WILKOS: So, will there be a motion to  
5 -- to adjourn, I assume?

6 CHAIRMAN FERNANDEZ: Motion.

7 MR. WILKOS: All right.

8 VICE CHAIRMAN NOVA: Second.

9 MR. WILKOS: Motion by Chairman Fernandez.

10 Second by Commissioner Nova.

11 And we'll have roll call.

12 Chairman Fernandez?

13 CHAIRMAN FERNANDEZ: Yes.

14 MR. WILKOS: Commissioner Izquierdo?

15 COMMISSIONER IZQUIERDO: Yes.

16 MR. WILKOS: Commissioner Nova?

17 VICE CHAIRMAN NOVA: Yes.

18 MR. WILKOS: Commissioner Festa is absent.

19 Commissioner Casper?

20 COMMISSIONER CASPER: Yes.

21 MR. WILKOS: Commissioner Bonito?

22 COMMISSIONER BONITO: Yes.

23 MR. WILKOS: Commissioner Vallejo?

24 COMMISSIONER VALLEJO: Yes.

25 MR. WILKOS: All right.

1           The ayes have it and the motion -- the  
2 meeting is adjourned.

3           Thank you, Commissioners.

4           Great to see you all.

5           THE ASSISTANT SECRETARY: Thank you.

6           April 16 is our next meeting.

7

8           (Whereupon, the proceedings were concluded  
9 at 4:38 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, March 19, 2019 and digitally  
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon