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

REGULAR MEETING

⋮

TRANSCRIPT OF  
PROCEEDINGS

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UNION CITY CITY HALL  
3715 Palisade Avenue  
Union City, New Jersey

Tuesday, October 14, 2025  
Commencing at 4:34 p.m.

M E M B E R S     P R E S E N T :

LUCIO FERNANDEZ, CHAIRMAN  
VINCENT BONITO, COMMISSIONER  
VICTOR SEBASTIANI, COMMISSIONER  
CARLOS VALLEJO, COMMISSIONER  
NORMA LOPEZ, COMMISSIONER

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 :

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

KENNEDY NG, EXECUTIVE DIRECTOR

SUSAN BISCHOFF CCR CO.  
201-390-0583     SBischoffccr@yahoo.com

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1 MR. NG: Good afternoon, everybody.  
2 Please take notice that on Tuesday, October 14,  
3 2025, at 4:30, a regular meeting is scheduled for  
4 the Union City Redevelopment Agency to be held in  
5 the second floor courtroom the Union City City  
6 Hall, located at 3715 Palisade Avenue, Union City.

7 Residents who wish to submit public  
8 comments in writing rather than in person may  
9 direct comments to the acting board secretary,  
10 Kennedy Ng, to the email at KNG@ucnj.com at least  
11 two hours prior to the meeting. The  
12 comments/questions must include the individual's  
13 name and address which will be read into the  
14 record. Let's salute the flag.

15  
16 (Whereupon, the Pledge of Allegiance was  
17 recited.)

18  
19 MR. NG: Adequate notice of this meeting  
20 has been provided as follows: Notice of this  
21 meeting setting forth the time, date, location,  
22 and the agenda to the extent known was forwarded  
23 to the New Jersey Advance Media and The Record,  
24 has been posted on the bulletin board in City Hall  
25 and has been made available to the public in the

1 office of the municipal clerk.

2 At this time, I will pass the meeting to  
3 our counselor.

4

5 **ROLL CALL:**

6

7 MR. SIMONE: We're going to begin with  
8 roll call. Fernandez.

9

CHAIRMAN FERNANDEZ: Here.

10

11

MR. SIMONE: Commissioner Festa is out  
today.

12

Bonito.

13

COMMISSIONER BONITO: Here.

14

MR. SIMONE: Vallejo.

15

COMMISSIONER VALLEJO: Here.

16

MR. SIMONE: Sebastiani.

17

COMMISSIONER SEBASTIANI: Here.

18

MR. SIMONE: Lopez.

19

COMMISSIONER LOPEZ: Here.

20

MR. SIMONE: Okay, excellent.

21

22

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

23

**SEPTEMBER 16, 2025:**

24

25

MR. SIMONE: First agenda item is the

1 approval of the minutes from the meeting of  
2 September 16, 2025.

3 COMMISSIONER VALLEJO: Motion.

4 COMMISSIONER SEBASTIANI: Second.

5 MR. SIMONE: Fernandez.

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. SIMONE: Bonito.

8 COMMISSIONER BONITO: Yes.

9 MR. SIMONE: Vallejo.

10 COMMISSIONER VALLEJO: Yes.

11 MR. SIMONE: Sebastiani.

12 COMMISSIONER SEBASTIANI: Yes.

13 MR. SIMONE: Lopez.

14 COMMISSIONER LOPEZ: Yes.

15 MR. SIMONE: Excellent.

16

17 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**  
18 **CLAIMS:**

19

20 MR. SIMONE: Second agenda item is  
21 approval and ratification of prior payment of  
22 claims.

23 CHAIRMAN FERNANDEZ: Make a motion.

24 COMMISSIONER SEBASTIANI: Second.

25 MR. SIMONE: Fernandez.

1 CHAIRMAN FERNANDEZ: Yes.

2 MR. SIMONE: Bonito.

3 COMMISSIONER BONITO: Yes.

4 MR. SIMONE: Vallejo.

5 COMMISSIONER VALLEJO: Yes.

6 MR. SIMONE: Sebastiani.

7 COMMISSIONER SEBASTIANI: Yes.

8 MR. SIMONE: Lopez.

9 COMMISSIONER LOPEZ: Yes.

10 MR. SIMONE: Okay, that passes as well.

11

12 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**  
13 **PREPARATION OF CHECKS:**

14

15 MR. SIMONE: The third agenda item is  
16 for the payment of bills and preparation of  
17 checks.

18 CHAIRMAN FERNANDEZ: Make a motion.

19 COMMISSIONER LOPEZ: Second.

20 MR. SIMONE: Fernandez.

21 CHAIRMAN FERNANDEZ: Yes.

22 MR. SIMONE: Bonito.

23 COMMISSIONER BONITO: Yes.

24 MR. SIMONE: Vallejo.

25 COMMISSIONER VALLEJO: Yes.

1 MR. SIMONE: Sebastiani.

2 COMMISSIONER SEBASTIANI: Yes.

3 MR. SIMONE: Lopez.

4 COMMISSIONER LOPEZ: Yes.

5 MR. SIMONE: Okay.

6

7 **4. APPROVAL AND CERTIFICATION OF APPROVED AND**  
8 **ADOPTED U.C.R.A. AUTHORITY BUDGET FOR THE FISCAL**  
9 **YEAR FROM JANUARY 1, 2026, TO DECEMBER 31, 2026.**

10

11 MR. SIMONE: The fourth agenda item is  
12 approval and certification of the approved and  
13 adopted U.C.R.A. Authority budget for the fiscal  
14 year from the January 1, 2026, to December 31,  
15 2026.

16 MR. NG: This is the document that  
17 Tammy, our accounting department upstairs, they do  
18 the numbers. I have my salary, all the people's  
19 salary, everything is there. It's very -- there's  
20 nothing major. Everything is good. I believe  
21 it's not much money.

22 CHAIRMAN FERNANDEZ: Motion.

23 COMMISSIONER SEBASTIANI: Second.

24 MR. SIMONE: Fernandez.

25 CHAIRMAN FERNANDEZ: Yes.

1 MR. SIMONE: Bonito.  
2 COMMISSIONER BONITO: Yes.  
3 MR. SIMONE: Vallejo.  
4 COMMISSIONER VALLEJO: Yes.  
5 MR. SIMONE: Sebastiani.  
6 COMMISSIONER SEBASTIANI: Yes.  
7 MR. SIMONE: Lopez.  
8 COMMISSIONER LOPEZ: Yes.  
9 MR. SIMONE: Okay, that passes as well.

10

11 **5. PUBLIC COMMENT:**

12

13 MR. SIMONE: Next is the public comment  
14 portion. Seeing as no members of the public are  
15 here.

16

17 **6. SUCH OTHER BUSINESS AS MAY COME BEFORE THE**  
18 **BOARD:**

19

20 MR. SIMONE: We can move onto any other  
21 such business that may come before the Board.

22 MR. NG: If you can, Counselor, talk a  
23 little about the communications that we've had  
24 about PBG. And also comments that I had met with  
25 Carlos the other day and I learned that the people

1 involved in the development, they didn't have the  
2 redevelopment agreement. I know that you  
3 communicate with them, if you can talk a little  
4 bit about that.

5 MR. SIMONE: Of course. So I spoke with  
6 Ms. Berkenwald, the attorney for Yuanheng, and  
7 informed her that, unfortunately, because they had  
8 renewed their redevelopment application three  
9 times, which is the maximum they have to reapply  
10 for redevelopment for a new redevelopment  
11 agreement, that has to go through the zoning board  
12 first. And once that gets approved there, then  
13 they will be able to come back here and present to  
14 us.

15 Unfortunately, Ms. Berkenwald has left  
16 her previous firm, she's now working by herself.  
17 She's become a little -- we'll call it inundated,  
18 a little difficult to get in contact with. And  
19 I'm still struggling with her to get contact  
20 information for anyone from Yuanheng. So,  
21 unfortunately, I can't give a timeline as to when  
22 the application will be made. But I am working to  
23 basically just bring this matter to their  
24 attention and make sure that they're kind of on  
25 top of it.

1           MR. NG: The last director's meeting, I  
2 present the project because I have the design of  
3 the PBG, 22nd and Summit Avenue, present it to the  
4 mayor and to the other directors. The only thing  
5 that -- the administration wants to be diligent  
6 and to have everything under -- you know, very  
7 organized especially that this project have been  
8 just postponed and postponed. And make sure they  
9 have the proper documentation, the agreement  
10 before we present the project to the  
11 commissioners.

12           MR. SIMONE: Okay, noted.

13           MR. NG: Other than that, I don't have  
14 any other status on projects.

15           MR. SIMONE: Thank you very much.

16

17 **ADJOURNMENT:**

18

19           MR. SIMONE: All right. Do we have a  
20 motion to close the meeting?

21           CHAIRMAN FERNANDEZ: Motion.

22           COMMISSIONER SEBASTIANI: Second.

23           MR. SIMONE: Fernandez.

24           CHAIRMAN FERNANDEZ: Yes.

25           MR. SIMONE: Bonito.

1 COMMISSIONER BONITO: Yes.

2 MR. SIMONE: Vallejo.

3 COMMISSIONER VALLEJO: Yes.

4 MR. SIMONE: Sebastiani.

5 COMMISSIONER SEBASTIANI: Yes.

6 MR. SIMONE: Lopez.

7 COMMISSIONER LOPEZ: Yes.

8 MR. SIMONE: Thank you everybody for  
9 your time today.

10

11 (Whereupon the meeting was adjourned at  
12 4:40 p.m.)

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C E R T I F I C A T E

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I HEREBY CERTIFY that the foregoing is a true and accurate transcript of the testimony and proceedings as taken stenographically by me at the time, place, and on the date hereinbefore set forth.

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SUSAN BISCHOFF, CCR, RPR  
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