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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, December 9, 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

	<u>I N D E X</u>	
		<u>PAGE</u>
1		
2		
3	CALL TO ORDER	3
4	SALUTE TO FLAG	3
5	ROLL CALL	4
6	AGENDA	
7	1. APPROVAL OF THE MINUTES FROM THE	
8	MEETING OF NOVEMBER 10, 2025	4
9	2. APPROVAL AND RATIFICATION OF PRIOR	
10	PAYMENT OF CLAIMS	5
11	3. APPROVAL FOR THE PAYMENT OF BILLS	
12	AND PREPARATION OF CHECKS	6
13	4. APPROVAL OF THE UCRA MONTHLY MEETING	
14	CALENDAR 2026	7
15	5. PUBLIC COMMENT	8
16	6. SUCH OTHER BUSINESS AS MAY COME	
17	BEFORE THE BOARD	8
18		
19		
20		
21		
22		
23		
24		
25		
	ADJOURNMENT	10

1 MR. NG: Good afternoon. Please take
2 notice that on Tuesday, December 9, 2025, at
3 4:30 p.m., a regular meeting is scheduled for the
4 Union City Redevelopment Agency to be held in the
5 Union City City Hall, located at 3715 Palisade
6 Avenue, Union City, New Jersey.

7 Residents who wish to submit public
8 comments in writing rather than in person may
9 direct them to the Acting Board Secretary, this is
10 me, Kennedy Ng to kng@ucnj.com at least two hours
11 prior to the meeting. The comments/questions must
12 include the individual's name and the address
13 which will be read into the record.

14 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 was provided as follows: Notice of this meeting
21 setting forth the time, location, date, and the
22 agenda to the extent known was sent to The Star
23 Ledger newspaper, The Record, and has been posted
24 on the bulletin board in the city hall and has
25 been made available to the public in the office of

1 the municipal clerk.

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

4

5 **ROLL CALL:**

6

7 MR. SIMONE: Thank you. Roll call.
8 Commissioner Fernandez.

9

CHAIRMAN FERNANDEZ: Here.

10

MR. SIMONE: Festa.

11

Bonito.

12

COMMISSIONER BONITO: Here.

13

MR. SIMONE: Vallejo.

14

COMMISSIONER VALLEJO: Here.

15

MR. SIMONE: Sebastiani.

16

COMMISSIONER SEBASTIANI: Here.

17

MR. SIMONE: Lopez.

18

COMMISSIONER LOPEZ: Here.

19

MR. SIMONE: Excellent, thank you. We
20 have a quorum.

21

22 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
23 **OCTOBER 14, 2025:**

24

25

MR. SIMONE: Okay. We'll start with the

1 agenda item number one, minor typo, approval of
2 the minutes for the meeting of November 10, 2025.

3 CHAIRMAN FERNANDEZ: Make a 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: Okay. That passes, thank
16 you very much.

17

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

20

21 MR. SIMONE: Second on the agenda is
22 approval and ratification of prior payment of
23 claims.

24 COMMISSIONER LOPEZ: I make a motion.

25 COMMISSIONER SEBASTIANI: Second.

1 MR. SIMONE: Fernandez.

2 CHAIRMAN FERNANDEZ: Yes.

3 MR. SIMONE: Bonito.

4 COMMISSIONER BONITO: Yes.

5 MR. SIMONE: Vallejo.

6 COMMISSIONER VALLEJO: Yes.

7 MR. SIMONE: Sebastiani.

8 COMMISSIONER SEBASTIANI: Yes.

9 MR. SIMONE: Lopez.

10 COMMISSIONER LOPEZ: Yes.

11 MR. SIMONE: Thank you, that passes as
12 well.

13

14 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**
15 **PREPARATION OF CHECKS:**

16

17 MR. SIMONE: Third on the agenda is
18 approval for the payment of bills and preparation
19 of checks.

20 COMMISSIONER SEBASTIANI: Motion.

21 COMMISSIONER BONITO: I'll second.

22 MR. SIMONE: Fernandez.

23 CHAIRMAN FERNANDEZ: Yes.

24 MR. SIMONE: Bonito.

25 COMMISSIONER BONITO: Yes.

1 MR. SIMONE: Vallejo.

2 COMMISSIONER VALLEJO: Yes.

3 MR. SIMONE: Sebastiani.

4 COMMISSIONER SEBASTIANI: Yes.

5 MR. SIMONE: Lopez.

6 COMMISSIONER LOPEZ: Yes.

7 MR. SIMONE: Thank you, that passes.

8

9 **4. APPROVAL OF THE UCRA MONTHLY MEETING CALENDAR:**

10

11 MR. SIMONE: And fourth is approval of
12 the UCRA monthly meeting calendar 2026.

13 CHAIRMAN FERNANDEZ: I make a motion.

14 COMMISSIONER SEBASTIANI: Second.

15 MR. SIMONE: Motion and second.

16 Fernandez.

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. SIMONE: Bonito.

19 COMMISSIONER BONITO: Yes.

20 MR. SIMONE: Vallejo.

21 COMMISSIONER VALLEJO: Yes.

22 MR. SIMONE: Sebastiani.

23 COMMISSIONER SEBASTIANI: Yes.

24 MR. SIMONE: Lopez.

25 COMMISSIONER LOPEZ: Yes.

1 MR. SIMONE: That passes as well.

2

3 **5. PUBLIC COMMENT:**

4

5 MR. SIMONE: Next is the public comment
6 portion. Seeing as there are no members of the
7 public here.

8

9 **6. SUCH OTHER BUSINESS AS MAY COME BEFORE THE**
10 **BOARD:**

11

12 MR. SIMONE: Any submissions?

13 MR. NG: No. The only thing is that I
14 know -- I thought the other lawyer who was going
15 to come to replace you, is this lawyer going to
16 come next month and going to substitute you?

17 MR. SIMONE: Yes, George will be taking
18 over for me.

19 MR. NG: So my only concern is the PBG
20 Development.

21 MR. SIMONE: Yes. I have briefed him
22 extensively about that. He has contact
23 information for Ms. Berkenwald and he's also been
24 working with the planning board attorney as well.

25 MR. NG: That was my only concern.

1 And the other thing about the 2026
2 calendar, if any conflicts, we can play by ear.
3 Month by month, we can change the date.

4 CHAIRMAN FERNANDEZ: One question.
5 Whatever happen to the project on Kennedy
6 Boulevard and 28th Street, that's dead, right?

7 MR. NG: That was the hotel?

8 CHAIRMAN FERNANDEZ: Yeah.

9 MR. NG: They stopped the project. I
10 don't know what's the future of that.

11 CHAIRMAN FERNANDEZ: They never came
12 back?

13 MR. NG: They never came back. That was
14 before Covid. We had just got it in, then Covid
15 came. I'm going to search a little bit about that
16 one.

17 CHAIRMAN FERNANDEZ: Okay.

18 MR. NG: There was another project 28th
19 and Kennedy Boulevard before Covid that was a
20 hotel. Everything was ready to go and then Covid
21 came.

22 MR. SIMONE: Of course.

23 MR. NG: They never came back.

24 MR. SIMONE: I'll take a look for
25 anything we have in our records and see if I can

1 get any further information to pass along.

2 MR. NG: Other than that, I'm going wish
3 everybody happy new year, happy holidays, and
4 thanks for being here every month.

5 CHAIRMAN FERNANDEZ: Thank you. Merry
6 Christmas, happy new year. See you on the other
7 side.

8 MR. NG: Happy new year.

9

10 **ADJOURNMENT:**

11

12 CHAIRMAN FERNANDEZ: Make a motion to
13 adjourn.

14 COMMISSIONER SEBASTIANI: Second.

15 MR. SIMONE: All in favor?

16

17 (All Commissioners indicate in the
18 affirmative.)

19

20 (Whereupon the meeting was adjourned at
21 4:34 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.

SUSAN BISCHOFF, CCR, RPR
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