

**In The Matter Of:**

*In Re: Nutley Board of Commissioners*

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*Transcript of Proceedings*

*January 6, 2026*

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*Min-U-Script®*

TOWNSHIP OF NUTLEY BOARD OF COMMISSIONERS

ONE KENNEDY DRIVE

3RD FLOOR COMMISSION CHAMBERS

NUTLEY, NEW JERSEY 07110

\*\*\* PUBLIC SESSION \*\*\*

DATE: 1/6/2026

BOARD OF COMMISSIONERS:

THOMAS J. EVANS, DEPUTY MAYOR

JOSEPH P. SCARPELLI, COMMISSIONER

MAURO G. TUCCI, COMMISSIONER

ALPHONSE PETRACCO, COMMISSIONER

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1 (Recording begins)

2 (Pledge of Allegiance)

3 DEPUTY MAYOR EVANS: Eleni, please read the  
4 notices.

5 MADAM CLERK: Thank you, Deputy Mayor. Board  
6 of Commissioners Public Meeting Agenda for Tuesday,  
7 January 6, 2026. The time is now 7:09.

8 Pursuant to the requirements of the Open  
9 Public Meeting Act, Chapter 231, Public Law 1975,  
10 notice of this meeting was published in the  
11 November 20th, 2025 issues of the Nutley Sun, The  
12 Herald-News, and The Star-Ledger. A copy of this  
13 notice has been posted on the Nutley Town Hall bulletin  
14 board, and a copy is on file in the Municipal Clerk's  
15 Office.

16 Deputy Mayor Evans?

17 DEPUTY MAYOR EVANS: Here.

18 MADAM CLERK: Commissioner Tucci?

19 COMMISSIONER TUCCI: Here.

20 MADAM CLERK: Commissioner Scarpelli?

21 COMMISSIONER SCARPELLI: Here.

22 MADAM CLERK: Commissioner Petracco?

23 COMMISSIONER PETRACCO: Here.

24 MADAM CLERK: All present, Mayor, except for  
25 Mayor Kelly.

1 DEPUTY MAYOR EVANS: And he's absent and  
2 excused.

3 We don't have minutes tonight or executive  
4 minutes, communications, or proclamations, reports. I  
5 have a code enforcement report for the month of October  
6 and November.

7 Commissioner Tucci?

8 COMMISSIONER TUCCI: Yes, I have a Shade Tree  
9 report for the month of December.

10 DEPUTY MAYOR EVANS: Thank you. Bills?

11 MADAM CLERK: Thank you. Bill list for  
12 January 6, 2026. Public Affairs, \$125,262.03. Revenue  
13 and Finance, \$3,099,198.23. Public Safety,  
14 \$103,808.04. Public Works, \$87,593.55. Parks and  
15 Public Property, \$1,320,070.50. Water and Sewer  
16 Utility, \$405,829.74.

17 Payroll as of Friday, December 19, 2025.  
18 Regular payroll total, \$1,064,549.59. Overtime payroll  
19 total, \$80,006.13. Stipend payroll total, \$236,583.32.  
20 Total payroll, \$1,385,655.24, for a grand total of  
21 \$6,527,417.33.

22 DEPUTY MAYOR EVANS: Move the bills.

23 COMMISSIONER TUCCI: Second.

24 MADAM CLERK: Deputy Mayor Evans?

25 DEPUTY MAYOR EVANS: Aye.

1 MADAM CLERK: Commissioner Tucci?

2 COMMISSIONER TUCCI: Aye.

3 MADAM CLERK: Commissioner Scarpelli?

4 COMMISSIONER SCARPELLI: Aye.

5 MADAM CLERK: Commissioner Petracco?

6 COMMISSIONER PETRACCO: Aye.

7 DEPUTY MAYOR EVANS: Would anyone wish to  
8 comment on the agenda for this evening on agenda items  
9 only at this point? Seeing no one, commissioner  
10 announcements.

11 Commissioner Scarpelli?

12 COMMISSIONER SCARPELLI: None, Deputy Mayor.

13 DEPUTY MAYOR EVANS: Commissioner Petracco?

14 COMMISSIONER PETRACCO: Just hope everyone  
15 had a great holiday season. Hope everyone is healthy,  
16 and hope we have a great 2026.

17 DEPUTY MAYOR EVANS: Yes. The -- let's start  
18 off the new year with a special announcement. We don't  
19 have an executive tonight.

20 COMMISSIONER PETRACCO: So it's already  
21 starting out well.

22 DEPUTY MAYOR EVANS: So we're starting out  
23 right, right? Let's move on. We don't have ordinance  
24 introductions this evening. We do have the public  
25 hearing.

1 Commissioner Petracco, you have two?

2 COMMISSIONER PETRACCO: I do. I have

3 Ordinance Number 3602, an ordinance to amend an  
4 ordinance codified in the Code of the Township of  
5 Nutley, Chapter 228, entitled Vehicles and Traffic,  
6 particularly Article VII, Special Zones and Areas,  
7 Section 29A, entitled Handicapped Parking, to add to  
8 the location set forth thereon. This one is for 2  
9 Level Court. We'll go to the public portion.

10 DEPUTY MAYOR EVANS: Anyone wishing to  
11 comment on this ordinance this evening? Seeing no one,  
12 we'll close the hearing.

13 COMMISSIONER PETRACCO: Move to close.

14 COMMISSIONER TUCCI: Second.

15 MADAM CLERK: Deputy Mayor Evans.

16 DEPUTY MAYOR EVANS: Aye.

17 MADAM CLERK: Commissioner Tucci.

18 COMMISSIONER TUCCI: Aye.

19 MADAM CLERK: Commissioner Scarpelli.

20 COMMISSIONER SCARPELLI: Aye.

21 MADAM CLERK: Commissioner Petracco.

22 COMMISSIONER PETRACCO: Aye.

23 COMMISSION TUCCI: Move the ordinance.

24 COMMISSIONER PETRACCO: Second.

25 MADAM CLERK: Deputy Mayor Evans.

1 DEPUTY MAYOR EVANS: Aye.

2 MADAM CLERK: Commissioner Tucci.

3 COMMISSIONER TUCCI: Aye.

4 MADAM CLERK: Commissioner Scarpelli.

5 COMMISSIONER SCARPELLI: Aye.

6 MADAM CLERK: Commissioner Petracco.

7 COMMISSIONER PETRACCO: Aye.

8 Okay. I have another one. 3603, an  
9 ordinance to amend the ordinance codified in the Code  
10 of the Township of Nutley, Chapter 228, entitled  
11 Vehicles and Traffic, particularly Article VII, Special  
12 Zones and Areas, Section 29A, entitled Handicapped  
13 Parking, to remove the location set forth thereon.  
14 This one is for 27 Bayard Street and 272 Kingsland  
15 Street. Move to open.

16 DEPUTY MAYOR EVANS: Anyone wish to comment  
17 on this ordinance this evening? Seeing no one.

18 COMMISSIONER PETRACCO: Move to close.

19 COMMISSIONER TUCCI: Second.

20 MADAM CLERK: Deputy Mayor Evans.

21 DEPUTY MAYOR EVANS: Aye.

22 MADAM CLERK: Commissioner Tucci.

23 COMMISSIONER TUCCI: Aye.

24 MADAM CLERK: Commissioner Scarpelli.

25 COMMISSIONER SCARPELLI: Aye.

1 MADAM CLERK: Commissioner Petracco.  
2 COMMISSIONER PETRACCO: Aye.  
3 COMMISSIONER TUCCI: Move the ordinance.  
4 COMMISSIONER PETRACCO: Second.  
5 MADAM CLERK: Deputy Mayor Evans.  
6 DEPUTY MAYOR EVANS: Aye.  
7 MADAM CLERK: Commissioner Tucci.  
8 COMMISSIONER TUCCI: Aye.  
9 MADAM CLERK: Commissioner Scarpelli.  
10 COMMISSIONER SCARPELLI: Aye.  
11 MADAM CLERK: Commissioner Petracco.  
12 COMMISSIONER PETRACCO: Aye.  
13 Thank you.  
14 DEPUTY MAYOR EVANS: Thank you, Commissioner.  
15 We have one more for this evening.  
16 Commissioner Tucci, do you wish to comment on this one?  
17 COMMISSIONER TUCCI: Yes, I do. I would just  
18 like to thank our IT department because we had a  
19 systems failure where we lost 911. We lost our  
20 telephones in town and pretty much all of our internet  
21 capability. And our IT department -- I know Sal's here  
22 representing them this evening. Sal, Jason, Dan, they  
23 did an outstanding job. They worked around the clock.  
24 They got us back up. We've never missed a step.  
25

1           And I was a bit remiss at the last meeting in  
2 not thanking them, but I want to thank them for all  
3 their hard work and for getting us back online ASAP.  
4 So thank you all for the good work that you do.

5           DEPUTY MAYOR EVANS: Great. This particular  
6 ordinance is for technology improvements in the amount  
7 of \$135,000, which is fully funded through our Capital  
8 Improvement Fund. Would anyone wish to comment on this  
9 ordinance this evening? Seeing no one, move to close.

10           COMMISSIONER TUCCI: Second.

11           MADAM CLERK: Deputy Mayor Evans.

12           DEPUTY MAYOR EVANS: Aye.

13           MADAM CLERK: Commissioner Tucci.

14           COMMISSIONER TUCCI: Aye.

15           MADAM CLERK: Commissioner Scarpelli.

16           COMMISSIONER SCARPELLI: Aye.

17           MADAM CLERK: Commissioner Petracco.

18           COMMISSIONER PETRACCO: Aye.

19           DEPUTY MAYOR EVANS: Move the ordinance.

20           COMMISSIONER TUCCI: Second.

21           MADAM CLERK: Deputy Mayor Evans.

22           DEPUTY MAYOR EVANS: Aye.

23           MADAM CLERK: Commissioner Tucci.

24           COMMISSIONER TUCCI: Aye.

25           MADAM CLERK: Commissioner Scarpelli.

1 COMMISSIONER SCARPELLI: Aye.

2 MADAM CLERK: Commissioner Petracco.

3 COMMISSIONER PETRACCO: Aye.

4 DEPUTY MAYOR EVANS: Thank you. Let's move  
5 on to resolutions.

6 Commissioner Tucci and Commissioner  
7 Scarpelli, I see you don't have anything this evening.  
8 Commissioner Scarpelli, would you cover John Kelly's  
9 one ordinance -- one resolution, please.

10 COMMISSIONER SCARPELLI: Sure, Deputy Mayor.

11 DEPUTY MAYOR EVANS: Commissioner Petracco,  
12 you can go while Commissioner Scarpelli finds the  
13 resolution.

14 COMMISSIONER PETRACCO: Want me to go?

15 COMMISSIONER SCARPELLI: I got it.

16 DEPUTY MAYOR EVANS: Oh, you got it. Okay.  
17 Good.

18 COMMISSIONER SCARPELLI: Whereas, raffle  
19 license applications have been received from the  
20 following organization: Spring Garden School PTO,  
21 License Number 01-26, on-premises merchandise raffle to  
22 be held Saturday, March 21st, 2026.

23 Whereas, the applications have been reviewed  
24 and approved by the Municipal Clerk and the Police  
25 Department;

1           Now, therefore, be it resolved by the Board  
2 of Commissioners, Township of Nutley, County of Essex,  
3 State of New Jersey, that the aforementioned licenses  
4 are hereby approved, and the municipal clerk is here --  
5 is authorized to issue said licenses. Move the  
6 resolution.

7           COMMISSIONER PETRACCO: Second.

8           MADAM CLERK: Deputy Mayor Evans.

9           DEPUTY MAYOR EVANS: Aye.

10          MADAM CLERK: Commissioner Tucci.

11          COMMISSIONER TUCCI: Aye.

12          MADAM CLERK: Commissioner Scarpelli.

13          COMMISSIONER SCARPELLI: Aye.

14          MADAM CLERK: Commissioner Petracco.

15          COMMISSIONER PETRACCO: Aye.

16          That's all I have, Mayor.

17          DEPUTY MAYOR EVANS: Thank you.

18          Commissioner Petracco.

19          COMMISSIONER PETRACCO: Yes. Okay. My first  
20 resolution, this is a shared service agreement sharing  
21 Township of Nutley and Township of Bloomfield emergency  
22 vehicle equipment.

23                 Whereas, the Township of Nutley and the  
24 Township of Bloomfield own certain emergency vehicles  
25 and equipment for public safety operations; and,

1           Whereas, due to emergency mechanical  
2 breakdowns or other operational needs, either  
3 municipality may occasionally lack the required vehicle  
4 or equipment; and,

5           Whereas, both Nutley and Bloomfield recognize  
6 the benefit of entering into a written agreement in  
7 advance of such need, acknowledging that this is a loan  
8 arrangement to be provided at no cost to the borrowing  
9 municipality; and,

10           Whereas, both municipalities agree that the  
11 borrowing party shall be responsible for any costs  
12 associated with damage, repair, or maintenance arising  
13 during the loan period and shall return the vehicle or  
14 equipment in the same condition as when it was  
15 borrowed. Ordinary wear and tear is expected.

16           Now, therefore, be it resolved by the Board  
17 of Commissioners of the Township of Nutley, County of  
18 Essex, State of New Jersey, that Nutley and Bloomfield,  
19 will provide an emergency vehicle or equipment to each  
20 other on an as-needed basis. I move it.

21           COMMISSIONER SCARPELLI: Second.

22           MADAM CLERK: Deputy Mayor Evans.

23           DEPUTY MAYOR EVANS: Aye.

24           MADAM CLERK: Commissioner Tucci.

25           COMMISSIONER TUCCI: Aye.

1 MADAM CLERK: Commissioner Scarpelli.

2 COMMISSIONER SCARPELLI: Aye.

3 MADAM CLERK: Commissioner Petracco.

4 COMMISSIONER PETRACCO: I just want to  
5 comment on this. This is, to me, you know, and  
6 Bloomfield and Belleville, and all our surrounding  
7 towns are great partners with us, but this is really,  
8 you know, moving into shared services with, you know,  
9 the surrounding communities to cut down on some costs  
10 as well. You know, I think regionalization is a little  
11 ways down the road yet, but it's in the future because  
12 already our fire department, you know, where we used to  
13 have mutual aid is now automatic aid, you know,  
14 through, you know, the surrounding towns that we are.

15 So I think this is a step in the right  
16 direction and also, a step into the future. So I vote  
17 aye. Thank you. Forgot that part, Deputy Mayor.

18 COMMISSIONER PETRACCO: Okay. Whereas, the  
19 Governor's Council on Substance Abuse -- Substance Use  
20 Disorder, established the Municipal Alliance for  
21 Prevention of Substance Use Disorder in 1989 to educate  
22 and engage residents, local government, and law  
23 enforcement officials, schools, not-for-profit  
24 organizations, and faith communities, parents, youth,  
25 and other allies in efforts to prevent substance use

1 disorder in communities throughout New Jersey;

2           Whereas, the Board of Commissioners, Township  
3 of Nutley, County of Essex, State of New Jersey  
4 recognizes that substance use disorder is a serious  
5 problem in a society amongst persons of all ages and,  
6 therefore, has been -- has an established Municipal  
7 Alliance Committee; and,

8           Whereas, the Township of Nutley further  
9 recognizes that it is incumbent not only to public  
10 officials, but upon the entire community, to take  
11 action to prevent substance use disorder in our  
12 community; and,

13           Whereas, the Township of Nutley has applied  
14 for funding to the Governor's Council on Substance Use  
15 Disorder through the County of Essex;

16           Now, therefore, be it resolved by the Board  
17 of Commissioners, Township of Nutley, State of New  
18 Jersey, hereby recognizes the following:

19           The Township of Nutley does hereby authorize  
20 submission of a strategic plan for the Nutley Municipal  
21 Alliance grant for fiscal year in the amount of: GCSUD  
22 Grant \$10,500; Cash Match \$2,625; In-Kind \$7,875.

23           The Township of Nutley acknowledges the terms  
24 and conditions for administrating the Municipal  
25 Alliance grant, including administrative compliance and

1 audit requirements. I move it.

2 COMMISSIONER SCARPELLI: Second.

3 MADAM CLERK: Deputy Mayor Evans.

4 DEPUTY MAYOR EVANS: Aye.

5 MADAM CLERK: Commissioner Tucci.

6 COMMISSIONER TUCCI: Aye.

7 MADAM CLERK: Commissioner Scarpelli.

8 COMMISSIONER SCARPELLI: Aye.

9 MADAM CLERK: Commissioner Petracco.

10 COMMISSIONER PETRACCO: Aye.

11 DEPUTY MAYOR EVANS: Thank you, Commissioner.

12 COMMISSIONER PETRACCO: Thank you.

13 DEPUTY MAYOR EVANS: Whereas, the New Jersey  
14 Statute 54:4-3.30 provides war veterans who were  
15 honorably discharged with active service in wartime in  
16 any branch of the armed services of the United States,  
17 who have been or shall be declared by the United States  
18 Veterans Administration to be totally and permanently  
19 disabled, connected with their wartime service, a full  
20 tax exemption of their dwelling and the lot on which it  
21 is situated;

22 Whereas, the following taxpayer has filed the  
23 application for allowance of the full exemption with  
24 proper supporting documentation;

25 Now, therefore, be it resolved by the Board

1 of Commissioners of the Township of Nutley, County of  
2 Essex, State of New Jersey, that Raymond Guzman be  
3 granted full exemption from the payment of property  
4 taxes from November 10th, 2025 and all subsequent years  
5 hereafter on the property identified as Block 8502,  
6 Lot 4, also known as 139 Margaret Avenue.

7 Be it further resolved that the Treasurer is  
8 hereby authorized to refund \$1,788.06 for 2025 property  
9 taxes.

10 COMMISSIONER SCARPELLI: Second.

11 MADAM CLERK: Deputy Mayor Evans.

12 DEPUTY MAYOR EVANS: Aye.

13 MADAM CLERK: Commissioner Tucci.

14 COMMISSIONER TUCCI: Aye.

15 MADAM CLERK: Commissioner Scarpelli.

16 COMMISSIONER SCARPELLI: Aye.

17 MADAM CLERK: Commissioner Petracco.

18 COMMISSIONER PETRACCO: Aye.

19 DEPUTY MAYOR EVANS: Resolution of the  
20 township commissioners authorizing a change order for  
21 the professional service contract with O'Toole Scrivo  
22 as counsel for the Township of Nutley concerning  
23 matters with respect to the ON3 redevelopment area.  
24 This Change Order Number 3 is needed in the amount of  
25 \$13,619. Funds are available from account 5-01-226-205

1 in the amount of \$8,900 and account 5-01-02-205 in the  
2 amount of \$4,719, and have been certified by the Chief  
3 Financial Officer, said certification attached to this  
4 resolution;

5 Now, therefore, be it resolved by the Board  
6 of Commissioners of the Township of Nutley, County of  
7 Essex, State of New Jersey that Change Order 3 is  
8 hereby authorized and approved in the amount of  
9 \$13,619;

10 It is further resolved that a copy of this  
11 resolution shall be placed on file with the Clerk of  
12 the Township and a notice in accordance with the Public  
13 Contract Law of New Jersey in the form attached hereto  
14 shall be published in the Nutley Sun. So move.

15 COMMISSIONER SCARPELLI: Second.

16 MADAM CLERK: Deputy Mayor Evans.

17 DEPUTY MAYOR EVANS: Aye.

18 MADAM CLERK: Commissioner Tucci.

19 COMMISSIONER TUCCI: Aye.

20 MADAM CLERK: Commissioner Scarpelli.

21 COMMISSIONER SCARPELLI: Aye.

22 MADAM CLERK: Commissioner Petracco.

23 COMMISSIONER PETRACCO: Aye.

24 DEPUTY MAYOR EVANS: Whereas N.J.S.A. 40A:4-

25 19 of the Local Budget Law provides that the governing

1 body may, and if contracts, commitments, or payments  
2 are to be made prior to the adoption of the 2026  
3 budget, shall by resolution adopt within the first 30  
4 days of the beginning of the fiscal year and make  
5 appropriations to provide for the period between the  
6 beginning of the fiscal year and the adoption of the  
7 budget except that the governing body may make  
8 appropriations during the last ten days of the year  
9 preceding the beginning of the fiscal year for all  
10 interest and debt redemption charges maturing during  
11 the fiscal year.

12 N.J.S.A. 40A:4-19 further provides that the  
13 total of the appropriations so made shall not exceed 35  
14 percent of the total appropriations made for all  
15 purposes in the budget for the preceding fiscal year  
16 excluding, in both instances, appropriations made for  
17 interest on debt -- interest on debt redemption  
18 charges, capital improvements, fund, and public  
19 assistance.

20 Whereas, the total appropriation in the 2025  
21 budget, less appropriations made for improvement on  
22 debt service and public assistance are as follows: The  
23 Current Fund, \$60,637,487.29; water utility,  
24 \$11,014,412.

1           Whereas, 35 percent of the total  
2           appropriation in the 2025 budget, less appropriations  
3           for a capital improvement fund, debt service, and  
4           public assistance in the 2026 budget is \$21,223,120.55.  
5           The utility, \$3,855,044.20.

6           Now, therefore, be it resolved by the Board  
7           of Commissioners of the Township of Nutley, County of  
8           Essex, the following temporary appropriations are made,  
9           and that the certified copy of this resolution is to be  
10          transmitted to the Chief Financial Officer for her  
11          records for all of the accounts included in the list  
12          for the Mayor's Office, the Director of Public Affairs,  
13          the Department of Revenue and Finance, the Department  
14          of Public Safety, Department of Public Works, and I  
15          thought I saw it here, the Department of Parks and  
16          Public Property. All right. You're in there. Thank  
17          you.

18                   COMMISSIONER TUCCI: I didn't want you to  
19          leave me out.

20                   DEPUTY MAYOR EVANS: And the water and sewer  
21          utility operating accounts. So move.

22                   COMMISSIONER TUCCI: Second.

23                   MADAM CLERK: Deputy Mayor Evans.

24                   DEPUTY MAYOR EVANS: Aye.

25                   MADAM CLERK: Commissioner Tucci.

1 COMMISSIONER TUCCI: Aye.

2 MADAM CLERK: Commissioner Scarpelli.

3 COMMISSIONER SCARPELLI: Aye.

4 MADAM CLERK: Commissioner Petracco.

5 COMMISSIONER PETRACCO: Aye.

6 DEPUTY MAYOR EVANS: That concludes all of  
7 our formal business for this evening. Anyone wishing  
8 to approach the microphone can do so. Please state  
9 your name and address for the clerk.

10 MS. SIMEONIDIS: Hello, everybody. My name  
11 is Katerina Simeonidis. I'm the owner of Chris &  
12 Angie's up on Franklin Ave. Just here to find out  
13 what's going on with the parking situation when the  
14 construction starts over at the Ciccolini property.  
15 I'm kind of up-to-date on a few things that might be  
16 happening, but I just want to, you know, find out more  
17 and be sure like what can be done.

18 DEPUTY MAYOR EVANS: Yeah. So at this point,  
19 and as you and I have discussed, the developer for the  
20 project is getting ready to start construction. We are  
21 in -- we still have to conclude our discussions around  
22 what they call a developer's agreement, which will  
23 include what's going to happen to parking. We haven't  
24 done that yet.

1           The developer, as I've been informed by our  
2 town council, is fully aware of the sensitivity related  
3 to parking as it relates to the disruption of business,  
4 right, and hurting business. And my understanding is  
5 he's investigating other areas where he might be able  
6 to provide and assist with parking. It is -- our  
7 expectation is that he will go around and meet with all  
8 of you as the business owners in the areas to discuss,  
9 from his view, what the disruption will be and how he  
10 will do -- and see what he can do to address the  
11 parking concerns.

12           I know, though, that for a period of time, it  
13 could be as long as three months, that there will be  
14 heavy construction going on with a crane and everything  
15 else to construct the structured parking garage. And  
16 so parking -- I can't tell you what he's absolutely  
17 decided on because that's still fluid, but he should be  
18 around to see you guys shortly.

19           MS. SIMEONIDIS: Oh, okay, great. Does he  
20 want to meet at the diner?

21           DEPUTY MAYOR EVANS: Yes.

22           MS. SIMEONIDIS: Okay, cool.

23           DEPUTY MAYOR EVANS: Yeah. You could  
24 probably squeeze a lunch out of him.

25           MS. SIMEONIDIS: Okay, great.

1           DEPUTY MAYOR EVANS: So, but yeah, he should  
2 go around because we've insisted all along, and  
3 Commissioner Scarpelli, Mayor, and Commissioner Tucci,  
4 both as mayors on the redevelopment committee.  
5 Currently, Commissioner Petracco, who's on the  
6 redevelopment committee, and myself, we have been  
7 stressing as a board that while we advance the  
8 community in that area, we can't kill the businesses  
9 that are there. We have to find a way to support them  
10 with parking.

11           So he's well aware of that. We've been  
12 insistent upon that for the last two years, and now,  
13 it's time to, you know, come to an agreement as to what  
14 he can do.

15           MS. SIMEONIDIS: Great. Do you know like  
16 exactly when he's going to be starting?

17           DEPUTY MAYOR EVANS: I haven't -- I don't  
18 know yet, but I would think that -- when the last time  
19 I did check in on that, that he's looking to break  
20 ground in the March time frame.

21           MS. SIMEONIDIS: Okay.

22           DEPUTY MAYOR EVANS: But it would be  
23 demolition work, so he has to apply for a demolition  
24 permit. He has to get some other approvals from the

1 county and the state before he does that. We're -- the  
2 expectation was he would be able to get that by March.  
3 But whenever he gets them, that will start and signal  
4 the start of the construction.

5 MS. SIMEONIDIS: Okay, cool.

6 DEPUTY MAYOR EVANS: All right?

7 MS. SIMEONIDIS: All right. Well, thank you.

8 DEPUTY MAYOR EVANS: You're welcome.

9 COMMISSIONER PETRACCO: Just before you sit  
10 down, I just want to congratulate you on your  
11 establishment. You have a great restaurant there.

12 MS. SIMEONIDIS: Thank you.

13 COMMISSIONER PETRACCO: The place never  
14 looked better.

15 MS. SIMEONIDIS: Oh, thank you.

16 COMMISSIONER PETRACCO: The food is  
17 outstanding, and I wish you nothing but the best. And  
18 I know your business will only get better and better.

19 MS. SIMEONIDIS: Yeah.

20 COMMISSIONER PETRACCO: And we will get  
21 through this parking issue, and we will always take  
22 care of that fence issue.

23 MS. SIMEONIDIS: Thank you so much.

24 COMMISSIONER PETRACCO: Okay.

25 MS. SIMEONIDIS: Appreciate it.

1           DEPUTY MAYOR EVANS:  Anyone else wishing to  
2 comment?

3           COMMISSIONER TUCCI:  Move to adjourn.

4           DEPUTY MAYOR EVANS:  Yes.

5           COMMISSIONER PETRACCO:  Second.

6           DEPUTY MAYOR EVANS:  Seeing no one, move to  
7 adjourn.  We need --

8           MADAM CLERK:  Deputy Mayor Evans.

9           DEPUTY MAYOR EVANS:  Aye.

10          MADAM CLERK:  Commissioner Tucci.

11          COMMISSIONER TUCCI:  Aye.

12          MADAM CLERK:  Commissioner Scarpelli.

13          COMMISSIONER SCARPELLI:  Aye.

14          MADAM CLERK:  Commissioner Petracco.

15          COMMISSIONER PETRACCO:  Aye.

16          MADAM CLERK:  And the time is now 7:29.

17          (End of recording)

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C E R T I F I C A T I O N

I, Heidi Jolliff, transcriber, hereby certify that the foregoing is a correct transcript from the recording provided.

*Heidi Jolliff*

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HEIDI JOLLIFF, AAERT NO. 2850      DATE: January 20, 2026