

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
BOARD OF COMMISSIONERS

REGULAR MEETING

TRANSCRIPT OF
PROCEEDINGS

VETERANS MEMORIAL ELEMENTARY SCHOOL
1401 Central Avenue
Union City, New Jersey

Tuesday, December 16, 2025
Commencing at 7:00 p.m.

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

LUCIO P. FERNANDEZ, COMMISSIONER
WENDY A. GRULLON, COMMISSIONER
MARYURY A. MARTINETTI, COMMISSIONER
CELIN J. VALDIVIA, COMMISSIONER
BRIAN P. STACK, MAYOR

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

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

SCARINCI HOLLENBECK
BY: SAMANTHA BLAKE, ESQ.
Corporation Counsel

RAMON GONZALEZ, ESQ.
Attorney for the Union City
Alcohol Beverage Control Commission

HILDA ROSARIO, City Clerk

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

A P P E A R A N C E S:

LAWRENCE CALLEGARI, ESQUIRE
Attorney for A & A Entertainment Corp.

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1 MS. ROSARIO: Please rise to salute the
2 flag.

3
4 (Whereupon, the Pledge of Allegiance was
5 recited.)

6
7 MS. ROSARIO: This meeting is being held
8 Tuesday December 16, 2025, at 7:00 p.m., at the
9 Veterans' Memorial Elementary School, 1401 Central
10 Avenue, Union City.

11 This meeting has been called in
12 accordance with the Open Public Meetings Act.
13 Adequate notice of this meeting has been forwarded
14 to The Bergen Record and The Star Ledger, has been
15 posted on the bulletin board in City Hall and has
16 been made available to the public in the office of
17 the Municipal Clerk.

18
19 **ROLL CALL:**

20
21 MS. ROSARIO: Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Here.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Here.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Here.

2 MS. ROSARIO: Commissioner Martinetti.

3 COMMISSIONER MARTINETTI: Here.

4 MS. ROSARIO: Mayor Stack.

5 MAYOR STACK: Here.

6

7 (Whereupon, the Board discussed and took
8 action on the following item:

9 **APPROVING THE PREVIOUS MEETING MINUTES)**

10

11 MS. ROSARIO: The first item on the
12 agenda, approving the previous meeting minutes.
13 May I have a motion --

14 COMMISSIONER MARTINETTI: Motion.

15 MAYOR STACK: Motion.

16 MS. ROSARIO: For the November 6th,
17 November 18th and December 2nd. Motion made by
18 Commissioner Martinetti and seconded by Mayor
19 Stack.

20 Commissioner Fernandez.

21 COMMISSIONER FERNANDEZ: Yes.

22 MS. ROSARIO: Commissioner Grullon.

23 COMMISSIONER GRULLON: Yes, except
24 December 2nd.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.

2 MS. ROSARIO: Except for November 6th
3 for Commissioner Valdivia.

4 Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8

9 (Whereupon, the Board discussed and took
10 action on the following items in total:

11 **CONSENT AGENDA:**

12 (1) Resolution Approving the Payment of Claims

13 (2) Resolution Approving the Payment of
14 Concurring Claims

15 (3) Resolution Approving the Escrow Refunds

16 (4) Resolution Approving the City Payroll
17 11/22/2025 - 12/05/2025

18 (5) Resolution Approving the Library Payroll
19 11/22/2025 - 12/05/2025

20 (6) Resolution Cancelling First and Second
21 Quarter Taxes

22 (7) Resolution Authorizing Refund of Redemption
23 Monies to Outside Lienholders

24 (8) Resolution Authorizing the Refund of Premium
25 Monies Collected at the Tax Sale

- 1 (9) Resolution Authorizing Payment Plan for
2 Delinquent Taxes Block 27, Lot 7, 619 New York
3 Avenue, Union City
- 4 (10) Resolution Authorizing Payment Plan for
5 Delinquent Taxes Block 56, Lot 14, 818 11th
6 Street, Union City
- 7 (11) Resolution Authorizing Payment Plan for
8 Delinquent Taxes Block 266, Lot 38, 521 48th
9 Street, Union City
- 10 (12) Resolution Amending Contract for Additional
11 Special Construction Code Litigation Counsel
12 Services for 2025
- 13 (13) Resolution Amending Contract for Corporation
14 Counsel Services for the City of Union City for
15 2025
- 16 (14) Resolution Appointing Emergency Management
17 Coordinators for the City of Union City Office of
18 Emergency Management for 2026
- 19 (15) Resolution Authorizing Renewal for Contract
20 for Federal and State Grant Consultant Services
21 for 2026
- 22 (16) Resolution Authorizing Renewal of Contract
23 for IT Consultant Services for 2026
- 24 (17) Resolution Authorizing the Renewal of
25 Contract for Animal Control Officer, Animal

Control Officer, Animal Shelter Services and
Animal Cruelty Investigations for the City of
Union City for 2026

(18) Resolution of the Board of Commissioners of
the City of Union City, County of Hudson, New
Jersey Authorizing the Submission of an
Application to the New Jersey Local Finance Board
pursuant to N.J.S.A. 40A:3-1, et seq.

(19) Resolution Authorizing the Renewal of
Contract For Feral Cat Trapping, Spaying, and
Neutering Services for 2026

(20) Resolution Authorizing the Renewal of the
Contract for Personnel Consultant Services for the
City of Union City for 2026

(21) Resolution to Apply For and Obtain a Grant
From the New Jersey Department of Community
Affairs For Approximately \$500,000 to Carry Out a
Project to Make Improvements to the Indoor Pool At
the Ronald Dario Aquatic Center

(22) Resolution Approving the Five-Year Special
Emergency Appropriation - N.J.S.A. 40A:4-53

(23) Resolution Authorizing the Use of
Competitive Contracting For Financial Consultant
Services For 2026.)

1 MS. ROSARIO: There are 23 items on the
2 consent agenda. Please take a moment to review
3 all items on the consent agenda. If you have an
4 objection, please say --

5 MAYOR STACK: Anyone wishing to comment
6 on the consent agenda, please step forward, state
7 your name and address for the record.

8 Seeing none, I'll make a motion.

9 MS. ROSARIO: Motion made by Mayor
10 Stack.

11 COMMISSIONER MARTINETTI: Second.

12 MS. ROSARIO: Commissioner Martinetti.
13 Commissioner Fernandez.

14 COMMISSIONER FERNANDEZ: Yes.

15 MS. ROSARIO: Commissioner Grullon.

16 COMMISSIONER GRULLON: Yes.

17 MS. ROSARIO: Commissioner Valdivia.

18 COMMISSIONER VALDIVIA: Yes.

19 MS. ROSARIO: Commissioner Martinetti.

20 COMMISSIONER MARTINETTI: Yes.

21 MS. ROSARIO: Mayor Stack.

22 MAYOR STACK: Yes.

23 MS. ROSARIO: May I have a motion to
24 approve all items on the consent agenda?

25 MAYOR STACK: Motion.

1 COMMISSIONER VALDIVIA: Second.

2 MS. ROSARIO: Motion made by Mayor

3 Stack. Second, Commissioner Valdivia.

4 Commissioner Fernandez.

5 COMMISSIONER FERNANDEZ: Yes.

6 MS. ROSARIO: Commissioner Grullon.

7 COMMISSIONER GRULLON: Yes.

8 MS. ROSARIO: Commissioner Valdivia.

9 COMMISSIONER VALDIVIA: Yes.

10 MS. ROSARIO: Commissioner Martinetti.

11 COMMISSIONER MARTINETTI: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14

15 (Whereupon, the Board discussed and took
16 action on the following item:

17 **REGULAR AGENDA:**

18 1. Resolution approving the payment of
19 claims to the Union City Board of Education - Part
20 A.)

21

22 MS. ROSARIO: There are two items on the
23 regular agenda. The first one is resolution
24 approving the payment of claims to the Union City
25 Board of Education, Part A. Commissioner

1 Fernandez and Commissioner Martinetti recuse.

2 May I have a motion?

3 MAYOR STACK: Motion.

4 MS. ROSARIO: Motion made by Mayor
5 Stack. Second?

6 COMMISSIONER VALDIVIA: Second.

7 MS. ROSARIO: Commissioner Valdivia.

8 Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14

15 (Whereupon, the Board discussed and took
16 action on the following item:

17 **REGULAR AGENDA:**

18 2. Resolution approving the payment of
19 claims to the Union City Board of Education: Part
20 B.)

21

22 MS. ROSARIO: The second item is
23 resolution approving the payment of claims to the
24 Union City Board of Education, Part B.
25 Commissioner Martinetti and Commissioner Fernandez

1 will recuse.

2 May I have a motion to approve?

3 MAYOR STACK: Motion.

4 MS. ROSARIO: Motion made by Mayor
5 Stack. Second?

6 COMMISSIONER GRULLON: Second.

7 MS. ROSARIO: Commissioner Grullon.

8 Commissioner Grullon.

9 COMMISSIONER GRULLON: Yes.

10 MS. ROSARIO: Commissioner Valdivia.

11 COMMISSIONER VALDIVIA: Yes.

12 MS. ROSARIO: Mayor Stack.

13 MAYOR STACK: Yes.

14

15 (Whereupon, the Board discussed and took
16 action on the following item:

17 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

18 **1. REFUNDING BOND ORDINANCE PROVIDING**
19 **FUNDS TO PAY AN EMERGENCY APPROPRIATION;**
20 **AUTHORIZING THE ISSUANCE OF UP TO \$4,100,000 OF**
21 **REFUNDING BONDS OF THE CITY OF UNION CITY, COUNTY**
22 **OF HUDSON, NEW JERSEY, TO FINANCE THE COSTS**
23 **THEREOF; MAKING CERTAIN DETERMINATIONS AND**
24 **COVENANTS IN CONNECTION THEREWITH; AND AUTHORIZING**
25 **CERTAIN RELATED ACTIONS IN CONNECTION WITH THE**

1 **FOREGOING.)**

2
3 MS. ROSARIO: There are two ordinances
4 for hearing and adoption consideration. The first
5 ordinance is refunding bonds ordinance providing
6 funds to pay an emergency appropriation;
7 authorizing the issuance of up \$4,100,000 of
8 refunding bonds of the City of Union City, County
9 of Hudson, New Jersey, to finance the costs
10 thereof; making certain determinations and
11 covenants in connection therewith; and authorizing
12 certain related actions in connection with the
13 foregoing.

14 Mayor, would you like to take public
15 comment?

16 MAYOR STACK: Anyone wishing to comment
17 on this ordinance, please step forward, state your
18 name and address for the record? Seeing none,
19 motion to close.

20 COMMISSIONER MARTINETTI: Second.

21 MS. ROSARIO: Motion made by Mayor
22 Stack; second, Commissioner Martinetti.

23 Commissioner Fernandez.

24 COMMISSIONER FERNANDEZ: Yes.

25 MS. ROSARIO: Commissioner Grullon.

1 COMMISSIONER GRULLON: Yes.

2 MS. ROSARIO: Commissioner Valdivia.

3 COMMISSIONER VALDIVIA: Yes.

4 MS. ROSARIO: Commissioner Martinetti.

5 COMMISSIONER MARTINETTI: Yes.

6 MS. ROSARIO: Mayor Stack.

7 MAYOR STACK: Yes.

8 MS. ROSARIO: May I have a motion to
9 adopt?

10 MAYOR STACK: Motion.

11 MS. ROSARIO: Motion made by Mayor
12 Stack. Second?

13 COMMISSIONER VALDIVIA: Second.

14 MS. ROSARIO: Commissioner Valdivia.
15 Commissioner Fernandez.

16 COMMISSIONER FERNANDEZ: Yes.

17 MS. ROSARIO: Commissioner Grullon.

18 COMMISSIONER GRULLON: Yes.

19 MS. ROSARIO: Commissioner Valdivia.

20 COMMISSIONER VALDIVIA: Yes.

21 MS. ROSARIO: Commissioner Martinetti.

22 COMMISSIONER MARTINETTI: Yes.

23 MS. ROSARIO: Mayor Stack.

24 MAYOR STACK: Yes.

25

1 (Whereupon, the Board discussed and took
2 action on the following item:

3 **ORDINANCE FOR HEARING AND ADOPTION CONSIDERATION:**

4 **2. AN ORDINANCE AUTHORIZING A SPECIAL**
5 **EMERGENCY APPROPRIATION PURSUANT TO N.J.S.A.**
6 **40A:4-53(h) TO FUND THE COSTS ASSOCIATED WITH THE**
7 **PAYMENT OF CERTAIN CONTRACTUALLY REQUIRED**
8 **SEVERANCE LIABILITIES OF THE CITY OF UNION CITY,**
9 **COUNTY OF HUDSON, NEW JERSEY.)**

10
11 MS. ROSARIO: The second ordinance is an
12 ordinance authorizing a special emergency
13 appropriation pursuant to N.J.S.A. 40A:4-53(h) to
14 fund the costs associated with the payment of
15 certain contractually required severance
16 liabilities of the City of Union City, County of
17 Hudson, New Jersey.

18 Mayor, at this time would you like to
19 take public comment?

20 MAYOR STACK: Anyone wishing to comment
21 on this ordinance at this time, please step
22 forward, state your name and address for the
23 record. Seeing none, motion to close.

24 MS. ROSARIO: Motion made by Mayor
25 Stack.

1 COMMISSIONER VALDIVIA: Second.
2 MS. ROSARIO: Commissioner Valdivia.
3 Commissioner Fernandez.
4 COMMISSIONER FERNANDEZ: Yes.
5 MS. ROSARIO: Commissioner Grullon.
6 COMMISSIONER GRULLON: Yes.
7 MS. ROSARIO: Commissioner Valdivia.
8 COMMISSIONER VALDIVIA: Yes.
9 MS. ROSARIO: Commissioner Martinetti.
10 COMMISSIONER MARTINETTI: Yes.
11 MS. ROSARIO: Mayor Stack.
12 MAYOR STACK: Yes.
13 MS. ROSARIO: May I have a motion to
14 adopt?
15 MAYOR STACK: Motion.
16 MS. ROSARIO: Motion made by Mayor
17 Stack. Second?
18 COMMISSIONER FERNANDEZ: Second.
19 Commissioner Fernandez.
20 COMMISSIONER FERNANDEZ: Yes.
21 MS. ROSARIO: Commissioner Grullon.
22 COMMISSIONER GRULLON: Yes.
23 MS. ROSARIO: Commissioner Valdivia.
24 COMMISSIONER VALDIVIA: Yes.
25 MS. ROSARIO: Commissioner Martinetti.

1 COMMISSIONER MARTINETTI: Yes.

2 MS. ROSARIO: Mayor Stack.

3 MAYOR STACK: Yes.

4

5 **OPPORTUNITY FOR CITIZENS TO ADDRESS THE BOARD:**

6

7 MS. ROSARIO: Mayor, would you like to
8 take public comment?

9 MAYOR STACK: Sure. Anyone wishing to
10 comment on any matter concerning municipal
11 government in the City of Union City, please step
12 forward, state your name and address for the
13 record. Again, anyone wishing to comment on any
14 matter concerning municipal government in the City
15 of Union City, please step forward, state your
16 name and address for the record.

17 Seeing none, motion to close.

18 COMMISSIONER MARTINETTI: Second.

19 MS. ROSARIO: Motion made by Mayor
20 Stack, second by Commissioner Martinetti.

21 Commissioner Fernandez.

22 COMMISSIONER FERNANDEZ: Yes.

23 MS. ROSARIO: Commissioner Grullon.

24 COMMISSIONER GRULLON: Yes.

25 MS. ROSARIO: Commissioner Valdivia.

1 COMMISSIONER VALDIVIA: Yes.
2 MS. ROSARIO: Commissioner Martinetti.
3 COMMISSIONER MARTINETTI: Yes.
4 MS. ROSARIO: Mayor Stack.
5 MAYOR STACK: Yes.

6 * * * *

LIQUOR LICENSE HEARINGS:

1. **Jor Per Corp.**
T/a Cucalambe
4418 Bergenline Avenue
0910-33-110-010

2. **Transfer application**
Person-to-person and place-to-place
0910-33-148-007
A & A Entertainment Corp.
T/a Lena Y Carbon
4546 Bergenline Avenue

1 1. **Jor Per Corp.**
2 **T/a Cucalambe**
3 **4418 Bergenline Avenue**
4 **0910-33-110-010**

5 MS. ROSARIO: Now we have the --

6 MAYOR STACK: Liquor license. Mr.
7 Gonzalez.

8 MR. GONZALEZ: Good evening, Mayor and
9 Commissioners. Ramon Gonzalez, G-O-N-Z-A-L-E-Z,
10 on behalf of the Union City ABC. We have two
11 matters today, first matter that I have listed on
12 the agenda is Jor Per Corp., trading as Cucalambe,
13 4418 Bergenline Avenue.

14 They were on the last meeting, they
15 failed to appear. I gave them proper notice again
16 to have a plea meeting that we had earlier this --
17 last week actually and they failed to appear on
18 that. This is the second time they failed to
19 appear before this Board. I'm going to be
20 requesting one adjournment. And I will be
21 proceeding on the next one, with or without them.
22 We will be seeking an extensive suspension on this
23 matter and potential revocation of their license.
24 They were given proper notice, I just want to do
25 it one more time so that there's no
 misunderstanding. But if they fail to appear, I'm

1 going to be proceeding with the matter at the next
2 meeting and we'll be seeking a suspension.

3 MAYOR STACK: If you're looking for an
4 adjournment, I'll grant it, Mr. Gonzalez. If it
5 was up to me, I would proceed without them and
6 have the hearing and render judgment, that would
7 be the end of it. Two times to appear and they
8 don't show up --

9 MR. GONZALEZ: This would be the second
10 time. The last one was the plea meeting. I'm a
11 little frustrated about that. I don't want
12 someone coming back and saying they didn't receive
13 notice --

14 MAYOR STACK: We will put it on for the
15 next meeting.

16 MR. GONZALEZ: -- three ways, regular
17 mail, email, and hand delivered by the police
18 department. I need confirmation of that last one,
19 but the next one, I'll be proceeding no matter
20 what.

21 MAYOR STACK: Okay. I'll do a motion to
22 adjourn for the next meeting.

23 COMMISSIONER FERNANDEZ: Second.

24 MS. ROSARIO: Motion to adjourn by Mayor
25 Stack, second by Commissioner Fernandez.

1 Commissioner Fernandez.
2 COMMISSIONER FERNANDEZ: Yes.
3 MS. ROSARIO: Commissioner Grullon.
4 COMMISSIONER GRULLON: Yes.
5 MS. ROSARIO: Commissioner Valdivia.
6 COMMISSIONER VALDIVIA: Yes.
7 MS. ROSARIO: Commissioner Martinetti.
8 COMMISSIONER MARTINETTI: Yes.
9 MS. ROSARIO: Mayor Stack.
10 MAYOR STACK: Yes.

11 * * * *

1 **2. Transfer application**
2 **Person-to-person and place-to-place**
3 **0910-33-148-007**
4 **A & A Entertainment Corp.**
5 **T/a Lena Y Carbon**
6 **4546 Bergenline Avenue**

7 MR. GONZALEZ: The next matter we have
8 is a liquor license transfer, person-to-person and
9 place-to-place, they're trading as Lena Y Carbon,
10 it's A & A Entertainment Corporation, they're
11 present here with their counsel, and the owner is
12 here also. Just please state your name for the
13 record?

14 MAYOR STACK: What's the name of the
15 establishment now, Mr. Gonzalez?

16 MR. GONZALEZ: I believe it's the same
17 name.

18 MR. CALLEGARI: The establishment itself
19 is Lena Y Carbon Restaurant.

20 MAYOR STACK: Thank you, I'm sorry to
21 interrupt you.

22 MR. CALLEGARI: Just for the record,
23 Lawrence Callegari, 685 Broadway, Paterson, on
24 behalf of the applicant, A & A Entertainment Corp.
25 With me is Gloria Yvette Cerrone, president of the
 company.

 MR. GONZALEZ: Just so the Board's

1 aware, we did a lot of due diligence to see if the
2 person can qualify to get to this point. In this
3 situation through their attorney, they have
4 attained all the requisite paperwork, presented
5 everything that was reviewed. That goes for not
6 just the application, but where the funds came
7 from, and being reviewed by Lieutenant Dunlay and
8 Lieutenant Zeron and myself, they've actually been
9 very well qualified.

10 Presently, this is a license that went
11 through litigation, that's the seller 92 Bower
12 Street Enterprises. And this is for a
13 person-to-person and place-to-place. After
14 reviewing this, there was one requirement that
15 they needed, which I had requested, which was a
16 waiver from a Jehovah's church that was within 200
17 feet. Mr. Callegari actually obtained all the
18 waivers necessary from all the churches that were
19 required. It's not only the church here in the
20 City, but the headquarters in New York, so he did
21 comply with what I had requested.

22 In reviewing this with the police
23 department, they have no objection. One condition
24 that if it is granted and I would be recommending,
25 based on their application and their history, that

1 should be granted with the condition that no
2 alcohol is being sold after 12:00. Mr. Callegari
3 explained to me that it's mostly a restaurant that
4 they plan on having, so I didn't think a 12:00
5 limit on the sale of alcohol would be
6 inappropriate.

7 So if the Board approves it, I would
8 respectfully request that one of the resolution
9 conditions be no alcohol after 12:00. Is that
10 correct, Mr. Callegari?

11 MR. CALLEGARI: That's correct. I have
12 advised my client -- Lena Y Carbon is a chain,
13 basically, they have several restaurants. It is a
14 straight restaurant, family oriented. Obviously
15 this is just an additional service, which is the
16 alcoholic beverages. It is their intention to be
17 a family restaurant. Just, again, it's -- 12:00,
18 not a problem, just continuance of the restaurant
19 itself, the establishment, and what it provides.

20 MAYOR STACK: Great. Our concern is
21 that it remains as a restaurant.

22 MR. CALLEGARI: Definitely. That's
23 their bread and butter.

24 MAYOR STACK: Very good. Any
25 Commissioners have any questions or comments at

1 this time? No members of the public?

2 Okay. I'll make a motion to approve.

3 MS. ROSARIO: Motion to approve by Mayor
4 Stack.

5 COMMISSIONER FERNANDEZ: Second.

6 MS. ROSARIO: Second, Commissioner
7 Fernandez.

8 Commissioner Fernandez.

9 COMMISSIONER FERNANDEZ: Yes.

10 MS. ROSARIO: Commissioner Grullon.

11 COMMISSIONER GRULLON: Yes.

12 MS. ROSARIO: Commissioner Valdivia.

13 COMMISSIONER VALDIVIA: Yes.

14 MS. ROSARIO: Commissioner Martinetti.

15 COMMISSIONER MARTINETTI: Yes.

16 MS. ROSARIO: Mayor Stack.

17 MAYOR STACK: Yes.

18 MR. GONZALEZ: Thank you. That
19 concludes all the ABC matters.

20 * * * *

21

22

23

24

25

1 **ADJOURNMENT :**

2

3 MS. ROSARIO: May I have a motion to
4 adjourn?

5 COMMISSIONER MARTINETTI: Motion.

6 COMMISSIONER FERNANDEZ: Second.

7 MS. ROSARIO: Motion by Commissioner
8 Martinetti, second by Commissioner Fernandez.

9 All in favor?

10

11 (All Board Members indicate in the
12 affirmative.)

13

14 (Whereupon the meeting was adjourned at
15 7:10 p.m.)

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Brian P. Stack
Lucio P. Fernandez
Maryury A. Martinetti
Celin J. Valdivia
Wendy A. Gullon

Board of Commissioners

Attest:
Samantha Blake, Esq.,
Corporation Counsel

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