

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, April 16, 2019  
Commencing at 4:33 p.m.

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

VINCENT BONITO, COMMISSIONER  
PAUL CASPER, COMMISSIONER  
EVA FESTA, COMMISSIONER, (Arrived at 4:40 p.m.)  
WILMER IZQUIERDO, COMMISSIONER  
RAFAEL NOVA, VICE CHAIRMAN  
CARLOS VALLEJO, COMMISSIONER, (Arrived at 4:35 p.m.)  
LUCIO FERNANDEZ, CHAIRMAN

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

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 THE ASSISTANT SECRETARY: Okay.

4 Please take notice that on Tuesday, April  
5 16, 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 time, date, location and the agenda, to the  
19 extent known, was forwarded to The Jersey  
20 Journal, The Record, and The Hudson Reporter, has  
21 been posted on the bulletin board in City Hall  
22 and has been made available to the public in the  
23 Office of the Municipal Clerk.

24 I'll pass it on to Michael.

25 MR. WILKOS: Thank you, Lady.

1

2 **ROLL CALL:**

3

4 MR. WILKOS: Good afternoon, Commissioners.

5 We'll start with our roll call.

6 Chairman Fernandez?

7 CHAIRMAN FERNANDEZ: Here.

8 MR. WILKOS: Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Here.

10 MR. WILKOS: Commissioner Nova?

11 VICE CHAIRMAN NOVA: Yes.

12 MR. WILKOS: Commissioner Festa?

13 Is not here yet.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Here.

16 MR. WILKOS: Commissioner Bonito?

17 COMMISSIONER BONITO: Here.

18 MR. WILKOS: Commissioner Vallejo?

19 Is not here yet.

20 We do have a quorum, so we can proceed to

21 the agenda.

22

23 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**24 **MARCH 19, 2019:**

25

1 MR. WILKOS: First item on the agenda is  
2 Approval of the Minutes from Meeting of March  
3 19<sup>th</sup>, 2019.

4 Is there a motion to approve that item?

5 COMMISSIONER IZQUIERDO: Motion.

6 MR. WILKOS: Motion by Commissioner  
7 Izquierdo.

8 Is there a second?

9 VICE CHAIRMAN NOVA: Second.

10 MR. WILKOS: Second by Commissioner Nova.  
11 We'll have roll call on that.

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 is  
24 absent.

25 So the ayes have it and that agenda item

1 passes.

2

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

4 **OF CLAIMS:**

5

6 MR. WILKOS: Second item on the agenda is  
7 Approval and Ratification of Prior Payment of  
8 Claims.

9 Is there a motion to approve that item?

10 CHAIRMAN FERNANDEZ: Motion.

11 MR. WILKOS: Motion by Chairman Fernandez.

12 VICE CHAIRMAN 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?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. WILKOS: Commissioner Nova?

20 VICE CHAIRMAN NOVA: Yes.

21 MR. WILKOS: Commissioner Festa is absent.

22 Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 MR. WILKOS: Commissioner Bonito?

25

1 (Whereupon, Commissioner Carlos Vallejo  
2 arrived at 4:35 p.m.)

3

4 COMMISSIONER BONITO: Yes.

5 MR. WILKOS: Commissioner Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7 THE ASSISTANT SECRETARY: Commissioner  
8 Vallejo -- just on the record -- has arrived at  
9 4:35 p.m.

10 COMMISSIONER VALLEJO: Good afternoon,  
11 everyone.

12 VICE CHAIRMAN NOVA: Good afternoon,  
13 everyone.

14 MR. WILKOS: All right.

15 Well -- well the ayes have that one, in any  
16 event, so that -- that agenda item will pass as  
17 well.

18

19 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**  
20 **PREPARATION OF CHECKS:**

21

22 MR. WILKOS: Item number 3 on the agenda is  
23 Approval for Payment of Bills and Preparation of  
24 Checks.

25 And you all have a copy of that Resolution

1 as well in your packets.

2 Is there a motion for that agenda item?

3 CHAIRMAN FERNANDEZ: Motion.

4 MR. WILKOS: Motion by Chairman Fernandez.

5 Is there a second?

6 COMMISSIONER IZQUIERDO: Second.

7 MR. WILKOS: Second by Commissioner

8 Izquierdo.

9 Chairman Fernandez?

10 CHAIRMAN FERNANDEZ: Yes.

11 MR. WILKOS: Commissioner Izquierdo?

12 COMMISSIONER IZQUIERDO: Yes.

13 MR. WILKOS: Commissioner Nova?

14 VICE CHAIRMAN NOVA: Yes.

15 MR. WILKOS: Commissioner Festa is absent.

16 Commissioner Casper?

17 COMMISSIONER CASPER: Yes.

18 MR. WILKOS: Commissioner Bonito?

19 COMMISSIONER BONITO: Yes.

20 COMMISSIONER VALLEJO: Yes.

21 MR. WILKOS: The ayes have it and that item

22 passes as well.

23

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

25



1 MR. WILKOS: Item number 4 on the agenda is  
2 a Report on the Status of Projects.

3 I do have a few reports to make to you,  
4 Commissioners, this afternoon.

5 The first is that I've been checking into  
6 the Yardley Project and I've been advised, at  
7 least at this point in time, that that project is  
8 dormant.

9 So there's nothing that we need to do with  
10 it at this point in time.

11 I'll continue to follow up with the counsel  
12 for the redeveloper but I have talked to Pat,  
13 Patrick McNamara, who is the City Attorney. I  
14 have talked to Angelo Auteri, City Attorney. And  
15 it seems that this project is dormant for right  
16 now.

17 The second thing that I wanted to update  
18 you on is matter called PBG Realty LLC. And this  
19 is a redevelopment project.

20 It might ring a bell. It is something that  
21 had come up in the past and that project was  
22 really suspended because of a force majeure  
23 clause in the agreement.

24 And essentially those conditions that  
25 triggered that clause, which I believe was a

1 lawsuit brought by a particular Union City  
2 resident, have -- have gone away.

3 So we expect that this project will come  
4 back. That we'll be looking into this in quarter  
5 2 and quarter 3 and that we might actually even  
6 be entitled to receive some money for this  
7 project.

8 COMMISSIONER VALLEJO: I think that was  
9 approved. Second --

10 MR. WILKOS: It -- it --

11 COMMISSIONER VALLEJO: -- second terms was  
12 approved.

13 MR. WILKOS: I -- I believe it was approved  
14 but essentially the project never came to be  
15 because of these conditions that were happening.

16 COMMISSIONER VALLEJO: Because first it was  
17 approved and it was appealed by a Union City  
18 resident.

19 Then they work a deal with the person who  
20 was appealing the decision of the Board. And  
21 then they bring back the project and they -- that  
22 was approved again.

23 MR. WILKOS: Yeah. Do you -- do you know  
24 how -- how recently it was approved?

25 COMMISSIONER VALLEJO: I have to check the

1 records. It was approved by the Planning Board.

2 MR. WILKOS: By the Planning Board, yes.

3 Yes.

4 MR. NG: This year or last year?

5 Last --

6 MS. DILLON: I don't remember; sorry.

7 MR. WILKOS: Yeah, --

8 MR. NG: Well, -- well, if you -- if you  
9 think that the status is a little different, you  
10 can --

11 Carlos, you can see me tomorrow morning and  
12 then I will --

13 COMMISSIONER VALLEJO: Yeah.

14 MR. NG: -- discuss it with Michael.

15 MR. WILKOS: Yeah. And I think -- I  
16 think --

17 MR. NG: This is -- this is what we -- the  
18 status that we have from --

19 MR. WILKOS: Absolutely. And --

20 MR. NG: -- the developers.

21 MR. WILKOS: And from -- from our  
22 perspective and -- and your perspective, as  
23 Commissioners, you know, we'll be looking into  
24 the project from the redevelopment perspective.

25 COMMISSIONER VALLEJO: Yes.

1 MR. WILKOS: Because there's certain  
2 covenants and agreements, things that -- under  
3 that agreement that they have promised that they  
4 would do.

5 MR. NG: Or maybe -- because Carlos is the  
6 one who deal with the Planning Board here.

7 MR. WILKOS: Um-hum.

8 MR. NG: Maybe some -- there's something  
9 that we don't know. So we can put it all  
10 together.

11 MR. WILKOS: Could be. Yeah. It's just --  
12 I just want to let you know that it's -- it's on  
13 our radars again, you know, and it's something  
14 that we'll be -- we'll be looking into as well.

15 Now the last status update that I have for  
16 you pertains to 2704 Kennedy Boulevard project.  
17 And we've mentioned this the last few meetings  
18 that --

19 MR. NG: Um-hum.

20 MR. WILKOS: -- the attorney for that  
21 proposed redeveloper has been, you know, long-  
22 sharing information, has been offering to come  
23 before you Commissioners to present more  
24 information on the project. And we have afforded  
25 her that opportunity.

1           She and her experts -- a traffic expert, a  
2 planning expert -- were actually going to come in  
3 tonight to present to you. But they had a  
4 conflict. Their traffic expert was not  
5 available, so that has been moved to the next  
6 meeting.

7           So next meeting might be a little bit  
8 longer than our -- our meetings typically are,  
9 just for that purpose, to allow them to come in.

10           It's something they've done in the past.  
11 They have given an overview of the project. But  
12 this will allow you Commissioners to hear about  
13 the project again, refresh your memory, and then  
14 ask them any questions that you have, especially  
15 as it pertains to traffic and unit size and  
16 square footage and -- and things like that.

17           So I'm going to take a look at the  
18 documents again; make sure that those are  
19 circulated to you in advance of that meeting.  
20 And just flip through it. If you have questions,  
21 they'll be available at the next meeting to  
22 address those questions for you.

23           MR. NG: Yeah, I remember was a lot of  
24 questions about traffic in -- in that area. So  
25 that was -- this is one of the reasons that we're

1 bringing back the developer, so we can -- you can  
2 ask questions.

3 We -- we have met with different  
4 redevelopers and the Planning guy from the City  
5 -- from the -- their side, too, and it will be  
6 time for -- for you guys.

7

8 (Whereupon, Commissioner Eva Festa arrived  
9 at 4:40 p.m.)

10

11 MR. NG: So -- so very important next  
12 meeting that every Commissioner attend. It will  
13 be a little longer --

14 THE ASSISTANT SECRETARY: Excuse me,  
15 Kennedy?

16 MR. NG: -- than usual.

17 THE ASSISTANT SECRETARY: I'm sorry.

18 MR. NG: Yes.

19 THE ASSISTANT SECRETARY: Just to put on  
20 record that Commissioner Eva Festa has arrived at  
21 4:40.

22 MR. NG: Anything else about --

23 MR. WILKOS: Yeah, no, I -- I think that's  
24 exactly right. I think that it is a very  
25 important matter.

1           And just -- just because the proposed  
2 redeveloper -- they're probably spending a lot of  
3 money to bring in their experts -- to bring in  
4 their -- you know, for -- for your benefit  
5 really, just so you fully understand the project.

6           If -- if you could be here or make an  
7 effort to be here, at least we should have a  
8 quorum, you know, so that we could hear them out  
9 and -- and learn more about the project. I think  
10 that would be very much appreciated.

11           THE ASSISTANT SECRETARY: Our next meeting  
12 is scheduled for May 21<sup>st</sup>.

13           MR. NG: Are you good that day?

14           I believe that the next meeting I'm going  
15 to ask you if you could -- if you can be, all of  
16 you, at least 15 minutes before the -- the  
17 meeting so we can go over some details.

18           MR. WILKOS: Yeah, we'll make sure that you  
19 have a copy of all the documents and everything  
20 like that.

21           And there have been just a few questions  
22 from Commissioners just on, you know, what are --  
23 what are the duties of a Commissioner; what are  
24 the things that I can consider; what are the  
25 things that I can't consider. Things like that.

1           So I have -- at least a couple of the  
2 Commissioners have asked me those questions, so I  
3 am going to prepare just a very short memo on you  
4 just to help guide you in -- in those duties and  
5 responsibilities; provide some clarity, yeah.

6           COMMISSIONER BONITO: When are you going to  
7 make that available?

8           MR. WILKOS: Hopefully prior to next  
9 meeting.

10          COMMISSIONER BONITO: Okay.

11          MR. WILKOS: So that is something that I  
12 will circulate to you.

13          COMMISSIONER BONITO: Okay.

14          MR. WILKOS: Of course, it's  
15 attorney/client privilege; for your eyes only.  
16 But that is something that I'll circulate to you  
17 probably by email as well.

18          COMMISSIONER BONITO: Okay.

19          So we have time to do our homework.

20          MR. NG: Yeah.

21          MR. WILKOS: Absolutely.

22          And I will likely -- either me or Lady as  
23 well, circulate some of the documents as well for  
24 that 2704 Kennedy Boulevard project, at the very  
25 least, the traffic report. Because I believe



1 that is the newest piece of information that you  
2 may not have seen yet is the traffic report.

3 So I just want to make sure that --

4 COMMISSIONER IZQUIERDO: Um-hum.

5 MR. WILKOS: -- you all have --

6 It's not -- it's not very long. You know,  
7 there's a lot of exhibits in the back. But at  
8 least read the bulk of it, --

9 COMMISSIONER BONITO: Um-hum.

10 MR. WILKOS: -- which is about maybe ten or  
11 15 pages, you know.

12 COMMISSIONER BONITO: Um-hum.

13 MR. WILKOS: And that way that we can come  
14 in and -- and be prepared for the meeting as  
15 well.

16 And I'm going to prepare questions as well  
17 just to ask their expert things that struck my  
18 eye and -- when going through the reports.

19 MR. NG: Is everybody good for that day?

20 What is -- May 20 --

21 THE ASSISTANT SECRETARY: Twenty-first.

22 MR. NG: -- 21<sup>st</sup>.

23 We good?

24 COMMISSIONER CASPER: Yeah.

25 MR. NG: At least 15 minutes before the

1 meeting --

2 COMMISSIONER IZQUIERDO: Um-hum.

3 MR. NG: -- so we can go over.

4 Please.

5 Thank you.

6 And I mean beside the -- the reports, this  
7 is the time of the year the -- every Commissioner  
8 have to -- to fill out the -- the financial  
9 statement with the City Clerk.

10 I think that Erin is sending the  
11 information. I don't know if she send it to you.  
12 If you don't have it, you can pass by City Clerk  
13 I believe 30 minutes before four.

14 So -- so if you need help, someone going to  
15 be helping you; any questions or any inputting  
16 you have to do or if you don't have computer  
17 home.

18 COMMISSIONER BONITO: Okay.

19 MR. NG: They're very -- it is very  
20 important. I think that if we don't do it on  
21 time we could be penalized by the State. So --  
22 and you, yourself, too.

23 MR. WILKOS: All right, are there any other  
24 matters that we should address related to the  
25 projects?

1           And I -- I have made a note, Commissioner  
2 Vallejo, to look into -- just to look into it  
3 from a Planning Board perspective, --

4           COMMISSIONER VALLEJO: Okay.

5           MR. WILKOS: -- the PBG project, yeah.

6           So, perhaps we can touch base on that --

7           COMMISSIONER VALLEJO: Sure.

8           COMMISSIONER IZQUIERDO: Just -- just one  
9 -- on thing. And always has been an --  
10 (indiscernible) -- for me; a question.

11           Since you mention in that -- you know,  
12 those projects they go to different boards and  
13 different times. Seems to me that there is an  
14 overlap in function and I -- I will, you know,  
15 now that you are going to give us more info about  
16 the projects, will be also good idea if you can  
17 let us know what are our role as a member of the  
18 Redevelopment Agency.

19           MR. NG: That's the reason --

20           COMMISSIONER IZQUIERDO: That -- that --

21           MR. NG: That -- that's the reason that I'm  
22 asking everybody to be 15 minutes before that --  
23 that special meeting.

24           COMMISSIONER IZQUIERDO: Um-hum.

25           MR. NG: I call it special meeting.

1 | Because it is important for the City so we put  
2 | first --

3 | COMMISSIONER IZQUIERDO: Yeah. Yeah.

4 | MR. NG: -- what you're asking for.

5 | COMMISSIONER IZQUIERDO: Exactly. Because  
6 | -- because seems like, you know, there are things  
7 | and questions --

8 | MR. NG: Um-hum.

9 | COMMISSIONER IZQUIERDO: -- that are going  
10 | to be also addressed. Or maybe are more of a  
11 | competency of other boards, you know, --

12 | MR. NG: Um-hum.

13 | COMMISSIONER IZQUIERDO: -- than -- than  
14 | the Redevelopment.

15 | Like you were talk-- talking about the  
16 | Planning Board; Zoning Board.

17 | MR. WILKOS: I think that's exactly right.  
18 | It's a great point. There is a lot of overlap.

19 | MR. NG: Um-hum.

20 | MR. WILKOS: You know so I think  
21 | understanding what the Planning Board does,  
22 | understanding what the Redevelopment Agency  
23 | does, --

24 | COMMISSIONER IZQUIERDO: Um-hum.

25 | MR. WILKOS: -- I think those are

1 | important. They are related but they are  
2 | different as well.

3 |           COMMISSIONER IZQUIERDO: Um-hum.

4 |           MR. WILKOS: And the Redevelopment Agency,  
5 | it's a little bit more narrow, you know, what  
6 | they can do but they also have other powers that  
7 | the Planning Board does not.

8 |           You know, so the -- so I'll out-- outline  
9 | all that and then, --

10 |           COMMISSIONER IZQUIERDO: Um-hum.

11 |           MR. WILKOS: -- as Kennedy said, I'll be  
12 | available prior to the meeting if you want to  
13 | discuss on a one- --

14 |           COMMISSIONER IZQUIERDO: Oh.

15 |           MR. WILKOS: -- one-to-one --

16 |           COMMISSIONER IZQUIERDO: Um-hum.

17 |           MR. WILKOS: -- basis, just if you have any  
18 | questions about that memo.

19 |           COMMISSIONER IZQUIERDO: Thank you.

20 |           COMMISSIONER BONITO: I -- I just want to  
21 | piggyback on what the Commissioner said and I  
22 | have a follow-up question on your status.

23 |           MR. WILKOS: Um-hum.

24 |           COMMISSIONER BONITO: When it happens, for  
25 | example, that any Commissioner on this Board

1 | might know a Commissioner serving on another  
2 | board, for example, and where overlap come --  
3 | comes in. I'm sure you'll clarify in terms of  
4 | the appropriateness of communication and the  
5 | ethics of communication between a Commissioner on  
6 | this Board and a Commissioner on that board.  
7 | Especially if those two Commissioners know each  
8 | other outside of the boards.

9 |         Where communication is appropriate, what  
10 | they can discuss off the record and what have  
11 | you. So that needs to be --

12 |         MR. WILKOS: Correct.

13 |         COMMISSIONER BONITO: -- provided.

14 |         MR. WILKOS: And I -- I remember that is  
15 | something that -- that we --

16 |         MR. NG: Yeah. Um-hum.

17 |         COMMISSIONER BONITO: Yes.

18 |         MR. WILKOS: -- we discussed.

19 |         COMMISSIONER BONITO: Um-hum.

20 |         MR. WILKOS: And, yeah, I'll make sure to  
21 | include that in -- in the --

22 |         COMMISSIONER BONITO: Please.

23 |         MR. WILKOS: -- memo as well.

24 |         COMMISSIONER BONITO: Please. Yeah.

25 |         MR. WILKOS: You know you have to kind of

1 consider your role --

2 COMMISSIONER BONITO: Um-hum.

3 MR. WILKOS: -- within the role of the  
4 Redevelopment Agency.

5 However, you can't totally, you know, strip  
6 yourself of a citizen of the City.

7 COMMISSIONER BONITO: Um-hum.

8 MR. WILKOS: You know what I mean?

9 COMMISSIONER BONITO: Um-hum.

10 MR. WILKOS: You know you have to take  
11 those into account, a vision of a city. These  
12 are things that -- that you can consider.

13 And are you allowed to consider things from  
14 -- that maybe before other boards? Perhaps, --

15 COMMISSIONER BONITO: Um-hum.

16 MR. WILKOS: -- you know, but there's also  
17 a chance that that same information may be  
18 presented at the next meeting as well, too.

19 COMMISSIONER BONITO: Correct.

20 MR. WILKOS: But I'll -- I'll make sure to  
21 -- to address that concern in the memo.

22 COMMISSIONER BONITO: Yeah, no, please.

23 And the -- the one question that I did have  
24 for you is what do you mean by dormant with  
25 respect to the -- the Yardley project?

1 MR. WILKOS: What I mean by that is that  
2 there's no pending next action step.

3 Right?

4 And so --

5 COMMISSIONER BONITO: From them?

6 MR. WILKOS: From -- from them or for us.

7 COMMISSIONER BONITO: Okay.

8 MR. WILKOS: Okay.

9 So it's not -- it's not dormant because the  
10 Board has failed to do anything. It's dormant  
11 because they're not taking steps to advance the  
12 project.

13 COMMISSIONER BONITO: Okay.

14 MR. WILKOS: So that -- that's kind of what  
15 I mean.

16 COMMISSIONER BONITO: Okay.

17 MR. WILKOS: That --

18 COMMISSIONER BONITO: Okay.

19 MR. WILKOS: I do understand that there is  
20 interest from the Administration in that project.  
21 You know, so it -- so there is interest there --

22 COMMISSIONER BONITO: Um-hum.

23 MR. WILKOS: -- but it's -- essentially,  
24 the burden is on the redeveloper to -- to make  
25 those moves and to bring it to the next step.



1 COMMISSIONER BONITO: Okay.

2 MR. WILKOS: Because, you know, as -- as  
3 you recall the -- the Board has voted to approve  
4 that.

5 COMMISSIONER BONITO: Um-hum.

6 MR. WILKOS: You know what I mean? That it  
7 is something that -- that was voted already, you  
8 know, so.

9 COMMISSIONER BONITO: Yeah, no, I just  
10 wanted a clarification.

11 MR. WILKOS: Yeah.

12 COMMISSIONER BONITO: Thank you for that.

13 MR. WILKOS: Absolutely.

14 COMMISSIONER BONITO: Thank you.

15 MR. WILKOS: And kind of from my  
16 perspective, I just kind of, every now and then,  
17 just take a look at the status of the projects.  
18 You know what I mean? And -- and that's one that  
19 I see nothing is going on. You know, is that  
20 because of something that we're failing to do and  
21 the answer to that was no.

22 COMMISSIONER BONITO: Um-hum. Okay.

23 Thank you.

24 MR. WILKOS: All right.

25 Are there any other comments on the Status

1 of Projects?

2 MR. NG: No, that's what I have.

3 MR. WILKOS: All right.

4 MR. NG: That's all I have.

5 MR. WILKOS: Is there a motion to accept  
6 the Report on the Status of Projects?

7 CHAIRMAN FERNANDEZ: Motion.

8 MR. WILKOS: Motion by Chairman Fernandez.

9 VICE CHAIRMAN NOVA: Second.

10 MR. WILKOS: Second by Commissioner Nova.  
11 Chairman Fernandez?

12 CHAIRMAN FERNANDEZ: Yes.

13 MR. WILKOS: Commissioner Izquierdo?

14 COMMISSIONER IZQUIERDO: Yes.

15 MR. WILKOS: Commissioner Nova?

16 VICE CHAIRMAN NOVA: Yes.

17 MR. WILKOS: Commissioner Festa?

18 COMMISSIONER FESTA: Yes.

19 MR. WILKOS: 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 Report is  
2 accepted.

3

4       **5. PUBLIC COMMENT:**

5

6           MR. WILKOS: The next portion is Public  
7 Comment portion.

8           Anyone who'd like to come forward and --  
9 and say anything to the Board or anything like  
10 that may do that now.

11           All right.

12           Seeing none.

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

15           COMMISSIONER BONITO: Motion.

16           MR. WILKOS: All right.

17           Motion by Commissioner Bonito.

18           VICE CHAIRMAN NOVA: Second.

19           MR. WILKOS: Second by --

20           VICE CHAIRMAN NOVA: Second.

21           MR. WILKOS: -- by Commissioner Nova.

22           We'll have roll call.

23           Chairman Fernandez?

24           CHAIRMAN FERNANDEZ: Yes.

25           MR. WILKOS: Commissioner Izquierdo?

1 COMMISSIONER IZQUIERDO: Yes.

2 MR. WILKOS: Commissioner Nova?

3 VICE CHAIRMAN NOVA: Yes.

4 MR. WILKOS: Commissioner Festa?

5 COMMISSIONER FESTA: Yes.

6 MR. WILKOS: 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; Public Comment portion is  
14 closed.

15

16 **6. OTHER BUSINESS:**

17

18 MR. WILKOS: Is there any other such  
19 business that we need to discuss at this meeting  
20 tonight?

21 MR. NG: Not at this moment.

22 MR. WILKOS: All right.

23

24 **ADJOURNMENT:**

25

1 MR. WILKOS: Is there a motion to adjourn?  
2 CHAIRMAN FERNANDEZ: Motion.  
3 MR. WILKOS: Motion by Chairman Fernandez.  
4 Second by Commissioner Bonito.  
5 COMMISSIONER BONITO: Okay.  
6 MR. WILKOS: Chairman Fernandez?  
7 CHAIRMAN FERNANDEZ: Yes.  
8 MR. WILKOS: Commissioner Izquierdo?  
9 COMMISSIONER IZQUIERDO: Yes.  
10 MR. WILKOS: Commissioner Nova?  
11 VICE CHAIRMAN NOVA: Yes.  
12 MR. WILKOS: Commissioner Festa?  
13 COMMISSIONER FESTA: Yes.  
14 MR. WILKOS: 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: All right.  
21 The ayes have it and the meeting is  
22 adjourned.  
23 Thank you, Commissioners.  
24 We'll see you next --  
25 COMMISSIONER VALLEJO: Thank you.

1 CHAIRMAN FERNANDEZ: Good night, everybody.

2 MR. NG: Good night.

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4 (Whereupon, the proceedings were concluded

5 at 4:50 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, April 16, 2019 and digitally  
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon