

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, May 21, 2019
Commencing at 4:35 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, VICE CHAIRMAN
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 THE ASSISTANT SECRETARY: Okay.

2 Please take notice that on Tuesday, May
3 21st, 2019, at 4:30 p.m., a Regular Meeting is
4 scheduled for the Union City Redevelopment Agency
5 to be held in the Municipal Court Room, located
6 at City Hall, 3715 Palisade Avenue, Union City,
7 New Jersey.

8 Please rise for the Pledge of Allegiance.

9

10 (Whereupon, the Pledge of Allegiance was
11 said by all.)

12

13 THE ASSISTANT SECRETARY: Adequate notice
14 of this meeting has been provided as follows:

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

22 I'll pass it on to Michael so you can do
23 the roll call.

24 MR. WILKOS: Thank you, Lady.

25

1 **ROLL CALL:**

2

3 MR. WILKOS: Thank you, Lady.

4 And we'll start with roll call.

5 So, Chairman Fernandez?

6 CHAIRMAN FERNANDEZ: Here.

7 MR. WILKOS: Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Here.

9 MR. WILKOS: Commissioner Nova?

10 VICE CHAIRMAN NOVA: Yes.

11 MR. WILKOS: Commissioner Festa?

12 COMMISSIONER FESTA: Here.

13 MR. WILKOS: Commissioner Casper?

14 Is absent.

15 Commissioner Bonito?

16 COMMISSIONER BONITO: Here.

17 MR. WILKOS: Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Here.

19 THE ASSISTANT SECRETARY: If I can make an
20 announcement?

21 Commissioner Casper is absent; he had a
22 medical emergency. He contacted our office.

23 CHAIRMAN FERNANDEZ: Is he okay?

24 THE ASSISTANT SECRETARY: Yes.

25 MR. WILKOS: Understood.

1 And -- and we do have a quorum, so we can
2 get to the agenda.

3

4 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
5 **APRIL 16, 2019:**

6

7 MR. WILKOS: Item 1 on the agenda is
8 Approval of the Minutes from the Meeting of April
9 16th, 2019.

10 Is there a motion for that item?

11 COMMISSIONER BONITO: Motion.

12 MR. WILKOS: Motion; Commissioner Bonito.

13 Second?

14 Commissioner Festa.

15 COMMISSIONER FESTA: Sure.

16 MR. WILKOS: We'll have a roll call.

17 Chairman Fernandez?

18 CHAIRMAN FERNANDEZ: Yes.

19 MR. WILKOS: Commissioner Izquierdo?

20 COMMISSIONER IZQUIERDO: Yes.

21 MR. WILKOS: Commissioner Nova?

22 VICE CHAIRMAN NOVA: Yes.

23 MR. WILKOS: Commissioner Festa?

24 COMMISSIONER FESTA: Yes.

25 MR. WILKOS: Commissioner Casper is absent.

1 Commissioner Bonito?

2 COMMISSIONER BONITO: Yes.

3 MR. WILKOS: Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. WILKOS: All right.

6 The ayes have it and those meetings --
7 meeting minutes are approved.

8

9 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
10 **OF CLAIMS:**

11

12 MR. WILKOS: Item number 2 on the agenda is
13 Approval and Ratification of Prior Payment of
14 Claims.

15 And we have a copy of that Resolution in
16 your folders in front of you.

17 Is there a motion for that item?

18 COMMISSIONER FESTA: Motion.

19 MR. WILKOS: Motion by --

20 VICE CHAIRMAN NOVA: Second.

21 MR. WILKOS: -- Commissioner Festa.

22 Second by --

23 VICE CHAIRMAN NOVA: Second.

24 MR. WILKOS: -- Commissioner Nova.

25 We'll have roll call.

1 Chairman Fernandez?

2 CHAIRMAN FERNANDEZ: Yes.

3 MR. WILKOS: Commissioner Izquierdo?

4 COMMISSIONER IZQUIERDO: Yes.

5 MR. WILKOS: Commissioner Nova?

6 VICE CHAIRMAN NOVA: Yes.

7 MR. WILKOS: Commissioner Festa?

8 COMMISSIONER FESTA: Yes.

9 MR. WILKOS: Commissioner Casper is absent.

10 Commissioner Bonito?

11 COMMISSIONER BONITO: Yes.

12 MR. WILKOS: Commissioner Vallejo?

13 COMMISSIONER VALLEJO: Yes.

14 MR. WILKOS: The ayes have it and that

15 Resolution is approved as well.

16

17 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**

18 **PREPARATION OF CHECKS:**

19

20 MR. WILKOS: Item number 3 on the agenda is

21 Approval for the Payment of Bills and Preparation

22 of Checks.

23 And, again, you have a copy of that

24 Resolution in front of you.

25 COMMISSIONER FESTA: Make --

1 MR. WILKOS: Is -- is there a motion for
2 that item?

3 COMMISSIONER FESTA: Make a motion.

4 MR. WILKOS: Motion by Commissioner Festa.
5 Is there a second?

6 CHAIRMAN FERNANDEZ: Second.

7 MR. WILKOS: Commissioner -- second by
8 Chairman Fernandez.

9 And we'll have roll call.

10 Chairman Fernandez?

11 CHAIRMAN FERNANDEZ: Yes.

12 MR. WILKOS: Commissioner Izquierdo?

13 COMMISSIONER IZQUIERDO: Yes.

14 MR. WILKOS: Commissioner Nova?

15 VICE CHAIRMAN NOVA: Yes.

16 MR. WILKOS: Commissioner Festa?

17 COMMISSIONER FESTA: Yes.

18 MR. WILKOS: Commissioner Casper is absent.
19 Commissioner Bonito?

20 COMMISSIONER BONITO: Yes.

21 MR. WILKOS: Commissioner Vallejo?

22 COMMISSIONER VALLEJO: Yes.

23 MR. WILKOS: All right.

24 The ayes have it and agenda number 3 passes
25 as well.

1

2 (Whereupon, the Board discussed the
3 following item:

4 **4. PRESENTATION REGARDING PROPOSED PROJECT AT**
5 **2704 KENNEDY BOULEVARD AND 28TH STREET.)**

6

7 MR. WILKOS: Item number 4 on the agenda
8 was to be a Presentation Regarding the Project at
9 2704 Kennedy Boulevard and 28th Street.

10 We were contacted yesterday actually by
11 Bianca Pereiras, who is the attorney for the
12 developer on that project, and she asked that
13 this presentation be carried to the June meeting.

14 And the purpose for this adjournment was
15 she had some plans from her experts that she
16 wanted to finalize and get copies to you
17 Commissioners before the meeting could take
18 place.

19 And I thought that'd be a good idea so you
20 can actually review the material before you hear
21 the presentation.

22 So she tells me that we'll have those
23 copies hopefully later this week. As soon as we
24 get them I'll coordinate with Lady to get you a
25 copy of those materials. And I believe it's

1 maybe an engineering report, things of that
2 nature. And you already have the traffic report,
3 too.

4 So that's something that -- take a look at
5 all that stuff and just -- if -- if you could
6 just be prepared and -- and ready to listen for
7 the June meeting, that's when the presentation
8 will be on that.

9 MR. NG: Yup.

10 COMMISSIONER BONITO: So, a quick question,
11 if I may?

12 What she's going to send is additional
13 information to what we are studying?

14 MR. WILKOS: That's correct.

15 COMMISSIONER BONITO: Okay.

16 MR. WILKOS: For that project.

17 COMMISSIONER BONITO: And I also want to
18 say for the record very clearly, I want to
19 compliment you, counsel, commend you, your office
20 staff, for the very, very diligent work that you
21 did in preparing this and having it forwarded to
22 us via email so that the Commissioners could have
23 ample time to review it.

24 I completely and totally respect your work
25 and I appreciate the work and I respect that you

1 are giving us sufficient time to study it.

2 So thank you for that.

3 MR. WILKOS: Of course.

4 And thank you, Commissioner.

5 And -- and just to clarify, the -- the
6 traffic study, I didn't write it but we did
7 forward it to you.

8 COMMISSIONER BONITO: Um-hum.

9 MR. WILKOS: I did write this memo though
10 that's before you. And this is a memo that --
11 you know, the request last time was, hey, what's
12 -- what's some information about our roles as
13 Commissioner, role of the UCRA as a whole.

14 And, hopefully, this memo will address that
15 for you as well.

16 I've also attached to the back of this --
17 so there's really two documents here. On the
18 back of it is the Roosevelt Stadium Redevelopment
19 Plan. And that is the plan that's in connection
20 with the 2704 Kennedy Boulevard project.

21 Right?

22 MR. NG: I really -- I really think that it
23 is very important for all Commissioners to read
24 these and to reread it so we all understand the
25 both documents that are -- are here.

1 He -- the counsel spend a lot of time
2 putting it together so we all can -- I understand
3 it. And I will re-review it. All those
4 projects, when they present it to us again, we
5 have to make sure that we understand what it is.

6 COMMISSIONER BONITO: Absolutely. So that
7 we have time to digest it, absorb it, understand
8 it, and go from there.

9 MR. WILKOS: Absolutely.

10 COMMISSIONER BONITO: Of course.

11 MR. WILKOS: And you'll see in the memo --
12 and I don't want to go too far into the memo
13 during this meeting just because it's there, you
14 can read it and --

15 MR. NG: Yeah.

16 MR. WILKOS: -- contact me if there's any
17 questions. But, you'll see, there is an
18 interplay between the municipality, the Planning
19 Board, and the Redevelopment Agency. And you'll
20 see exactly where the Redevelopment Agency fits
21 in.

22 And it's really -- we take the
23 redevelopment plan and we look at the project;
24 does it meet -- does the project meet the
25 redevelopment plan.

1 Right?

2 COMMISSIONER BONITO: Um-hum.

3 MR. WILKOS: And there are some other
4 things that you can do. This is mentioned in the
5 memo. But you can investigate proposed
6 redevelopment plans.

7 Right?

8 So, even though the municipality is the --
9 really the one who designates redevelopment
10 areas, -- right, so we have Roosevelt Stadium, we
11 have Yardley, right, things like that -- that's
12 all in the memo, you can make recommendations
13 too.

14 Hey, I was passing by this part of the
15 neighborhood and I saw that this area could maybe
16 need redevelopment. Right? We don't have the
17 power to just go ahead and do that but you can --
18 we can adopt a resolution that's recommending to
19 the Planning Board, to the municipality, --

20 MR. NG: Exactly.

21 MR. WILKOS: -- a --

22 MR. NG: Everything it starts with a plan
23 and then have to --

24 MR. WILKOS: Exactly.

25 MR. NG: -- fulfill the criteria to declare

1 --

2 MR. WILKOS: Right.

3 MR. NG: -- as a redevelopment area.

4 MR. WILKOS: Right.

5 MR. NG: So everything just to start with
6 looking at something and then we redevelop --

7 MR. WILKOS: Exactly.

8 MR. NG: -- from there.

9 MR. WILKOS: So -- so even though, you
10 know, the -- the actual -- what you actually are
11 deciding is a little bit limited by project and
12 by the redevelopment plan, --

13 COMMISSIONER BONITO: Um-hum.

14 MR. WILKOS: -- you do have the power to
15 make recommendations to the Planning Board to
16 make other redevelopment areas. That is
17 something within -- within your power.

18 COMMISSIONER BONITO: That's very good to
19 know.

20 Because I was going to actually ask at some
21 point if, you know, any one of us at any given
22 time of the day -- morning, noon or night --
23 either happen to be in an area where there's a
24 development going on or choose to go to an area
25 where there's a development going on, just for

1 | our own observation. And then bring it back here
2 | for feedback.

3 | MR. WILKOS: Absolutely.

4 | COMMISSIONER BONITO: Um-hum.

5 | MR. WILKOS: Absolutely.

6 | And that's something that you can always
7 | do. You can always bring something to the
8 | Board --

9 | COMMISSIONER BONITO: Um-hum.

10 | MR. WILKOS: -- for further discussion.

11 | And we can -- we can talk about it. And if the
12 | Board agrees, instruct me to draft a
13 | Resolution, --

14 | MR. NG: Good.

15 | MR. WILKOS: -- and then you vote on it in
16 | the next meeting. You know, --

17 | MR. NG: Good.

18 | COMMISSIONER BONITO: Thank you.

19 | MR. WILKOS: -- this is our recommendation
20 | that we're going to make --

21 | MR. NG: Yeah.

22 | MR. WILKOS: -- to the Planning Board.

23 | Right?

24 | Other than that I won't go too far into --

25 | MR. NG: Michael, I'm -- I'm sorry to

1 interrupt you but --

2 MR. WILKOS: Yes.

3 MR. NG: -- going back to 27-- what is 2704
4 Kennedy Boulevard.

5 Last month I think that we scheduled the
6 presentation and -- and this month, too. It was
7 not us that cancelled the presentation; was part
8 of the -- the developers who -- who contact the
9 lawyer and ask for, you know, one more chance to
10 re-review the plans and everything.

11 So, --

12 COMMISSIONER BONITO: Um-hum.

13 MR. NG: -- I just want to make sure that
14 this is in the record that we -- that we didn't
15 cancel it. They -- they cancelled twice.

16 MR. WILKOS: That is a good -- that is a
17 good point.

18 This is a second adjournment. And Miss
19 Pereiras has actually been thankful of you
20 Commissioners for willing to adjourn it. And
21 also, Kennedy, for willing to adjourn it as well.

22 So -- so we received praise on -- on that
23 regard. Right.

24 COMMISSIONER VALLEJO: Is there a
25 limitation in time?

1 MR. WILKOS: So this is really for the
2 first step of will the developer qualify as a
3 redeveloper. And not -- not really.

4 And I know with planning boards there are
5 very strict time periods and you got to do it by
6 this -- this many days and here -- you know, it
7 has to go before the Board.

8 Not -- not quite so with -- with respect to
9 the Redevelopment Agency.

10 COMMISSIONER VALLEJO: Thank you.

11 MR. WILKOS: Yeah.

12 It -- and it will, if it is approved, it
13 will get to that point with the Planning Board
14 where they will have to go to the Planning Board
15 and there might be some more strict limitations
16 on them there. You know?

17 COMMISSIONER VALLEJO: Thank you.

18 MR. WILKOS: All right.

19 So that is -- that is really about the --
20 well the memo is not really related to the
21 presentation but I -- I kind of lumped it in
22 there.

23 Is there a motion to close the discussion
24 on the Presentation portion, item number 4, on
25 the agenda?

1 COMMISSIONER FESTA: Motion.
2 MR. WILKOS: Motion by Commissioner Festa.
3 CHAIRMAN FERNANDEZ: Second.
4 VICE CHAIRMAN NOVA: Second.
5 MR. WILKOS: Second by Chairman Fernandez.
6 And we'll have roll call on that.
7 Chairman Fernandez?
8 CHAIRMAN FERNANDEZ: Yes.
9 MR. WILKOS: Commissioner Izquierdo?
10 COMMISSIONER IZQUIERDO: Yes.
11 MR. WILKOS: Commissioner Nova?
12 VICE CHAIRMAN NOVA: Yes.
13 MR. WILKOS: Commissioner Festa?
14 COMMISSIONER FESTA: Yes.
15 MR. WILKOS: Commissioner Casper is absent.
16 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 that's -- that item is
22 closed.

23

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

25

1 MR. WILKOS: Number 5 is Report on the
2 Status of Projects.

3 Kennedy, is there anything that --

4 MR. NG: No. No. Not about a project.

5 But I just wanted to share with the
6 Commissioners that we -- in the past we have --
7 our office, where we keep all the files on -- on
8 the third floor where it used to be UEZ office,
9 then they move it back to the fourth floor, and
10 then went back to another room, which I think the
11 water leak damage some of the files and things
12 like that.

13 I spoke to the Administration so -- and
14 they are in the process of fixing the roof, the
15 leak, and the door, which doesn't have any lock.

16 I wanted Lady to -- you to follow-up.

17 Just Erin told me that the Mayor I think
18 send the -- the memo that I send to him --

19 THE ASSISTANT SECRETARY: Um-hum.

20 MR. NG: -- to try to accelerate the
21 process to fix the room.

22 The thing is that we have all the files in
23 reference to the High School project. Every
24 project that the -- the -- this Agency in the
25 past have done.

1 So we don't need it now. But any day we
2 can need it, you know, the State can request any
3 -- any information, any documentation. And I --
4 and I think that at certain point Lady, Michael
5 and myself, when they finish the office --
6 cleaning up and everything, we could probably get
7 together and -- and find out where the files are
8 or if we are missing some files.

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

11 MR. NG: Yeah.

12 MR. WILKOS: -- to do that.

13 MR. NG: Because I could be on vacation,
14 she -- she can be on vacation, or you can be on
15 vacation, something being requested from the
16 State, from any agency, so we are on the same
17 page in the future.

18 COMMISSIONER VALLEJO: You don't have any
19 digital file?

20 MR. NG: No.

21 MR. WILKOS: How many -- like is it --

22 MR. NG: The only digital files that we
23 have is from the High School project that they
24 keep -- it was a company in charge of that.

25 So we always can go back to that. But we

1 | have other projects that we, in the past. I
2 | wasn't the -- I was not the -- the Executive
3 | Director but I know that those folders are there.

4 | COMMISSIONER BONITO: Is it possible to --
5 | Not to get into the nitty-gritty of every
6 | day in City Hall but is it possible -- because of
7 | the High School project, --

8 | MR. NG: Um-hum.

9 | COMMISSIONER BONITO: -- can you physically
10 | remove those files out from any possible danger
11 | and put them in a safe place?

12 | I mean --

13 | MR. NG: They were -- they were saved. But
14 | the -- I believe the -- the Administration was
15 | looking for different offices, moving offices
16 | internal -- internally.

17 | COMMISSIONER BONITO: Right.

18 | MR. NG: And they moved the courtroom using
19 | some of the biggest -- UEZ used to be. And our
20 | office was there.

21 | And, unfortunately, the -- when they moved
22 | the file system to that room there was a leak --

23 | COMMISSIONER BONITO: Hmm.

24 | MR. NG: -- in there.

25 | And so I -- I know that some of the boxes

1 | are damaged. So --

2 | COMMISSIONER BONITO: But to prevent future

3 | -- I mean, you know, --

4 | MR. NG: We will.

5 | COMMISSIONER BONITO: That's a --

6 | MR. NG: Yeah.

7 | COMMISSIONER BONITO: -- suggestion,

8 | respectfully.

9 | CHAIRMAN FERNANDEZ: All right, should we

10 | vote on the Status of --

11 | There's no Report on Status of --

12 | MR. NG: No.

13 | CHAIRMAN FERNANDEZ: -- Projects.

14 | Right?

15 | So I'll make a motion to close.

16 | MR. WILKOS: All right.

17 | Is there a second?

18 | COMMISSIONER FESTA: Second.

19 | VICE CHAIRMAN NOVA: Second.

20 | MR. WILKOS: All right.

21 | And we'll have a roll call on that.

22 | Chairman Fernandez?

23 | CHAIRMAN FERNANDEZ: Yes.

24 | MR. WILKOS: Commissioner Izquierdo?

25 | COMMISSIONER IZQUIERDO: Yes.

1 MR. WILKOS: Commissioner Nova?

2 VICE CHAIRMAN NOVA: Yes.

3 MR. WILKOS: Commissioner Festa?

4 COMMISSIONER FESTA: Yes.

5 MR. WILKOS: Commissioner Casper is absent.

6 Commissioner Bonito?

7 COMMISSIONER BONITO: Yes.

8 MR. WILKOS: Commissioner Vallejo?

9 COMMISSIONER VALLEJO: Yes.

10 MR. WILKOS: All right.

11 The ayes have it and that is accepted.

12

13 **6. PUBLIC COMMENT:**

14

15 MR. WILKOS: We're on number 6, the Public
16 Comment portion of the meeting.

17 Is there anyone who would like to be heard
18 on the -- on really any topic pertaining to
19 redevelopment?

20 CHAIRMAN FERNANDEZ: Seeing no one.

21 MR. NG: No one.

22 CHAIRMAN FERNANDEZ: I make a motion.

23 MR. WILKOS: All right, motion by Chairman
24 Fernandez.

25 Is there a second?

1 VICE CHAIRMAN NOVA: Second.

2 MR. WILKOS: Second by Commissioner Nova.

3 Chairman Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 MR. WILKOS: Commissioner Izquierdo?

6 COMMISSIONER IZQUIERDO: Yes.

7 MR. WILKOS: Commissioner Nova?

8 VICE CHAIRMAN NOVA: Yes.

9 MR. WILKOS: Commissioner Festa?

10 COMMISSIONER FESTA: Yes.

11 MR. WILKOS: Commissioner Casper is absent.

12 Commissioner Bonito?

13 COMMISSIONER BONITO: Yes.

14 MR. WILKOS: Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16 MR. WILKOS: All right.

17 The Public Comment portion is closed.

18

19 **7. OTHER BUSINESS:**

20

21 MR. WILKOS: And number 7 let's us consider

22 any other business that we need to consider.

23 MR. NG: Just -- so the next meeting, what

24 day is the next meeting?

25 June --

1 THE ASSISTANT SECRETARY: June 14th (sic).

2 But let me verify.

3 MR. NG: June 14.

4 Chairman Fernandez, are you going to be
5 here the --

6 CHAIRMAN FERNANDEZ: Yeah, --

7 THE ASSISTANT SECRETARY: I'm sorry; it's
8 -- it's June 18.

9 MR. NG: June 18?

10 THE ASSISTANT SECRETARY: Yeah.

11 CHAIRMAN FERNANDEZ: Yeah.

12 MR. NG: So we -- we really need you for --

13 CHAIRMAN FERNANDEZ: I'll be here.

14 MR. NG: -- when the presentation --

15 CHAIRMAN FERNANDEZ: I'll be here.

16 MR. NG: -- happens.

17 CHAIRMAN FERNANDEZ: God willing, I'll be
18 here.

19 MR. NG: Is everybody okay for that date?

20 I know it's in -- in the agenda but I -- I
21 know it's close to summertime and a lot of people
22 plan vacations.

23 COMMISSIONER BONITO: So it will be June
24 18th then?

25 MR. WILKOS: Yes.

1 COMMISSIONER BONITO: Okay.

2 MR. WILKOS: Yes.

3 MR. NG: Is everybody okay for that day?

4 COMMISSIONER BONITO: Um-hum.

5 COMMISSIONER VALLEJO: Yes.

6 MR. NG: Remember, this not only me. The
7 Administration for -- when -- when like
8 demonstrations and projects, experts, come from
9 the -- the side of the developers, the
10 Administration wants every Commissioner to be
11 present and from the beginning to the end,
12 including me.

13 So we don't -- and it could be short but
14 you don't know how the -- the presentations come
15 and raise a lot of questions.

16 And the reason that lawyers prepare this is
17 because if you have to vote. So I want to make
18 sure what we -- you are voting.

19 Okay?

20 COMMISSIONER BONITO: Exactly.

21 And, again, this is tremendous work. This
22 is great. You know? And for us to take home and
23 to do our homework, which is the bottom line.

24 MR. WILKOS: Thank you, Commissioner.

25 And -- and, of course, if -- if anyone has

1 any questions you can contact me. In the
2 conclusion, the last page, that's the -- that's
3 the phone number. That's the email address.
4 Feel free to reach out and I'll be happy to
5 answer the question or look into it for you --

6 COMMISSIONER BONITO: Thank you.

7 MR. WILKOS: -- and we -- we can talk about
8 it.

9 All right?

10 MR. NG: No problem.

11 MR. WILKOS: Are we all set then?

12 MR. NG: Yeah.

13 CHAIRMAN FERNANDEZ: Time to rock and roll.

14

15 **ADJOURNMENT:**

16

17 MR. WILKOS: Motion to adjourn anyone?

18 COMMISSIONER BONITO: Motion.

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

20 CHAIRMAN FERNANDEZ: Second.

21 MR. WILKOS: -- Commissioner Bonito.

22 Second by Chairman Fernandez.

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 is absent.

7 Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 MR. WILKOS: Commissioner Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11 MR. WILKOS: All right.

12 The ayes have it and the meeting is
13 adjourned.

14 Have a great afternoon.

15 COMMISSIONER VALLEJO: Thank you.

16 Good afternoon everyone.

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18 (Whereupon, the proceedings were concluded

19 at 4:51 p.m.)

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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, May 21, 2019 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon