

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
: \_\_\_\_\_

City Hall, 4<sup>th</sup> Floor  
3715 Palisade Avenue  
Union City, New Jersey

April 16, 2013  
Commencing at 6:06 p.m.

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

VINCENT BONITO, COMMISSIONER  
JOHNNY GARCES, COMMISSIONER  
RAFAEL NOVA, COMMISSIONER, (Arrived at 6:08 p.m.)  
JOHAN PATERNINA, COMMISSIONER  
CARLOS VALLEJO, COMMISSIONER  
LUCIO FERNANDEZ, CHAIRMAN

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:

BRENDA G. COX, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

FLORIO & KENNY, LLP  
BY: DAVID J. YANOTCHKO, ESQ.  
Board Attorney

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1 THE ASSISTANT SECRETARY: May I have your  
2 attention?

3 We're going to call to order a Regular  
4 Public Meeting of the Union City Redevelopment  
5 Agency.

6 The meeting has been called and scheduled  
7 for today, Tuesday, April 16<sup>th</sup>, 2013, at six p.m.

8 This is a meeting called in compliance with  
9 Chapter 231, Public Law 1975 of the Open Public  
10 Meeting Act.

11 Adequate notice of the meeting has been  
12 provided setting forth the date, time and  
13 location of the meeting.

14 Notice of the agenda to the extent known  
15 was forwarded to The Jersey Journal, The Record  
16 and The Hudson Reporter and was posted on our  
17 bulletin board and kept on file in the office of  
18 the Municipal Clerk.

19 Before we roll call for this evening's  
20 meeting, will everyone kindly rise so that we can  
21 salute the flag?

22

23 (Whereupon, the Pledge of Allegiance was  
24 said by all.)

25

1 THE ASSISTANT SECRETARY: Thank you.

2

3 **ROLL CALL:**

4

5 THE ASSISTANT SECRETARY: I'm going to  
6 start with the roll call for tonight's meeting.

7 Lucio Fernandez?

8 CHAIRMAN FERNANDEZ: Here.

9 THE ASSISTANT SECRETARY: Eva Festa?  
10 Johnny Garces?

11 COMMISSIONER GARCES: Here.

12 THE ASSISTANT SECRETARY: Rafael Nova?

13 Johan Paternina?

14 COMMISSIONER PATERNINA: Here.

15 THE ASSISTANT SECRETARY: Vincent Bonito?

16 COMMISSIONER BONITO: Here.

17 THE ASSISTANT SECRETARY: And Carlos  
18 Vallejo?

19 COMMISSIONER VALLEJO: Here.

20 THE ASSISTANT SECRETARY: Let the record  
21 show that we have five members present.

22 Those absent tonight would be Eva Festa and  
23 Rafael Nova.

24 So we have a Board comprised of five  
25 members, which constitutes a full legal quorum to

1 establish any decisions we make tonight.

2 I'm going to start with the order of the  
3 agenda; we just gave notice.

4

5 **APPROVAL OF MINUTES OF THE FEBRUARY 19, 2013**

6 **MEETING:**

7

8 THE ASSISTANT SECRETARY: And the next item  
9 on the agenda would be the approval of the  
10 minutes from the February 19th, 2013, meeting.

11 Do I have -- do I hear a motion to accept  
12 these minutes?

13 COMMISSIONER VALLEJO: Motion.

14 THE ASSISTANT SECRETARY: Motion by Carlos  
15 Vallejo.

16 Secoded by?

17 COMMISSIONER PATERNINA: Second.

18 THE ASSISTANT SECRETARY: Okay. Secoded  
19 by --

20 COMMISSIONER PATERNINA: Johan.

21 THE ASSISTANT SECRETARY: -- Johan  
22 Paternina.

23 Let the record show that Mr. Rafael Nova  
24 has joined the meeting.

25 So we have now six members present.

1

2 (Whereupon, Commissioner Nova arrived at  
3 6:08 p.m.)

4

5 THE ASSISTANT SECRETARY: Okay, continuing  
6 with the -- the motion to accept the minutes from  
7 the February 19<sup>th</sup> meeting.

8

That would be Lucio Fernandez?

9

CHAIRMAN FERNANDEZ: Abstain.

10

THE ASSISTANT SECRETARY: You abstain.

11

Very good.

12

Eva Festa is absent.

13

Johnny Garces?

14

COMMISSIONER GARCES: Abstain.

15

THE ASSISTANT SECRETARY: Abstain. Okay.

16

Rafael Nova?

17

COMMISSIONER NOVA: Yes.

18

THE ASSISTANT SECRETARY: Yes? Okay.

19

Johan Paternina?

20

COMMISSIONER PATERNINA: Yes.

21

THE ASSISTANT SECRETARY: Vincent Bonito?

22

COMMISSIONER BONITO: Yes.

23

THE ASSISTANT SECRETARY: And Carlos

24

Vallejo?

25

COMMISSIONER VALLEJO: Yes.

1 THE ASSISTANT SECRETARY: Okay, let the  
2 record show that there was a vote to accept the  
3 minutes of the February 19, 2013, meeting.

4 With that I turn the agenda over to  
5 Counsel.

6 Thank you.

7 MR. YANOTCHKO: Thank you.

8

9 **APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**  
10 **CLAIMS; and**  
11 **APPROVAL PAYMENT OF BILLS AND PREPARATION OF**  
12 **CHECKS:**

13

14 MR. YANOTCHKO: And, Commissioners, we're  
15 going to go over to agenda item number 3 and  
16 that's the approval and ratification of prior  
17 payment of claims.

18 And turning back to the back of your agenda  
19 we have a couple of --

20 THE ASSISTANT SECRETARY: Um-hum.

21 Three items; right?

22 MR. YANOTCHKO: Yeah, three items.

23 For the -- to authorize the payment of  
24 bills and preparation of checks tonight.

25 First one from Audio-Digital Transcription

1 Services in the amount of \$347.25.

2 Donohue, Gironda and Doria, which performs  
3 bookkeeping for the Agency. And it looks like  
4 it's their entire year invoice for \$15,150.00.

5 THE ASSISTANT SECRETARY: Um-hum.

6 MR. YANOTCHKO: And then Community Housing  
7 and Planning. That's our --

8 MR. NG: Consulting.

9 MR. YANOTCHKO: -- we get some -- some --  
10 consulting --

11 MR. NG: Consultant.

12 MR. YANOTCHKO: Yeah. With -- with some of  
13 the -- look -- looking at some of the plans and  
14 -- that have been submitted to the Agency for  
15 that consulting.

16 That's in the amount of \$1,662.50.

17 THE ASSISTANT SECRETARY: Okay.

18 MR. YANOTCHKO: And moving on just over to  
19 the Union City Redevelopment Agency Stadium,  
20 there's no -- there's no claims, bills, checks to  
21 pay for this -- this cycle.

22 THE ASSISTANT SECRETARY: Okay.

23 Counsel, if I may remind you, that we tend  
24 to take these two items, --

25 MR. YANOTCHKO: The two --



1 THE ASSISTANT SECRETARY: -- yeah, --  
2 together. We vote --

3 MR. YANOTCHKO: Especially this time we  
4 could -- we could do that.

5 THE ASSISTANT SECRETARY: Um-hum.

6 MR. YANOTCHKO: Especially because I -- I  
7 don't see anything for the Resolution approval  
8 ratification of prior payment of claims.

9 THE ASSISTANT SECRETARY: Okay.

10 MR. YANOTCHKO: Item number 4, you look at  
11 that, there's nothing applicable this time.

12 So, just the three that I -- I went over a  
13 few minutes ago.

14 THE ASSISTANT SECRETARY: Very good.

15 So, do I have a motion to accept the  
16 payments of these checks?

17 COMMISSIONER PATERNINA: Make a motion.

18 THE ASSISTANT SECRETARY: Motion by Johan  
19 Paternina.

20 COMMISSIONER VALLEJO: Second the motion.

21 THE ASSISTANT SECRETARY: Seconded by  
22 Carlos Vallejo.

23 Roll call for the vote.

24 Johnny Garces?

25 COMMISSIONER GARCES: Yes.

1 THE ASSISTANT SECRETARY: Rafael Nova?

2 COMMISSIONER NOVA: Yes.

3 THE ASSISTANT SECRETARY: Eva's -- Eva's  
4 absent.

5 Lucio Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 THE ASSISTANT SECRETARY: Okay.

8 Johan Paternina?

9 COMMISSIONER PATERNINA: Yes.

10 THE ASSISTANT SECRETARY: Vincent Bonito?

11 COMMISSIONER BONITO: Yes.

12 THE ASSISTANT SECRETARY: And Carlos  
13 Vallejo?

14 COMMISSIONER VALLEJO: Yes.

15 THE ASSISTANT SECRETARY: Let the record  
16 show that the Board has voted to accept the  
17 payment of the bills outstanding.

18 And back to you, Counsel.

19

20 **REPORT ON STATUS OF PROJECTS:**

21

22 MR. YANOTCHKO: Okay. Agenda item number  
23 5, Report on the Status of Projects.

24 I can give a quick brief summary of what's  
25 -- what's been happening.

1           With PBG Realty, -- that's the developer  
2 who is looking to build on -- build on 22<sup>nd</sup> and  
3 Summit, that's been -- we've had a bit of a  
4 pause.

5           Recently the City and their attorneys have  
6 been talking a little bit. This is the one that  
7 wanted to go to Planning before coming to the  
8 UCRA. And so, basically, we made some time just  
9 for them to talk with the City.

10           I don't believe there's -- you know they've  
11 decided exactly what's going to happen with that  
12 project but those talks are ongoing.

13           In the last couple weeks we did get an  
14 inquiry from an attorney representing one of the  
15 redevelopers at Yardley from many many years  
16 back, Panepinto or Panepinto --

17           THE ASSISTANT SECRETARY: Um-hum.

18           MR. YANOTCHKO: -- Properties.

19           Hopefully I'm pronouncing that right or --

20           THE ASSISTANT SECRETARY: Yes you are.

21           MR. YANOTCHKO: -- or close.

22           Then this would be for a very big project  
23 over on the Yardley site with -- the proposal  
24 would be 29 stories, hundreds of units.

25           We're in the early stages of looking at

1 that. David Spatz from our planning consultants  
2 is taking --

3 MR. NG: And this is the reason of the  
4 bills from the consultations, the one thousand  
5 something --

6 MR. YANOTCHKO: Yes.

7 MR. NG: -- plus.

8 MR. YANOTCHKO: Exactly. Exactly.

9 It's a very -- they've sent us the -- you  
10 know, some of their initial documents. There's  
11 probably going to be a lot of questions on what's  
12 been done historically, you know, and I see -- I  
13 see a pretty big Yardley file in my -- in --  
14 under my possession.

15 And then with the school -- with the school  
16 project right now we're redoing, I think, --  
17 actually, it's not -- not us, the contractor is  
18 submitting a few final invoices and, you know,  
19 I've reached out to them if they need any  
20 assistance in getting that through the Schools  
21 Development Authority. I think they plan to  
22 submit that at the end of this week.

23 And I think -- I think that's it for  
24 everything.

25 MR. NG: Are we planning to get together

1 with the Board of Education lawyers and -- for,  
2 you know, when we have other documentation and  
3 finalize the ending of the project?

4 MR. YANOTCHKO: I -- I think we should do  
5 that. I'm -- there's a good chance I'm speaking  
6 with the Board of Education's lawyer tomorrow.

7 MR. NG: Good.

8 MR. YANOTCHKO: Because she sent me an  
9 email right as I was walking out for this  
10 meeting.

11 So I think we'll be -- we'll be talking.  
12 And -- and she talked about a meeting. So, I  
13 will --

14 MR. NG: Consult.

15 MR. YANOTCHKO: -- I'll follow up. Yeah.

16 MR. NG: The -- the goal, last year, was to  
17 finalize everything by end of December. I know  
18 it's very -- you know, we have some  
19 difficulties --

20 MR. YANOTCHKO: Yeah.

21 MR. NG: -- to put all the documentation  
22 together but I think that we should continue with  
23 the meeting to see if we can --

24 MR. YANOTCHKO: Yeah.

25 MR. NG: -- final -- have the final C.O.

1 from the Building Department and everything.

2 MR. YANOTCHKO: Yeah. I think -- I think  
3 we could do that.

4 What I'll -- what I'll do on that, too,  
5 Kennedy, I can -- I'll talk with the Board of Ed  
6 tomorrow. She may be talking with the  
7 contractor/redeveloper on Thursday.

8 I don't -- I don't know if they'll need me  
9 at that meeting but if -- if they do --

10 MR. NG: Um-hum.

11 MR. YANOTCHKO: -- I'm available.

12 MR. NG: Um-hum.

13 MR. YANOTCHKO: If -- you know, if they  
14 need me by phone --

15 MR. NG: Just let me know. Yes.

16 MR. YANOTCHKO: And I'll let you -- I'll  
17 give you a report on it --

18 MR. NG: Good.

19 MR. YANOTCHKO: -- by the end of the week  
20 to -- to report on.

21 MR. NG: Thank you.

22 CHAIRMAN FERNANDEZ: What's -- what's still  
23 left to resolve with them?

24 MR. YANOTCHKO: I -- they still got  
25 problems with these treads on the -- on the

1 bleachers. There was a problem that the -- the  
2 School Board's had where there were a lot of  
3 slipping incidents leading to some injuries.

4 Over the long course of time there's been a  
5 couple proposals on how to handle it, you know,  
6 but -- and I think the contractor's been -- I  
7 mean I should say redeveloper has been a little  
8 -- a little bit guarded because I don't think  
9 they want to open themselves up to lawsuits and  
10 -- and things like that.

11 But they've been talking about ways to make  
12 the bleachers better and, you know, --

13 MR. NG: Yeah, this is a very old issue  
14 from, you know, when they open the school. And,  
15 you know, when I came to this position as the  
16 Director I tried to, you know, to get it better.  
17 And that's -- we probably -- we are very close to  
18 ending --

19 CHAIRMAN FERNANDEZ: And it's just that?

20 MR. NG: -- the end of the issue.

21 MR. YANOTCHKO: It's just that. I'll meet  
22 with them to see if there's anything else.

23 What I've done, I --

24 MR. NG: I mean the list was like --

25 MR. YANOTCHKO: Yeah.

1 MR. NG: -- ten items --

2 MR. YANOTCHKO: Yeah.

3 MR. NG: -- and this is only one -- one or  
4 two now.

5 MR. YANOTCHKO: Yeah, it's down -- it's a  
6 down a little bit much.

7 It was complicated also because a tank -- a  
8 late tank was found.

9 CHAIRMAN FERNANDEZ: Yeah.

10 MR. NG: The oil -- the oil tank.

11 MR. YANOTCHKO: And the question of who --  
12 who pays for it.

13 MR. NG: Yes.

14 MR. YANOTCHKO: What I've done so far, you  
15 know, some of the litigation documents, you know,  
16 I haven't -- you know, I -- weren't able to find  
17 the UCRA file. But what I did was we were able  
18 to find like the check that this -- the --

19 It's -- it's a little complicated. The  
20 State wanted to make sure that they were -- they  
21 were compensated from this lawsuit that -- from  
22 years ago, it's about 2006, '07 or '08, with this  
23 property owner named Fujihuara. And what the  
24 counsel then was able to do was get some -- some  
25 recovery for cleanup costs, which is -- which is



1 a big thing.

2 CHAIRMAN FERNANDEZ: Right.

3 MR. YANOTCHKO: It was actually a lot of  
4 money. It was -- it was about \$380,000.00 --

5 MR. NG: Um-hum. Um-hum.

6 MR. YANOTCHKO: -- the check. And it was  
7 paid over to the School Development Authority.

8 So, what I've done is I've -- I've showed  
9 them that check. You know, it's from -- we  
10 tracked it down. You know, thanks -- Susan  
11 Tacuri helped us out a lot tracking that down.

12 MR. NG: We got copy of the check.

13 MR. YANOTCHKO: A copy of it. And it shows  
14 that it was deposited by them. I'm not sure if  
15 they still want more information on that;  
16 although I -- I'm curious if they would because  
17 it's -- it's like we gave you the check, you  
18 know, this is -- I tell you that's pretty good  
19 proof that, --

20 MR. NG: Um-hum.

21 MR. YANOTCHKO: -- you know, that was  
22 addressed in the budget and hopefully they could  
23 help us.

24 I think -- I believe the tank they found  
25 here has got a much lower cleanup cost. You know

1 I think it -- it's the Board of Ed that's been  
2 taking the lead on it but I can't think it's 380  
3 -- \$380,000.00.

4 MR. NG: It's around there.

5 MR. YANOTCHKO: So, we're trying to see if  
6 they'd at least help out the Board of Ed a little  
7 bit in that cost, instead of the Board of Ed  
8 having to completely --

9 CHAIRMAN FERNANDEZ: Foot the whole bill.

10 MR. YANOTCHKO: Yeah, foot the whole bill  
11 on that.

12 MR. NG: It's a lot of money.

13 CHAIRMAN FERNANDEZ: Yeah.

14 MR. YANOTCHKO: Yeah.

15 CHAIRMAN FERNANDEZ: Now the PBG  
16 properties, they're just -- you said 22<sup>nd</sup> Street.  
17 Isn't that 23<sup>rd</sup> Street?

18 MR. NG: 23<sup>rd</sup> and --

19 MR. YANOTCHKO: Oh, I think it's in  
20 between.

21 MR. NG: -- in between Kerrigan --

22 MR. YANOTCHKO: Yeah.

23 MR. NG: -- and Summit Avenue?

24 MR. YANOTCHKO: Summit, 22<sup>nd</sup> and 23<sup>rd</sup>, yeah.

25 CHAIRMAN FERNANDEZ: What's with that one?

1 MR. NG: That's the -- there's an empty  
2 site in here. You can see like some block --

3 COMMISSIONER VALLEJO: It used to be a  
4 warehouse?

5 MR. NG: It's across there.

6 MR. YANOTCHKO: I believe it's right by the  
7 -- the parking garage for the high school.

8 MR. NG: Behind.

9 MR. YANOTCHKO: Yeah. Right -- right  
10 around there.

11 MR. NG: Right around -- in front --

12 COMMISSIONER VALLEJO: It used to be a  
13 warehouse by the corner.

14 MR. NG: It's in front, to the left.

15 MR. YANOTCHKO: Yeah.

16 CHAIRMAN FERNANDEZ: The warehouse on the  
17 corner.

18 MR. NG: Yeah.

19 CHAIRMAN FERNANDEZ: And the Yardley  
20 Building, do they want to use just the footprint  
21 on the Yardley? Or they're going to go through  
22 the parking lot and everything?

23 MR. YANOTCHKO: I think they're looking for  
24 -- I mean I -- I think they're looking for --

25 Yeah, the proposal was, from what I've got

1 -- and I've only got part of the proposal -- but,  
2 you know, right now they're just making the  
3 initial inquiry whether they should go to -- and  
4 I told them, yes, you should really -- you're  
5 going to have to go with us first with -- as we  
6 had this problem with PBG.

7 But, yeah, they're looking for the -- for  
8 what they -- I think what they submitted before,  
9 about 700 units, 29 floors.

10 MR. NG: It's a huge --

11 MR. YANOTCHKO: Huge project.

12 MR. NG: -- project.

13 THE ASSISTANT SECRETARY: Um-hum.

14 MR. YANOTCHKO: It's --

15 THE ASSISTANT SECRETARY: Three phases I  
16 think they said.

17 Right?

18 CHAIRMAN FERNANDEZ: But that will go  
19 before the Zoning Board --

20 MR. YANOTCHKO: Oh, yeah. They'll --  
21 eventually, yes, that would have to --

22 If -- and we got to have -- there's some  
23 questions on whether were some of the things in  
24 the agreement done at this point. I know there  
25 was a good amount of eminent domain lawsuits that

1 | went back and forth and I'd have to -- you know,  
2 | I have to -- have to get up to speed on, you  
3 | know, are all those parcels acquired at this  
4 | point, you know, and -- and other ways on how  
5 | they're going through with this, too.

6 |           So that's -- yeah, that's just the start of  
7 | -- of them.

8 |           And the other -- the other question is are  
9 | they out of time?

10 |           There are permit extension acts and things,  
11 | you know, these days. You know, can they qualify  
12 | for -- to still --

13 |           CHAIRMAN FERNANDEZ: Yeah because they've  
14 | been trying to redevelopment that place --

15 |           MR. NG: Um-hum.

16 |           CHAIRMAN FERNANDEZ: -- for forever.

17 |           MR. YANOTCHKO: Yes. Yes.

18 |           I mean the -- I think -- I think the plan  
19 | was in -- in about 2003. The agreement is from  
20 | 2004.

21 |           It's even older than the PBG agreement.

22 |           CHAIRMAN FERNANDEZ: Wow.

23 |           MR. YANOTCHKO: And I think they've -- you  
24 | know the most activity I saw on that was the  
25 | eminent -- the condemnation on --

1 MR. NG: Yeah.

2 MR. YANOTCHKO: -- certain properties. But  
3 I think there hasn't been much in a couple  
4 years, --

5 MR. NG: Yeah.

6 MR. YANOTCHKO: -- anything going on.

7 This -- this is really the first I've --  
8 you know, one of the first things I've -- or from  
9 Panepinto at least.

10 CHAIRMAN FERNANDEZ: Yeah.

11 MR. NG: Well this time I think they --  
12 they -- they want to --

13 CHAIRMAN FERNANDEZ: They want to go to  
14 court.

15 MR. NG: -- to go -- court.

16 MR. YANOTCHKO: Yeah.

17 CHAIRMAN FERNANDEZ: Yeah.

18 MR. NG: That's why they -- David Spatz is  
19 reviewing everything and --

20 That's it.

21 We need projects.

22 CHAIRPERSON FERNANDEZ: Yeah.

23 MR. NG: In order to survive.

24 MR. YANOTCHKO: It's a big project. Yes.

25 COMMISSIONER BONITO: It is a big project.

1 MR. YANOTCHKO: Yeah, a very big project.

2 THE ASSISTANT SECRETARY: Um-hum.

3 CHAIRMAN FERNANDEZ: What happened to that  
4 area on Kennedy Boulevard between 30<sup>th</sup> and -- and  
5 was that 27<sup>th</sup> Street?

6 Was -- wasn't that a redevelopment area?

7 That was -- wasn't that designated  
8 redevelopment? On Kennedy?

9 MR. NG: Where the fire was?

10 CHAIRMAN FERNANDEZ: Yeah.

11 MR. NG: Like three months ago?

12 CHAIRMAN FERNANDEZ: Yeah.

13 MR. NG: Three, four months ago?

14 CHAIRMAN FERNANDEZ: Right on Kennedy.

15 MR. NG: I haven't heard anything about it.

16 MR. YANOTCHKO: I -- I mean there is a  
17 part, yeah, on that side of Kennedy. I -- I'm  
18 not -- I haven't looked at it closely just  
19 because I don't think we've had a project or  
20 someone looking to develop there. But I think  
21 there is a part beyond Kennedy that's related to  
22 the Roosevelt development site.

23 CHAIRMAN FERNANDEZ: Right.

24 MR. YANOTCHKO: Yeah. That -- that --

25 MR. NG: Is that where the furniture store

1 is?

2 CHAIRMAN FERNANDEZ: Right, furniture  
3 store --

4 MR. YANOTCHKO: Yeah.

5 But I --

6 MR. NG: I think there was a developer  
7 interested in -- in doing something there but not  
8 -- not like -- like a one, two, three, like --

9 THE ASSISTANT SECRETARY: Um-hum.

10 MR. YANOTCHKO: Was -- was that the one you  
11 might have met with -- with -- you might have met  
12 with Spatz and --

13 MR. NG: Yeah.

14 MR. YANOTCHKO: -- the developer?

15 Yeah, I don't think --

16 MR. NG: Yeah.

17 MR. YANOTCHKO: -- I was --

18 MR. NG: We just had --

19 MR. YANOTCHKO: Because it was so  
20 preliminary.

21 MR. NG: We just had a meeting --

22 MR. YANOTCHKO: Yeah.

23 MR. NG: -- and then that's -- that's it.

24 MR. YANOTCHKO: Yeah.

25 MR. NG: They didn't come back.



1           You know, sometimes people --

2           CHAIRMAN FERNANDEZ:  Yeah.

3           MR. NG:  -- they just propose but they  
4 don't have the money --

5           CHAIRMAN FERNANDEZ:  Yeah.

6           MR. NG:  -- on the table and they have to  
7 just, you know, just -- a lot of questions and  
8 looking how the market is.

9           CHAIRMAN FERNANDEZ:  Right.

10          MR. NG:  How much money I'm going to put.  
11 How much -- how much money I'm gonna get.

12          MR. YANOTCHKO:  Um-hum.

13          MR. NG:  We got to keep in touch on that  
14 one.

15          MR. YANOTCHKO:  Exactly.

16          CHAIRMAN FERNANDEZ:  Okay.

17          MR. YANOTCHKO:  Any other questions?

18          Thanks.

19

20       **PUBLIC COMMENT:**

21

22          THE ASSISTANT SECRETARY:  Okay?

23          I guess we can open it to the -- the  
24 public.

25          Right?

1 MR. YANOTCHKO: I believe so.

2 THE ASSISTANT SECRETARY: A comment  
3 portion?

4 CHAIRMAN FERNANDEZ: He wants to talk. The  
5 guy in the back, the bald guy. He wants to say  
6 something.

7 COMMISSIONER VALLEJO: Who me?

8 CHAIRMAN FERNANDEZ: Seeing none, I move to  
9 close the public portion of the meeting.

10 THE ASSISTANT SECRETARY: Okay, we have a  
11 motion to close the public portion.

12 COMMISSIONER GARCES: Motion.

13 THE ASSISTANT SECRETARY: Motion by Lucio  
14 Fernandez.

15 Seconded by?

16 COMMISSIONER GARCES: Motion.

17 Second.

18 THE ASSISTANT SECRETARY: Seconded by --  
19 Who are you?

20 COMMISSIONER GARCES: Carlos.

21 THE ASSISTANT SECRETARY: Johnny. By  
22 Johnny Garces.

23 COMMISSIONER GARCES: Oh my God.

24 THE ASSISTANT SECRETARY: I know.

25 MR. DILLON: It's the toothache.

1 THE ASSISTANT SECRETARY: I know I'm  
2 delirious. I'm delirious.

3 Okay, roll call to close it to the -- to  
4 the public.

5 Johnny Garces?

6 COMMISSIONER GARCES: Yes.

7 THE ASSISTANT SECRETARY: Rafael Nova?

8 COMMISSIONER NOVA: Yes.

9 THE ASSISTANT SECRETARY: Lucio Fernandez?

10 CHAIRMAN FERNANDEZ: Yes.

11 THE ASSISTANT SECRETARY: Johan Paternina?

12 COMMISSIONER PATERNINA: Yes.

13 THE ASSISTANT SECRETARY: Vincent Bonito?

14 COMMISSIONER BONITO: Yes.

15 THE ASSISTANT SECRETARY: And Carlos  
16 Vallejo?

17 Okay. Vote to close it to the public and  
18 comment portion. Okay.

19 COMMISSIONER BONITO: I would like to make  
20 a motion to congratulate Commissioner Fernandez  
21 on becoming a father again.

22 THE ASSISTANT SECRETARY: Okay.

23 COMMISSIONER BONITO: And all best wishes  
24 to him and his family.

25 THE ASSISTANT SECRETARY: Congratulations.

1 It's on the record.

2 COMMISSIONER GARCES: This is off the  
3 record.

4 THE ASSISTANT SECRETARY: No, it's on the  
5 record. It's on the record.

6 COMMISSIONER GARCES: It wasn't hard,  
7 wasn't it.

8 CHAIRMAN FERNANDEZ: It was tough man.

9 THE ASSISTANT SECRETARY: Do we have any  
10 other business to take care of today?

11 MR. NG: No.

12 THE ASSISTANT SECRETARY: No?  
13

14 **ADJOURNMENT:**

15

16 THE ASSISTANT SECRETARY: Okay, there being  
17 no other business, do I have a vote -- a motion  
18 to end tonight's meeting?

19 COMMISSIONER BONITO: Motion.

20 THE ASSISTANT SECRETARY: Motion by Mr.  
21 Bonito.

22 Seconded by?

23 COMMISSIONER GARCES: Second.

24 THE ASSISTANT SECRETARY: Johnny Garces.

25 All in favor?

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(Whereupon, there was a chorus of ayes.)

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THE ASSISTANT SECRETARY: Those opposed  
will remain here for the evening.

6

That said, the meeting's over.

7

Thank you, gentlemen.

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Yes, I need signatures from you.

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(Whereupon, the proceedings were concluded  
at 6:24 p.m.)

1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

4

5 I, KAREN A. MARINO, assigned transcriber,  
6 do hereby affirm that the foregoing is a true and  
7 accurate transcript in the matter of the REGULAR  
8 MEETING of the UNION CITY REDEVELOPMENT AGENCY,  
9 held on Tuesday, April 16, 2013, and recorded on  
10 tape.

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24 Monitored by: Kevin Dillon

25 Proofread by: Deborah Dillon