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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, January 13, 2026
Commencing at 4:36 p.m.

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

EVA FESTA, VICE CHAIRPERSON
VINCENT BONITO, COMMISSIONER
VICTOR SEBASTIANI, COMMISSIONER
NORMA LOPEZ, COMMISSIONER

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

LUCIO FERNANDEZ, CHAIRMAN
CARLOS VALLEJO, COMMISSIONER

A L S O P R E S E N T :

FLORIO, KENNY, RAVAL, LLP
BY: GEORGE FAKES, 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, January 13, 2026, at 4:30
3 PM, a regular meeting is scheduled for the Union
4 City Redevelopment Agency to be held in the second
5 floor courtroom of the Union City City Hall, 3715
6 Palisade Avenue, Union City, New Jersey.
7 Residents who wish to submit public comments in
8 writing rather than in person may direct comment
9 to the acting board secretary, this is me, by
10 being the director, to kng@ucnj.com, at least two
11 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.

15 Let's salute the flag.

16

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

19

20 MR. NG: Adequate notice of this meeting
21 has been provided as follows:

22 Notice of this meeting setting forth the
23 time, date, location, the agenda to the extent
24 known, was forwarded to the New Jersey Advanced
25 Media and The Record, has been posted on the

1 bulletin board in city hall, and has been made
2 available to the public in the office of the
3 municipal clerk.

4 At this time, I'm going to pass the
5 meeting to our counselor.

6

7 **ROLL CALL:**

8

9 MR. FAKES: Yes, all right. I'll start
10 with roll call. Is Fernandez here?

11 Festa?

12 VICE CHAIRPERSON FESTA: Yes.

13 MR. FAKES: Bonito.

14 COMMISSIONER BONITO: Here.

15 MR. FAKES: Vallejo, no.

16 Sebastiani.

17 COMMISSIONER SEBASTIANI: Here.

18 MR. FAKES: Lopez.

19 COMMISSIONER LOPEZ: Here.

20

21 **1. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**
22 **CLAIMS:**

23

24 MR. FAKES: All right. Now, to move on
25 to agenda items. First item on our agenda is the

1 approval and ratification of prior payment of
2 claims. Is there a motion to approve?

3 VICE CHAIRPERSON FESTA: I make a
4 motion.

5 COMMISSIONER SEBASTIANI: Second.

6 MR. NG: Just for the record, because
7 Commissioner and Chairman of the Board, Lucio
8 Fernandez, is not present, so the Vice President
9 is Commissioner Eva taking place of his position.

10 MR. FAKES: Absolutely. Now, we're
11 going to vote on the motion. Fernandez is not
12 here.

13 Festa.

14 COMMISSIONER FESTA: Yes.

15 MR. FAKES: Bonito.

16 COMMISSIONER BONITO: Yes.

17 MR. FAKES: Vallejo is not here.

18 Sebastiani.

19 COMMISSIONER SEBASTIANI: Yes.

20 MR. FAKES: And Lopez.

21 COMMISSIONER LOPEZ: Yes.

22 MR. FAKES: Great. And any nays?

23 Any abstentions? Great. So that motion
24 passes.

25

1 **2. APPROVAL FOR THE PAYMENT OF BILLS AND**
2 **PREPARATION OF CHECKS:**

3

4 MR. FAKES: Now to move on to the second
5 item of the agenda, which is the approval for the
6 payment of bills and preparation of checks.

7 Does anyone make a motion to approve
8 this item?

9 VICE CHAIRPERSON FESTA: I make a
10 motion.

11 COMMISSIONER LOPEZ: Second.

12 MR. FAKES: Great. We're going to vote
13 on this motion. Fernandez is not here.

14 Festa.

15 COMMISSIONER FESTA: Yes.

16 MR. FAKES: Bonito.

17 COMMISSIONER BONITO: Yes.

18 MR. FAKES: Vallejo is not here.
19 Sebastiani.

20 COMMISSIONER SEBASTIANI: Yes.

21 MR. FAKES: And Lopez.

22 COMMISSIONER LOPEZ: Yes.

23 MR. FAKES: Great, that's four ayes,
24 zero nays, two people absent. So that motion
25 passes.

1 **3. PUBLIC COMMENT:**

2

3 MR. FAKES: Now we move to the public
4 comment portion, seeing as no members of the
5 public are currently present, we can move past
6 this section.

7

8 **4. SUCH OTHER BUSINESS AS MAY COME BEFORE THE**
9 **BOARD:**

10

11 MR. FAKES: The last section is any
12 other business that may come before the Board.

13 MR. NG: Probably just a question for
14 you. Are you aware that we have like a pending
15 project with PBG?

16 MR. FAKES: Yes.

17 MR. NG: And a presentation, I don't
18 know if you're updated on that?

19 MR. FAKES: Yes. So Mike explained that
20 to me today. He said he had reached out to their
21 attorney for the matter and he hasn't heard a
22 response yet. So he's attempting to still get in
23 contact with them. As soon as he hears anything,
24 I'll let everybody know.

25 MR. NG: You'll let me know?

1 MR. FAKES: Absolutely.

2 MR. NG: Because it's a pending
3 presentation. And if you know, just let know
4 ahead of time, so I can communicate with the
5 Commissioners because that day, the meeting will
6 be longer than this meeting.

7 MR. FAKES: Right.

8 MR. NG: So people have other meetings,
9 I have to let them know.

10 MR. FAKES: Definitely.

11 MR. NG: Other than that, I don't have
12 anything knew, just to say happy new year.

13 MR. FAKES: Happy new year, everybody.

14 COMMISSIONER BONITO: Yes. I just
15 wanted to ask if the new attorney counselor can
16 share with this Board a little bit about yourself?

17 MR. FAKES: Sure.

18 COMMISSIONER BONITO: And thank you for
19 introducing yourself.

20 MR. FAKES: Of course, it's great to
21 meet everybody. My name is George Fakes, I
22 graduated Seton Hall School of Law in 2023, I've
23 been practicing for about two years now. I
24 started my career as a judicial clerk in the
25 family court for Middlesex. So I was doing a lot

1 of familial matters, divorce, childcare, that kind
2 of thing. I started working for Florio Kenny
3 September 8th of 2025. And, yeah, I really enjoy
4 it, it's definitely the type of work that I like
5 to do.

6 So on a personal note, I play the
7 saxophone, I'm a musician. So very musically
8 involved, and big fan of cinema.

9 MR. NG: Welcome aboard.

10 MR. FAKES: Thank you, appreciate it.
11 Great to be here.

12 MR. NG: I don't have any other
13 comments.

14

15 **ADJOURNMENT:**

16

17 VICE CHAIRPERSON FESTA: I make a motion
18 to adjourn.

19 COMMISSIONER LOPEZ: Second.

20 MR. FAKES: All in favor?

21 (All Commissioners indicate in the
22 affirmative.)

23 MR. FAKES: This meeting is adjourned.

24 MR. NG: Thank you.

25 (Whereupon, the meeting was adjourned at 4:43 PM.)

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C E R T I F I C A T E

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