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

REGULAR MEETING

⋮

TRANSCRIPT OF
PROCEEDINGS

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

Tuesday, November 18, 2025
Commencing at 4:35 p.m.

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

LUCIO FERNANDEZ, CHAIRMAN
VINCENT BONITO, COMMISSIONER (VIA PHONE)
EVA FESTA, COMMISSIONER
NORMA LOPEZ, COMMISSIONER

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

VICTOR SEBASTIANI, COMMISSIONER
CARLOS VALLEJO, 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. Please take
2 notice that on Tuesday, November 18, 2025, at 4:30
3 p.m., a regular meeting is scheduled FOR THE the
4 Union City Redevelopment Agency to be held in the
5 second floor courtroom of the Union City City
6 Hall, located a 3715 Palisade Avenue, Union City,
7 New Jersey. Residents who wish to submit public
8 comments in writing rather than in person may
9 direct comments to the Acting Board Secretary,
10 this is me, Kennedy Ng to kng@ucnj.com at least
11 two hours prior to the meeting. The
12 comments/questions must include the individual's
13 name and the address which will be read into the
14 record. Let's pledge allegiance.

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

18
19 MR. NG: Opening statement. Adequate
20 notice has been provided as follows: Notice of
21 this meeting setting for the time, date, location
22 and the agenda to the extent known was sent to The
23 Jersey Journal, The Record, and The Hudson
24 Reporter, has been posted on the bulletin board in
25 City Hall and has been made available to the

1 public in the office of the municipal clerk.

2 At this time, I'm going to pass the
3 meeting to our counsel, Mr. Mike Simone, please.

4

5 **ROLL CALL:**

6

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

9 CHAIRMAN FERNANDEZ: Here.

10 MR. SIMONE: Festa.

11 COMMISSIONER FESTA: Here.

12 MR. SIMONE: Bonito.

13 COMMISSIONER BONITO: Here.

14 MR. SIMONE: Vallejo, absent.

15 MR. NG: Mr. Vallejo is excused, he's
16 taking some courses for the planning board.

17 MR. SIMONE: Sebastiani.

18 MR. NG: He's supposed to be here, but
19 he's not here at this time.

20 MR. SIMONE: Lopez.

21 COMMISSIONER LOPEZ: Here.

22 MR. SIMONE: We have a quorum.

23

24 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
25 **OCTOBER 14, 2025.**

1

2

MR. SIMONE: We'll move onto our first agenda item, which is the approval of the minutes from the meeting of October 14, 2025.

3

4

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COMMISSIONER FESTA: I make a motion.

6

CHAIRMAN FERNANDEZ: Second.

7

MR. SIMONE: Fernandez.

8

CHAIRMAN FERNANDEZ: Yes.

9

MR. SIMONE: Festa.

10

COMMISSIONER FESTA: Yes.

11

MR. SIMONE: Bonito.

12

COMMISSIONER BONITO: Yes.

13

MR. SIMONE: Lopez.

14

COMMISSIONER LOPEZ: Yes.

15

MR. SIMONE: All right, that passes.

16

17

2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS:

18

19

20

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

21

22

23

COMMISSIONER FESTA: I make a motion.

24

COMMISSIONER LOPEZ: Second.

25

MR. SIMONE: Fernandez.

1 CHAIRMAN FERNANDEZ: Yes.

2 MR. SIMONE: Festa.

3 COMMISSIONER FESTA: Yes.

4 MR. SIMONE: Bonito.

5 COMMISSIONER BONITO: Yes.

6 MR. SIMONE: Lopez.

7 COMMISSIONER LOPEZ: Yes.

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

9

10 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**
11 **PREPARATION OF CHECKS:**

12

13 MR. SIMONE: Third on the agenda is
14 approval for the payment of bills and preparation
15 of checks.

16 CHAIRMAN FERNANDEZ: I make a motion.

17 COMMISSIONER FESTA: Second.

18 MR. SIMONE: Fernandez.

19 CHAIRMAN FERNANDEZ: Yes.

20 MR. SIMONE: Festa.

21 COMMISSIONER FESTA: Yes.

22 MR. SIMONE: Bonito.

23 COMMISSIONER BONITO: Yes.

24 MR. SIMONE: Lopez.

25 COMMISSIONER LOPEZ: Yes.

1 MR. SIMONE: Excellent.

2

3 **4. ADOPTION OF THE 2026 BUDGET RESOLUTION:**

4

5 MR. SIMONE: And fourth is the adoption
6 of the 2026 budget resolution. As you'll recall,
7 we did go through the numbers last meeting.

8 MR. NG: This is the report, it's
9 already reviewed by us in previous meeting and
10 previous week, so it's ready to go.

11 COMMISSIONER FESTA: I make a motion.

12 COMMISSIONER LOPEZ: Second.

13 MR. SIMONE: Okay. Fernandez.

14 CHAIRMAN FERNANDEZ: Yes.

15 MR. SIMONE: Festa.

16 COMMISSIONER FESTA: Yes.

17 MR. SIMONE: Bonito.

18 COMMISSIONER BONITO: Yes.

19 MR. SIMONE: Lopez.

20 COMMISSIONER LOPEZ: Yes.

21 MR. SIMONE: All right, that passes as
22 well.

23

24 **5. PUBLIC COMMENT PORTION:**

25

1 MR. SIMONE: Next we'll move on to the
2 public comments portion. Seeing that there are no
3 members of the public here and we don't have
4 anybody writing in, we'll move onto any other such
5 business that may come before the Board.

6

7 **6. SUCH OTHER BUSINESS AS MAY COME BEFORE THE**
8 **BOARD:**

9

10 MR. NG: I don't have anything, just to
11 ask you, Counselor, any update on the PBG
12 Development?

13 MR. SIMONE: I haven't heard anything
14 from Elaine since I told her that she has to apply
15 through the zoning agency.

16 MR. NG: Okay. Just communicate if you
17 hear anything.

18 MR. SIMONE: Absolutely.

19 MR. NG: Thank you. Other than that, I
20 don't have anything else.

21

22 **ADJOURNMENT:**

23

24 CHAIRMAN FERNANDEZ: I make a motion to
25 adjourn.

1 COMMISSIONER FESTA: Second.

2 MR. SIMONE: Fernandez.

3 CHAIRMAN FERNANDEZ: Yes.

4 MR. SIMONE: Festa.

5 COMMISSIONER FESTA: Yes.

6 MR. SIMONE: Bonito.

7 COMMISSIONER BONITO: Yes.

8 MR. SIMONE: Lopez.

9 COMMISSIONER LOPEZ: Yes.

10 MR. SIMONE: All right, excellent.

11 MR. NG: Thank you, Commissioners.

12

13 (Whereupon, the meeting was adjourned at

14 4:40 p.m.)

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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.

SUSAN BISCHOFF, CCR, RPR
LICENSE NO. 30XI00233700