

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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City Hall  
3715 Palisade Avenue  
Union City, New Jersey

November 19, 2013  
Commencing at 6:10 p.m.

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

EVA FESTA, COMMISSIONER  
JOHNNY GARCES, COMMISSIONER  
RAFAEL NOVA, COMMISSIONER  
JOHAN PATERNINA, COMMISSIONER

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

VINCENT BONITO, COMMISSIONER  
CARLOS VALLEJO, COMMISSIONER  
LUCIO FERNANDEZ, CHAIRMAN

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

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
SALUTE TO FLAG	3
ROLL CALL	4
APPROVAL OF MINUTES	5
APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS	6
APPROVAL PAYMENT OF BILLS AND PREPARATION OF CHECKS	6
REPORT ON STATUS OF PROJECTS	8
PUBLIC COMMENT	27
ADJOURNMENT	30

1 THE ASSISTANT SECRETARY: Okay? Ready.

2 May I have your attention?

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

6 This meeting has been called and scheduled  
7 for today, Tuesday, November 19<sup>th</sup>, 2013, at 6 p.m.  
8 The meeting is beginning at 6:10.

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

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

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

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

23

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

1

2 THE ASSISTANT SECRETARY: Thank you.

3

4 **ROLL CALL:**

5

6 THE ASSISTANT SECRETARY: Roll call for  
7 tonight's meeting.

8 Lucio Fernandez?

9 Absent.

10 Eva Festa?

11 COMMISSIONER FESTA: Here.

12 THE ASSISTANT SECRETARY: Johnny Garces?

13 COMMISSIONER GARCES: Here.

14 THE ASSISTANT SECRETARY: Rafael Nova?

15 COMMISSIONER NOVA: Here.

16 THE ASSISTANT SECRETARY: Johan Paternina?

17 COMMISSIONER PATERNINA: Here.

18 THE ASSISTANT SECRETARY: Vincent Bonito?

19 No.

20 Carlos Vallejo?

21 No.

22 Let the record indicate that we have four  
23 members present.

24 Those absent tonight would be Commissioner  
25 Lucio Fernandez, Commissioner Vincent Bonito and

1 Commissioner Carlos Vallejo.

2 So we have a Board comprised of four  
3 members, which constitutes a full legal quorum  
4 for tonight's meeting.

5

6 **APPROVAL OF MINUTES FROM OCTOBER 28, 2013**

7 **MEETING:**

8

9 THE ASSISTANT SECRETARY: As we move on to  
10 the agenda, the second item will be the approval  
11 of the minutes from the October 28 meeting.

12 Do I have a motion to accept the meeting --

13 COMMISSIONER GARCES: I make a --

14 THE ASSISTANT SECRETARY: -- the minutes?

15 COMMISSIONER GARCES: I make a motion.

16 THE ASSISTANT SECRETARY: Motion by Johnny  
17 Garces.

18 Seconded?

19 COMMISSIONER NOVA: I second.

20 THE ASSISTANT SECRETARY: By Rafael Nova.  
21 Eva Festa?

22 COMMISSIONER FESTA: Yes.

23 THE ASSISTANT SECRETARY: Johnny Garces?

24 COMMISSIONER GARCES: Yes.

25 THE ASSISTANT SECRETARY: Rafael Nova?

1 COMMISSIONER NOVA: Yes.

2 THE ASSISTANT SECRETARY: Johan Paternina?

3 COMMISSIONER PATERNINA: Abstain.

4 THE ASSISTANT SECRETARY: Abstain; very  
5 good.

6 Let the record show that the minutes from  
7 the October 28<sup>th</sup> meeting was approved by the  
8 majority of tonight's quorum.

9 And now I turn the agenda over to Counsel  
10 for us to continue.

11 MR. YANOTCHKO: Thank you, Brenda.

12

13 **APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**  
14 **CLAIMS;**

15 **and**

16 **APPROVAL PAYMENT OF BILLS AND PREPARATION OF**  
17 **CHECKS:**

18

19 MR. YANOTCHKO: Commissioners, we'll go  
20 over to items 3 and 4 on the agenda and that  
21 includes the Resolution for the  
22 Approval/Ratification of Prior Payments of Claims  
23 and then the Resolution to Approve Payment of  
24 Bills and Claims Presented -- Authorize the  
25 Preparation of Checks.

1           We don't have any bills for the  
2 Approval/Ratification of Prior Payments tonight.

3           But we do have one for -- one check for  
4 Audio-Digital in the amount of \$551.00 in that  
5 Resolution to Approve Payment of Bills and to  
6 Authorize the Preparation of Checks that you can  
7 see. It's the last two pages in your agenda.

8           So, please review and if you have any  
9 questions please raise them. Or, if not, we  
10 could have a motion to review and approve.

11           COMMISSIONER FESTA: Make a motion.

12           THE ASSISTANT SECRETARY: Okay, motion by  
13 Eva Festa.

14           COMMISSIONER PATERNINA: Second.

15           THE ASSISTANT SECRETARY: Seconded by Johan  
16 Paternina.

17           And roll call for the approval.

18           Johnny Garces?

19           COMMISSIONER GARCES: Yes.

20           THE ASSISTANT SECRETARY: Rafael Nova?

21           COMMISSIONER NOVA: Yes.

22           THE ASSISTANT SECRETARY: Eva Festa?

23           COMMISSIONER FESTA: Yes.

24           THE ASSISTANT SECRETARY: And Johan  
25 Paternina?

1 COMMISSIONER PATERNINA: Yes.

2 THE ASSISTANT SECRETARY: Let the record  
3 show that the Commissioners have voted to approve  
4 the Payment of Bills and Checks as noted.

5 Okay, that takes care of 3 and 4.

6 There we go.

7

8 **REPORT ON STATUS OF PROJECTS:**

9

10 MR. YANOTCHKO: Okay, number 5, Report on  
11 Status of Projects.

12 The report I've got, I had the chance to  
13 attend a meeting earlier today. This was with  
14 the redeveloper and the two attorneys for a  
15 project we've talked about before; it's -- it's  
16 called Summit on Summit. It's between 22<sup>nd</sup> and  
17 23<sup>rd</sup> on Summit Avenue.

18 It's a project that's -- there's been some  
19 conflict over. It's originally planned to be at  
20 about 24 stories high -- very close to the high  
21 school. It's been a program -- I mean a project,  
22 I'm sorry, that's drawn concern with the height  
23 and the scope of it.

24 What the redeveloper has done is changed up  
25 plans somewhat to show to the City to lower the



1 height of the building. It's not going to be a  
2 lot lower but he was -- his proposal is to lower  
3 it to 19 stories and build, you know, less large  
4 stories up top; almost making it a design where  
5 there's a large base and then going up to several  
6 stories that go up almost a little bit pyramid-  
7 style. Not quite like a triangle but to try to  
8 keep some of the units out and meet some of those  
9 concerns.

10 MR. NG: What was the original size? I  
11 mean how many floors?

12 MR. YANOTCHKO: Twenty-four. Twenty-four  
13 units.

14 MR. NG: Twenty-four.

15 MR. YANOTCHKO: Yeah.

16 So they're taking off five is what the  
17 proposal is.

18 And what they're also trying to do is show  
19 that there is some -- a few tall buildings in the  
20 area. There's one 15-story building that's close  
21 by. My -- the name escapes me of it right now  
22 but it's right around 22<sup>nd</sup>, 21<sup>st</sup>.

23 COMMISSIONER FESTA: Altessa (phonetic).

24 MR. YANOTCHKO: Altessa. Yes. Exactly.

25 THE ASSISTANT SECRETARY: Um-hum.

1 MR. YANOTCHKO: To try and show how it  
2 would be -- you know, it wouldn't be so dominant  
3 over everything else; that it's not the only  
4 thing that would, you know, be an enormous  
5 scraper.

6 So they're trying to make it something  
7 that's a little -- that fits into the  
8 neighborhood a little better and less units and  
9 less height.

10 It's something that the City's going to  
11 take a look at. Hopefully, you know, there'll be  
12 some resolution; maybe some more meetings about  
13 this plan. But it was -- it was interesting to  
14 see. I mean it was definitely what I thought --

15 MR. NG: It was a very friendly meeting  
16 this time?

17 MR. YANOTCHKO: It was a friend -- it was a  
18 lot friendlier than our last meeting last  
19 year, --

20 MR. NG: The last time.

21 COMMISSIONER FESTA: Who's the developer on  
22 that?

23 MR. YANOTCHKO: This is -- it's called PBG  
24 Realty.

25 The fellow is Jerry Gippetti.

1 THE ASSISTANT SECRETARY: Um-hum.

2 MR. YANOTCHKO: Everybody was on good  
3 behavior this time at this meeting.

4 MR. NG: Okay.

5 MR. YANOTCHKO: Yeah.

6 Well, I -- also, because they're presenting  
7 a plan that they hope would be accepted, you  
8 know, too. That they hope --

9 MR. NG: Okay.

10 MR. YANOTCHKO: -- can go forward.

11 COMMISSIONER FESTA: How many apartments is  
12 that?

13 MR. YANOTCHKO: I think it's about 200.

14 MR. NG: It's a very large --

15 MR. YANOTCHKO: Yeah.

16 MR. NG: -- apartment.

17 MR. YANOTCHKO: It's -- yeah, I'd have to  
18 get the --

19 MR. NG: But, remember, before it was like  
20 24 floors. Now, because the City Master Plan and  
21 all the requirements of the City, we don't want  
22 -- I mean the City doesn't allow to go that high.

23 So, now it's at 19? Nineteen?

24 MR. YANOTCHKO: It's 19. Yeah.

25 Now, what they would --

1           COMMISSIONER FESTA:  What's Bella Vista;  
2 22?

3           MR. NG:  Twenty-three but that was built  
4 like long, long time ago.

5           COMMISSIONER FESTA:  No, I know.  I was  
6 just trying to figure --

7           MR. NG:  Yeah.

8           MR. YANOTCHKO:  Yeah.  Yeah.

9           MR. NG:  But what's -- now, --  
10 I'm sorry.

11           But now they build the floors like more  
12 like not too tall.  Like you can see -- look at  
13 that, look at that ceiling right there.

14           COMMISSIONER FESTA:  No, I know, the  
15 ceilings aren't that high.

16           MR. NG:  Yeah.

17           MR. YANOTCHKO:  And they're also trying to  
18 build it, you know, -- in their diagrams, of  
19 course, showing how it might have less shade that  
20 would fall on other buildings or things like  
21 that.  You know, if that's a concern.

22           Because sometimes what happens with big  
23 buildings in a, you know, neighborhood where the  
24 other buildings are shorter, you get -- it kind  
25 of blocks a lot of your sunlight, a little bit of

1 | your air.

2 |           It's next to the parking garage for the  
3 | school -- for the high school, --

4 |           COMMISSIONER FESTA: Um-hum.

5 |           MR. YANOTCHKO: -- so that helps it a bit  
6 | as far as not, you know, imposing --

7 |           COMMISSIONER FESTA: It's the whole 22<sup>nd</sup> to  
8 | 23<sup>rd</sup> on Summit?

9 |           MR. YANOTCHKO: It's not the -- it's not  
10 | the entire block. It kind of sits on the same  
11 | block.

12 |           COMMISSIONER FESTA: It's a factory.

13 |           MR. YANOTCHKO: Yeah. Yeah. It's parts of  
14 | it. It kind of would --

15 |           COMMISSIONER GARCES: Like an L?

16 |           MR. YANOTCHKO: Yeah.

17 |           COMMISSIONER FESTA: Yeah.

18 |           MR. YANOTCHKO: Yeah. Although this --

19 |           COMMISSIONER FESTA: I know exactly where  
20 | the billboard is.

21 |           MR. NG: Yeah. Yeah.

22 |           MR. YANOTCHKO: Yes.

23 |           COMMISSIONER FESTA: Yeah.

24 |           MR. YANOTCHKO: Yeah.

25 |           The design will be a little bit different

1 | though at this point.

2 | MR. NG: So, the parking lot --

3 | COMMISSIONER FESTA: Mmm.

4 | MR. NG: -- that they're going to provide  
5 | in that building, it will be on the ground floor  
6 | or like --

7 | MR. YANOTCHKO: It would have --

8 | MR. NG: -- in the middle like --

9 | MR. YANOTCHKO: There'd be retail on the  
10 | first floor. There'd be -- so there'd be a  
11 | couple stores. And then for -- parking would be  
12 | about from two to six or so. And then build  
13 | units after that.

14 | What they --

15 | MR. NG: Yeah, that was the reason of my  
16 | question. Because I remember that we  
17 | discussed --

18 | COMMISSIONER FESTA: The parking is on top  
19 | of the stores?

20 | MR. YANOTCHKO: It's -- it would be on top  
21 | of the stores, yeah. Interesting. But --

22 | MR. NG: It's a new design.

23 | COMMISSIONER FESTA: Mmm.

24 | MR. YANOTCHKO: Yeah, well, I guess --

25 | MR. NG: It's a new -- new way to build,

1 | you know, --

2 |           MR. YANOTCHKO: I think for the stores,  
3 | too, you want it on the sidewalk, of course, so  
4 | people could walk in --

5 |           THE ASSISTANT SECRETARY: Um-hum.

6 |           MR. YANOTCHKO: -- and get in there easily.

7 |           And then they had -- they have to do the  
8 | parking -- if this goes forward, just because the  
9 | garage from the school is nearby too. So that --

10 |           MR. NG: Remember --

11 |           MR. YANOTCHKO: -- was their concern.

12 | Yeah.

13 |           MR. NG: But remember what is their reason  
14 | why the parking lot should be --

15 |           COMMISSIONER FESTA: Above.

16 |           MR. NG: -- up. Because they don't want,  
17 | like the apartments, when you open the windows,  
18 | they don't want the apartments to see the garage  
19 | of the school. So they need to be --

20 |           THE ASSISTANT SECRETARY: Yeah.

21 |           MR. NG: -- on top.

22 |           THE ASSISTANT SECRETARY: A little bit  
23 | higher.

24 |           MR. NG: A little bit higher so that they  
25 | can have --

1 COMMISSIONER FESTA: View.

2 MR. NG: -- the view.

3 MR. YANOTCHKO: Yeah.

4 THE ASSISTANT SECRETARY: Exactly.

5 COMMISSIONER FESTA: Of Secaucus.

6 MR. NG: Well, --

7 I'm not kidding.

8 COMMISSIONER FESTA: No, I know. I'm --

9 MR. NG: I mean you have to figure it out  
10 the high school parking lot is very high.

11 COMMISSIONER FESTA: Six floors, right?  
12 Five floors?

13 MR. NG: The apartment's have to be a  
14 little higher than that in order to have the view  
15 and that's one of the reasons, that I  
16 remember, --

17 COMMISSIONER FESTA: Oh, no, my concern is  
18 having the parking on top of the --

19 MR. YANOTCHKO: The stores.

20 COMMISSIONER FESTA: -- stores.

21 That's -- to me that's --

22 MR. YANOTCHKO: Well, I think --

23 COMMISSIONER FESTA: -- kind of --

24 MR. YANOTCHKO: -- their -- yeah, their  
25 engineers are going to have to do good work there



1 and satisfy --

2 COMMISSIONER FESTA: I would just say like  
3 the store fronts right there on Summit Avenue  
4 down in the front and the parking should be  
5 behind the stores going down 23<sup>rd</sup> Street.

6 MR. YANOTCHKO: They might be able to do  
7 that, I mean --

8 MR. NG: Well, I guess they have to --

9 MR. YANOTCHKO: -- at least part of it.

10 COMMISSIONER FESTA: Yeah, I mean I'm  
11 not --

12 MR. NG: -- to present it to the Planning  
13 Board now, because they changing everything --

14 MR. YANOTCHKO: Yeah.

15 MR. NG: -- and --

16 THE ASSISTANT SECRETARY: Yeah. And it  
17 would have to meet the variances, too, if there's  
18 any.

19 MR. YANOTCHKO: It would -- yeah, this is  
20 -- I mean this is just a proposal they're putting  
21 up there to try to, you know, fit in with the  
22 neighborhood more.

23 I think it's -- you know, my opinion, it  
24 looked like -- it's a decent attempt. You know  
25 it's a fair attempt. It's tough for a developer

1 on that side to completely --

2 MR. NG: Um-hum.

3 MR. YANOTCHKO: -- lower something because  
4 usually the high floors are where they can get  
5 the best rents or prices for selling --

6 MR. NG: Um-hum.

7 MR. YANOTCHKO: --- condominiums.

8 I think this -- if this intended to be --

9 MR. NG: Condominium?

10 MR. YANOTCHKO: I think it's more of a  
11 rental this one actually. I think it's  
12 intended --

13 But you know they cut back on the units  
14 significantly and we'll just have to see where it  
15 goes. Hopefully, we'll have a good understanding  
16 of where it will go, you know, by the end of the  
17 year.

18 You know, we're crossing our fingers.

19 THE ASSISTANT SECRETARY: Um-hum.

20 MR. YANOTCHKO: And hopefully they'll  
21 continue to be a, you know, friendly discussion  
22 at least.

23 COMMISSIONER FESTA: How many units will be  
24 for like affordable?

25 MR. YANOTCHKO: I don't know if that's

1 | actually built in, affordable housing, on it.

2 | I'd have to check back.

3 | MR. NG: I don't think they're going to  
4 | have affordable housing --

5 | MR. YANOTCHKO: I don't believe --

6 | MR. NG: -- that I remember.

7 | COMMISSIONER FESTA: Not -- like I mean  
8 | where they have the --

9 | Is that considered affordable housing where  
10 | a person applies and it's based on income?

11 | MR. YANOTCHKO: I don't remember any of  
12 | that in -- any affordable housing in the plan. I  
13 | think it's more of a market rent proposal. I  
14 | mean --

15 | MR. NG: You know what I remember when I  
16 | was -- if the government provide a grant to  
17 | any --

18 | THE ASSISTANT SECRETARY: Developer.

19 | MR. NG: -- private sector developer, --

20 | THE ASSISTANT SECRETARY: Um-hum.

21 | COMMISSIONER FESTA: Then they have to.

22 | MR. NG: -- then they have to assign a  
23 | percentage of --

24 | COMMISSIONER FESTA: Right.

25 | THE ASSISTANT SECRETARY: Exactly.

1 MR. NG: -- the apartment --

2 COMMISSIONER FESTA: And this is nothing  
3 like that.

4 MR. NG: -- per certain years. Like five  
5 years, ten years. And then after that they can  
6 get rid of the affordable housing or whatever you  
7 want to call it.

8 MR. YANOTCHKO: Yeah. It looks -- if you  
9 look at the redevelopment agreement right now  
10 they're financing this project on their own.

11 THE ASSISTANT SECRETARY: Private money.  
12 Yes.

13 COMMISSIONER FESTA: Okay.

14 MR. YANOTCHKO: So, with a bank loan it  
15 wouldn't have those, you know, restrictions.

16 Kennedy's right, that's kind of how it  
17 goes. Like a lot of times a city or town can  
18 insist upon it if they're footing part of the -

19 THE ASSISTANT SECRETARY: Um-hum.

20 MR. YANOTCHKO: -- bill or helping with the  
21 bill in some ways like a lower interest loan or a  
22 bond or something that goes into it.

23 THE ASSISTANT SECRETARY: Um-hum.

24 Very good.

25 MR. NG: So, I don't think that we will

1 | qualify to buy an apartment there.

2 |           COMMISSIONER FESTA: Oh, no.

3 |           MR. NG: It's expensive. Expensive -- us.

4 |           MR. YANOTCHKO: Okay. And that's -- that  
5 | was basically it. So it ended friendly --

6 |           COMMISSIONER FESTA: Did they --

7 |           MR. NG: That's great.

8 |           MR. YANOTCHKO: Yes, the City Attorney's  
9 | going to take it back; see what the  
10 | Administration thinks. And we're just going to  
11 | -- we're going to stay tuned --

12 |           MR. NG: I mean we're really very close now  
13 | because now they -- they agreed to lower the --

14 |           THE ASSISTANT SECRETARY: Um-hum.

15 |           MR. NG: -- height. So, --

16 |           MR. YANOTCHKO: It's --

17 |           MR. NG: -- maybe this is the time -- the  
18 | developer say in the past that he had the money  
19 | to build the --

20 |           THE ASSISTANT SECRETARY: David, anything  
21 | on that?

22 |           MR. NG: -- buildings, but the economy --

23 |           COMMISSIONER PATERNINA: It's getting  
24 | better.

25 |           MR. NG. It's getting a little better now.

1 THE ASSISTANT SECRETARY: Very good.

2 Okay, --

3 MR. NG: Brenda, this morning I -- I don't  
4 -- I think that you receive the same thing that  
5 Susan sent, the certificate of -- insurance  
6 certificate.

7 THE ASSISTANT SECRETARY: Of liability --  
8 insurance liability.

9 MR. NG: Yeah.

10 Is that for the Union City High School or  
11 ours?

12 THE ASSISTANT SECRETARY: I didn't examine  
13 it closely. In fact, because she left a copy --  
14 the actual original copy with me, so I guess it's  
15 something that you would review afterwards --

16 MR. NG: Okay.

17 THE ASSISTANT SECRETARY: -- and then --  
18 I'll bring that original to you.

19 MR. NG: You have the physical copy?

20 THE ASSISTANT SECRETARY: Yeah, the  
21 physical copy I have and I'll bring it to you and  
22 then, you know, we can decide from there.

23 MR. NG: Okay.

24 THE ASSISTANT SECRETARY: Because I really  
25 didn't examine it --

1 MR. NG: Okay.

2 THE ASSISTANT SECRETARY: -- closely.

3 MR. YANOTCHKO: Yeah.

4 THE ASSISTANT SECRETARY: I was busy  
5 getting these, you know, together.

6 MR. YANOTCHKO: If it turns out to be  
7 anything with the school, if you wouldn't mind  
8 sending me a copy that --

9 THE ASSISTANT SECRETARY: Sure.

10 MR. YANOTCHKO: Yeah. Because that's --  
11 the school -- they always ask for that whenever  
12 there is --

13 THE ASSISTANT SECRETARY: Okay.

14 MR. YANOTCHKO: -- money going --

15 THE ASSISTANT SECRETARY: Okay.

16 MR. YANOTCHKO: That's like their one  
17 thing they've got to see.

18 MR. NG: I thought about that, you know.

19 MR. YANOTCHKO: Yeah.

20 THE ASSISTANT SECRETARY: Yeah. Okay.

21 MR. YANOTCHKO: Their insurance  
22 certificate.

23 It might not apply to that but --

24 THE ASSISTANT SECRETARY: No but I -- no,  
25 I'll --

1 MR. YANOTCHKO: Yeah.

2 THE ASSISTANT SECRETARY: -- send you both  
3 copies and then --

4 MR. YANOTCHKO: Thank you.

5 THE ASSISTANT SECRETARY: -- what I'll do  
6 is I'll keep the original until I can hand it  
7 back to Susan. That way --

8 MR. NG: Um-hum.

9 THE ASSISTANT SECRETARY: -- when we're  
10 doing the billing.

11 MR. NG: And, David, what is the status of  
12 the closing of the high school?

13 I remember that we had a meeting long time  
14 ago and --

15 MR. YANOTCHKO: Yeah.

16 MR. NG: -- we discussed -- we was about to  
17 wait a couple months to see the response from the  
18 State. And then the backup plans was to go to  
19 the next step that I explained the -- I mean the  
20 people in the meeting to go to the Administration  
21 and explain them you know why we -- I mean the  
22 State's taking so long.

23 MR. YANOTCHKO: We might want to try that  
24 second step at this point because it's taken a  
25 long -- yeah, there's a lot --



1 MR. NG: Super long.

2 MR. YANOTCHKO: Yeah.

3 I mean we're going over an invoice that we  
4 submitted -- that was submitted a long time ago  
5 and I think I've given the report that I mean the  
6 State's saw it a few times before it was  
7 submitted and we'd love to have closure. You  
8 know, if they -- whatever they need to do, you  
9 know, --

10 MR. NG: I think that -- that's my --

11 MR. YANOTCHKO: Yeah.

12 MR. NG: -- my personal opinion that the  
13 Administration should know what we have done --

14 MR. YANOTCHKO: Um-hum.

15 MR. NG: -- the last two, three years, even  
16 before you were here --

17 MR. YANOTCHKO: Yeah.

18 MR. NG: -- till this point. So, just to  
19 be on the same track --

20 MR. YANOTCHKO: Yeah.

21 MR. NG: -- with the Administration.

22 MR. YANOTCHKO: To show what's -- you know,  
23 kind of the issues that have been resolved --

24 MR. NG: And see --

25 MR. YANOTCHKO: -- and what's -- what --

1 MR. NG: -- if they have a different  
2 opinion how to, you know, follow-up --

3 MR. YANOTCHKO: If there's any -- yeah, you  
4 know, discussions, lobbying --

5 MR. NG: Yeah.

6 MR. YANOTCHKO: -- that could be done,  
7 yeah, to kind of help it along.

8 Sounds good. It's taken a long time.

9 MR. NG: How we going to design this -- we  
10 going to call for a meeting for -- or how we  
11 going to do it?

12 MR. YANOTCHKO: How about we -- how about  
13 we discuss this internal --

14 You've got time this week to discuss any  
15 time?

16 MR. NG: I'll be in the office, yes.

17 MR. YANOTCHKO: Okay, great. Let's talk  
18 about a plan --

19 MR. NG: Okay.

20 MR. YANOTCHKO: -- going forward on that.

21 MR. NG: Good. Good to know.

22 THE ASSISTANT SECRETARY: Okay, there are  
23 no other reports --

24 MR. YANOTCHKO: No.

25 THE ASSISTANT SECRETARY: -- on status of

1 projects?

2 MR. YANOTCHKO: No other --

3 MR. NG: My business card.

4 THE ASSISTANT SECRETARY: Yes, that has  
5 been ordered.

6 MR. NG: Thank you.

7 THE ASSISTANT SECRETARY: That has been  
8 ordered and I think would be a week, a week and a  
9 half --

10 MR. NG: Okay.

11 THE ASSISTANT SECRETARY: -- and you'll  
12 have those.

13 MR. NG: Okay.

14

15 **PUBLIC COMMENT:**

16

17 THE ASSISTANT SECRETARY: And then we're  
18 going to open it up to the public.

19 MR. NG: The public.

20 THE ASSISTANT SECRETARY: Anyone from the  
21 public?

22 There being no one from the public. I  
23 guess we --

24 MR. NG: I think -- I spoke to you this  
25 morning, --

1 THE ASSISTANT SECRETARY: Um-hum.

2 MR. NG: I'm sorry.

3 Are we going to have the meeting for  
4 December?

5 THE ASSISTANT SECRETARY: We have --

6 MR. NG: Do we have to?

7 Or can we --

8 THE ASSISTANT SECRETARY: Okay. And that's  
9 an open-ended item that you --

10 MR. NG: For the Commissioners and --

11 THE ASSISTANT SECRETARY: -- the  
12 Commissioners will have to vote on. You have the  
13 option.

14 December 17<sup>th</sup> is the next planned meeting  
15 date. But as you can see the agendas are  
16 typically this type of agenda.

17 MR. NG: Very short.

18 THE ASSISTANT SECRETARY: Yes.

19 So you can vote to cancel the December  
20 meeting and then we'll start fresh in January.

21 MR. NG: And maybe for the beginning of the  
22 year we're going to have some news about the  
23 development -- any developments, you know.

24 THE ASSISTANT SECRETARY: Exactly.

25 MR. NG: Just give the Administration some

1 time to --

2 THE ASSISTANT SECRETARY: So, would you --  
3 would you vote to then decide if you want to  
4 cancel December's meeting?

5 COMMISSIONER GARCES: I make a motion to  
6 cancel the December meeting.

7 THE ASSISTANT SECRETARY: Okay, motion to  
8 cancel by --

9 COMMISSIONER NOVA: Second.

10 THE ASSISTANT SECRETARY: -- Johnny.  
11 Seconded by Mr. Nova.

12 COMMISSIONER NOVA: Yes.

13 THE ASSISTANT SECRETARY: Okay, let me have  
14 a motion from everyone.

15 Johnny Garces?

16 COMMISSIONER GARCES: Yes.

17 THE ASSISTANT SECRETARY: Rafael Nova?

18 COMMISSIONER NOVA: Yes.

19 THE ASSISTANT SECRETARY: Eva Festa?

20 COMMISSIONER FESTA: Yes.

21 THE ASSISTANT SECRETARY: And Mr.

22 Paternina?

23 COMMISSIONER PATERNINA: Yes.

24 THE ASSISTANT SECRETARY: Okay.

25 So, what I will do is I will notify the

1 other members that are not present that our  
2 December 17<sup>th</sup> meeting --

3 MR. NG: Okay.

4 THE ASSISTANT SECRETARY: -- has been  
5 cancelled.

6 Okay.

7

8 **ADJOURNMENT:**

9

10 THE ASSISTANT SECRETARY: Okay, there being  
11 no other items on today's agenda, do I have a  
12 motion to close the meeting?

13 COMMISSIONER PATERNINA: Make a motion.

14 THE ASSISTANT SECRETARY: Motion by Johnny  
15 -- by Johan Paternina to close.

16 Okay.

17 Seconded by Johnny?

18 COMMISSIONER GARCES: Yes.

19 THE ASSISTANT SECRETARY: Okay.

20 And roll call.

21 Johan Paternina?

22 COMMISSIONER PATERNINA: Yes.

23 THE ASSISTANT SECRETARY: Johnny Garces?

24 COMMISSIONER GARCES: Yes.

25 THE ASSISTANT SECRETARY: Eva Festa?

1                   COMMISSIONER FESTA:   Yes.

2                   THE ASSISTANT SECRETARY:   And Rafael Nova?

3                   COMMISSIONER NOVA:   Yes.

4                   THE ASSISTANT SECRETARY:   That said,

5 tonight's meeting has been concluded.

6                   And I guess I'll see everyone next year.

7 That sounds like fun, right?

8

9                   (Whereupon, the proceedings were concluded

10 at 6:25 p.m.)

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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, November 19, 2013, and recorded  
10 on tape.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon