

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

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

City Hall  
City Clerk's Office  
3715 Palisade Avenue  
Union City, New Jersey

Tuesday, October 21, 2014  
Commencing at 12:10 p.m.

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

PAUL CASPER, COMMISSIONER  
EVA FESTA, COMMISSIONER  
JOHNNY GARCES, COMMISSIONER  
RAFAEL NOVA, COMMISSIONER  
CARLOS VALLEJO, COMMISSIONER  
LUCIO FERNANDEZ, CHAIRMAN

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

VINCENT BONITO, COMMISSIONER

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

DOMINICK CANTATORE, 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: Please take  
2 notice that on Tuesday, October 21<sup>st</sup>, 2014, at 12  
3 p.m., is a Regular Meeting scheduled for the  
4 Union City Redevelopment Agency to be held at the  
5 City Clerk office, located at 2<sup>nd</sup> Floor of City  
6 Hall, 3715 Palisade Avenue, Union City, New  
7 Jersey.

8 Everyone please rise for the Pledge of  
9 Allegiance.

10  
11 (Whereupon, the Pledge of Allegiance was  
12 said by all.)

13  
14 THE ASSISTANT SECRETARY: Adequate notice  
15 of this meeting has been provided as follows:

16 Notice of this meeting setting forth time,  
17 date, location and the agenda, to the extent  
18 known, was forwarded to The Jersey Journal, The  
19 Record and The Hudson Reporter, has been posted  
20 on the bulletin board in City Hall, has been made  
21 available to the public in the office of  
22 Municipal Clerk.

23  
24 **ROLL CALL:**

25

1 THE ASSISTANT SECRETARY: Roll call.

2 MR. YANOTCHKO: Oh, before we get into roll  
3 call, just want to state for the record that  
4 Commissioner Chairperson Lucio Fernandez's term  
5 expired on August 5<sup>th</sup>, 2014. So Commissioner  
6 Chairperson Fernandez has been serving as a  
7 holdover Commissioner for the meeting that was  
8 held on September 16<sup>th</sup>, 2014 and for today's  
9 meeting on Tuesday, October 21<sup>st</sup>, 2014.

10 It is expected that Commissioner  
11 Chairperson Fernandez will be reappointed to a  
12 new term at tonight's Union City Board of  
13 Commissioners Meeting.

14 THE ASSISTANT SECRETARY: Commissioner  
15 Garces?

16 COMMISSIONER GARCES: Here.

17 THE ASSISTANT SECRETARY: Commissioner  
18 Nova?

19 COMMISSIONER NOVA: Here.

20 THE ASSISTANT SECRETARY: Commissioner  
21 Festa?

22 COMMISSIONER FESTA: Here.

23 THE ASSISTANT SECRETARY: Commissioner  
24 Casper?

25 COMMISSIONER CASPER: Here.

1 THE ASSISTANT SECRETARY: Commissioner  
2 Bonito?

3 Absent.

4 Commissioner Vallejo?

5 COMMISSIONER VALLEJO: Here.

6 THE ASSISTANT SECRETARY: Commissioner  
7 Fernandez?

8 CHAIRMAN FERNANDEZ: Here.

9

10 **1. RESOLUTION AUTHORIZING THE ISSUANCE OF A**  
11 **REQUEST FOR PROPOSALS FOR A CONTRACT REQUIRING**  
12 **PROFESSIONAL SERVICES TO RESEARCH AND TO PREPARE**  
13 **A REPORT REGARDING BLOCK 210, LOTS 11-16 AS A**  
14 **POTENTIAL AREA IN NEED OF REDEVELOPMENT AND**  
15 **SUBSEQUENT REDEVELOPMENT PLAN:**

16

17 THE ASSISTANT SECRETARY: First item on the  
18 agenda is Resolution Authorizing the Issuance of  
19 a Request of Proposal for a Contract Requiring  
20 Professional Service -- Services to Research and  
21 to Prepare a Report Regarding Block 210, Lots  
22 11-16 as a Potential Area in Need of  
23 Redevelopment and Subsequent Redevelopment Plan.

24 Is there a --

25 MR. YANOTCHKO: Should I --

1           Maybe I should take a moment --

2           THE ASSISTANT SECRETARY: Go ahead.

3           MR. YANOTCHKO: -- just to explain this  
4 Resolution a little bit.

5           THE ASSISTANT SECRETARY: Absolutely.

6           MR. YANOTCHKO: This is the, Commissioners,  
7 the very start of study for a potential new  
8 redevelopment area.

9           This area is only about a block from City  
10 Hall. There's the Saint John's Lutheran Church,  
11 which is on the corner of 36<sup>th</sup> and Palisade.  
12 There is some interest in developing, which I  
13 believe is the parking lot and parish rectory or  
14 parish center area as an area of needed  
15 redevelopment for potential affordable housing.

16           So, we have been asked by the Board of  
17 Commissioners of Union City to take a look at  
18 that and to start a study.

19           What we do need at this point is a planning  
20 expert or consultant to do the research, see if  
21 this area would fit into these -- the statutory  
22 requirements for redevelopment area. And then if  
23 it does, prepare a redevelopment plan.

24           So what -- the plan is to authorize doing a  
25 request for proposals so that we can get

1 proposals from planners out there and decide on  
2 the best proposal that would meet the Agency's  
3 needs.

4           There's some details on the proposals. The  
5 anticipated costs of the two contracts would be  
6 -- for studying the site is \$2,800.00; and then,  
7 if necessary, if a redevelopment plan seems in  
8 order, the cost for that is anticipated to be  
9 about \$3,500.00. And these contracts would  
10 terminate on Halloween of next year, October 31<sup>st</sup>,  
11 2015.

12           COMMISSIONER FESTA: Make a motion.

13           THE ASSISTANT SECRETARY: Motion made by  
14 Commissioner Festa.

15           COMMISSIONER VALLEJO: Second.

16           THE ASSISTANT SECRETARY: Second by  
17 Commissioner Vallejo.

18           Roll call.

19           Commissioner Fernandez?

20           CHAIRMAN FERNANDEZ: Just for the record I  
21 will be abstaining from items 1, 2, 3, 4, 5 and 6  
22 on the Regular Agenda.

23           Thank you.

24           THE ASSISTANT SECRETARY: Okay,  
25 Commissioner Fernandez abstaining.

1 Commissioner Garces?

2 COMMISSIONER GARCES: Yes.

3 THE ASSISTANT SECRETARY: Commissioner  
4 Nova?

5 COMMISSIONER NOVA: Yes.

6 THE ASSISTANT SECRETARY: Commissioner  
7 Festa?

8 COMMISSIONER FESTA: Yes.

9 THE ASSISTANT SECRETARY: Commissioner  
10 Casper?

11 COMMISSIONER CASPER: Yes.

12 THE ASSISTANT SECRETARY: Commissioner

13 Bonito is absent.

14 Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16

17 **2. RESOLUTION AUTHORIZING THE ISSUANCE OF A**  
18 **REQUEST FOR PROPOSALS FOR A CONTRACT REQUIRING**  
19 **PROFESSIONAL SERVICES FOR A CONSULTANT TO REVIEW**  
20 **SITE PLANS AND REDEVELOPMENT PROJECT SUBMISSIONS**  
21 **(REMOVED) :**

22

23 THE ASSISTANT SECRETARY: Item 2 was  
24 removed from the agenda.

25



1     **3.   REVIEW AND APPROVAL OF 2013 UCRA AUDIT**

2     **REPORT:**

3

4             THE ASSISTANT SECRETARY:   Item 3.

5             Review and Approval of 2013 UCRA Audit  
6     Report.

7             And this is the report that I pass along  
8     for all Commissioner to review.

9             Is there a --

10            I don't know, do you want --

11            MR. YANOTCHKO:   Just one word.

12            Please take an opportunity to review the  
13     booklets.  If you don't have one, we have a few  
14     more audit booklets right here.

15            I believe Assistant Secretary emailed you  
16     the most important pages, which are pages 15, 16  
17     and 38, that -- because that has the most detail  
18     -- kind of like the best summary breakdown of the  
19     financials for 2013 and the comments to the  
20     audit.

21            There's also a sign -- a sheet, which -- a  
22     group affidavit form for Commissioners to print  
23     their name and sign that it has -- that these  
24     pages have been reviewed today as part of this  
25     Resolution and agenda item.  And I'll pass that

1 along if you haven't signed it already.

2 MR. NG: Just for the record, if you can  
3 see page number 4, which I sign the -- this  
4 document here, as every year that I sit down with  
5 Susan Tacuri, which is the person who deals with  
6 the numbers for the Agency, and appears to be  
7 okay to me; that's why I sign it, just for the  
8 record.

9 THE ASSISTANT SECRETARY: Anybody else wish  
10 to comment?

11 Is there a motion?

12 COMMISSIONER GARCES: Motion.

13 THE ASSISTANT SECRETARY: Motion made by  
14 Commissioner Garces.

15 COMMISSIONER NOVA: Second.

16 THE ASSISTANT SECRETARY: Second by  
17 Commissioner Nova.

18 Roll call.

19 Commissioner Fernandez; abstaining.

20 Commissioner Garces?

21 COMMISSIONER GARCES: Yes.

22 THE ASSISTANT SECRETARY: Commissioner  
23 Nova?

24 COMMISSIONER NOVA: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Festa?

2 COMMISSIONER FESTA: Yes.

3 THE ASSISTANT SECRETARY: Commissioner  
4 Casper?

5 COMMISSIONER CASPER: Yes.

6 THE ASSISTANT SECRETARY: Commissioner  
7 Bonito?

8 MS. DILLON: Absent.

9 THE ASSISTANT SECRETARY: Commissioner  
10 Bonito?

11 MS. DILLON: Absent.

12 COMMISSIONER VALLEJO: Absent.

13 THE ASSISTANT SECRETARY: Absent; I'm  
14 sorry.

15 Commissioner Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17

18 **4. RESOLUTION TO AUTHORIZE AND APPROVE FOURTH**  
19 **AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN UCRA**  
20 **AND PBG REALTY ASSOCIATES, LLC:**

21

22 THE ASSISTANT SECRETARY: Okay. Item 4.

23 Item 4, we're going into Closed Session --

24 MR. YANOTCHKO: Well, upon a --

25 THE ASSISTANT SECRETARY: -- at this time.

1 MR. YANOTCHKO: Upon a motion.

2 COMMISSIONER FESTA: Make a motion.

3 THE ASSISTANT SECRETARY: Is there a  
4 motion.

5 COMMISSIONER FESTA: Motion.

6 THE ASSISTANT SECRETARY: Motion made by  
7 Commissioner Festa.

8 COMMISSIONER GARCES: Second.

9 THE ASSISTANT SECRETARY: Second by  
10 Commissioner Garces.

11 Roll call.

12 Commissioner Fernandez; abstaining.

13 Commissioner Garces?

14 COMMISSIONER GARCES: Yes.

15 THE ASSISTANT SECRETARY: Commissioner  
16 Nova?

17 COMMISSIONER NOVA: Yes.

18 THE ASSISTANT SECRETARY: Commissioner  
19 Festa?

20 COMMISSIONER FESTA: Yes.

21 THE ASSISTANT SECRETARY: Commissioner  
22 Casper?

23 COMMISSIONER CASPER: Yes.

24 THE ASSISTANT SECRETARY: Commissioner  
25 Bonito is absent.

1 Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MS. DILLON: All right, just one moment.

4

5 (Whereupon, the Board moved to Executive  
6 Session at 12:17 p.m.)

7

8 (Whereupon, the Board returned to the Open  
9 Session at 12:26 p.m.)

10

11 MS. DILLON: Okay, you're back in Open  
12 Session.

13

14 **4. RESOLUTION TO AUTHORIZE AND APPROVE FOURTH**  
15 **AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN UCRA**  
16 **AND PBG REALTY ASSOCIATES, LLC:**

17

18 MR. YANOTCHKO: Are there anymore questions  
19 about the Amendment or the Resolution that I  
20 could answer?

21 THE ASSISTANT SECRETARY: Is there a  
22 motion?

23 COMMISSIONER FESTA: Motion for the  
24 Resolution?

25 THE ASSISTANT SECRETARY: Motion for the --

1 COMMISSIONER FESTA: Motion.

2 THE ASSISTANT SECRETARY: Item 4.

3 COMMISSIONER FESTA: Motion.

4 THE ASSISTANT SECRETARY: Motion by  
5 Commissioner Festa.

6 COMMISSIONER GARCES: Second.

7 THE ASSISTANT SECRETARY: Second by  
8 Commissioner Garces.

9 Roll call.

10 Commissioner Fernandez; abstaining.

11 Commissioner Garces?

12 COMMISSIONER GARCES: Yes.

13 THE ASSISTANT SECRETARY: Commissioner  
14 Nova?

15 COMMISSIONER NOVA: Yes.

16 THE ASSISTANT SECRETARY: Commissioner  
17 Festa?

18 COMMISSIONER FESTA: Yes.

19 THE ASSISTANT SECRETARY: Commissioner  
20 Casper?

21 COMMISSIONER CASPER: Yes.

22 THE ASSISTANT SECRETARY: Commissioner  
23 Bonito is absent.

24 Commissioner Vallejo?

25 COMMISSIONER VALLEJO: Yes.

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**5. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS:**

THE ASSISTANT SECRETARY: Item 5.

Approval and Ratification of Prior Payments of Claim.

Is there a motion?

COMMISSIONER VALLEJO: Motion.

THE ASSISTANT SECRETARY: Motion made by Commissioner Vallejo.

COMMISSIONER NOVA: Second.

THE ASSISTANT SECRETARY: Second by Commissioner Nova.

Roll call.

Commissioner Fernandez; abstaining.

Commissioner Garces?

COMMISSIONER GARCES: Yes.

THE ASSISTANT SECRETARY: Commissioner Nova?

COMMISSIONER NOVA: Yes.

THE ASSISTANT SECRETARY: Commissioner Festa?

COMMISSIONER FESTA: Yes.

THE ASSISTANT SECRETARY: Commissioner

1 Casper?

2 COMMISSIONER CASPER: Yes.

3 THE ASSISTANT SECRETARY: Commissioner  
4 Bonito is absent.

5 Commissioner Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7

8 **6. APPROVAL FOR THE PAYMENT OF BILLS AND**  
9 **PREPARATION OF CHECKS:**

10

11 THE ASSISTANT SECRETARY: Item 6.

12 Approval for Payments of Bills and  
13 Preparation of Checks.

14 Is there a motion?

15 COMMISSIONER VALLEJO: Motion.

16 THE ASSISTANT SECRETARY: Motion by  
17 Commissioner Vallejo.

18 COMMISSIONER FESTA: Second.

19 COMMISSIONER CASPER: Second.

20 THE ASSISTANT SECRETARY: Second by  
21 Commissioner Festa.

22 Roll call.

23 Commissioner Fernandez; abstaining.

24 Commissioner Garces?

25 COMMISSIONER GARCES: Yes.



1 THE ASSISTANT SECRETARY: Commissioner  
2 Nova?

3 COMMISSIONER NOVA: Yes.

4 THE ASSISTANT SECRETARY: Commissioner  
5 Festa?

6 COMMISSIONER FESTA: Yes.

7 THE ASSISTANT SECRETARY: Commissioner  
8 Casper?

9 COMMISSIONER CASPER: Yes.

10 THE ASSISTANT SECRETARY: Commissioner  
11 Bonito is absent.

12 Commissioner Vallejo?

13 COMMISSIONER VALLEJO: Yes.

14 THE ASSISTANT SECRETARY: I have no other  
15 item on the agenda.

16

17 **7. REPORT ON STATUS OF PROJECTS:**

18

19 THE ASSISTANT SECRETARY: Is there --  
20 Counsel, would you like to report on any project  
21 on the agenda?

22 MR. YANOTCHKO: I think the two big ones  
23 have really been, one, the negotiations with PBG  
24 to have the -- on the fourth Resolution that we  
25 had tonight -- this afternoon.

1           And then the -- with Yardley, since we've  
2 designated Mr. Hector and Mr. LoConte the  
3 redevelopers, what's going forward is work on the  
4 redevelopment agreement that I'm drafting with  
5 and getting some assistance from the City's  
6 counsel on that and in discussion with Yardley's  
7 attorneys in terms of putting together a  
8 redevelopment agreement.

9           And hopefully within the next month or two  
10 we'll have an agreement that can be signed up and  
11 the project can proceed from there.

12           CHAIRMAN FERNANDEZ: Just on a -- I just  
13 want to say on the historic side, if somehow they  
14 can preserve the Yardley sign somehow that will  
15 be great for the City. Whether it's kept in  
16 those premises or placed in a City park,  
17 whatever, that will be great for the City being  
18 that the Yardley Soap Company is a big staple in  
19 Union City who employed many people.

20           You know the sign I'm talking about, right?

21           MR. YANOTCHKO: Yes.

22

23   **8. PUBLIC COMMENT:**

24

25           THE ASSISTANT SECRETARY: Anyone from the

1 public wish to comment on any item on the agenda  
2 at this time?

3           Seeing none.

4           Is there a motion to adjourn?

5           MR. NG: Before adjourn.

6

7 **9. OTHER BUSINESS:**

8

9           MR. NG: I met with the Mayor yesterday --

10           MS. DILLON: Just sit forward, Mr. Ng,  
11 please.

12           MR. NG: I met with the Mayor yesterday  
13 about the website and he gave me the okay as long  
14 we -- I mean counsel search legally if acceptable  
15 with you know, to -- with a link and whatever is  
16 necessary to put on there.

17           So, I guess on your part you have to just  
18 determine if legally we can do it.

19           THE ASSISTANT SECRETARY: Well, we have a  
20 link at the moment. There's a link there right  
21 now. We just have to add additional document  
22 which require X -- you know, X-amount of money.

23           MR. NG: Was referring about the money and  
24 --

25           MR. YANOTCHKO: The contract.

1 MR. NG: A contract.

2 THE ASSISTANT SECRETARY: The contract,  
3 yeah.

4 MR. YANOTCHKO: That's all --

5 MR. NG: We have to be --

6 THE ASSISTANT SECRETARY: Right.

7 MR. NG: -- very clear that --

8 THE ASSISTANT SECRETARY: Right.

9 MR. NG: -- it's acceptable.

10 So, just to be on the same page.

11 And the other thing that he mentioned to me  
12 and was discussed was the importance to have all  
13 the Commissioners from now and on -- it was --  
14 it's very important now that we're going to have  
15 probably a couple major projects. And the reason  
16 now that Dominick is sending the --

17 THE ASSISTANT SECRETARY: Agenda.

18 MR. NG: -- agenda, all of the documents  
19 that he was required by Commissioners to send it  
20 before the meetings is to everybody be prepared,  
21 so -- for the time for voting everybody knows  
22 what's going on before --

23 And it is very important to be in the  
24 meeting. Not only this Board, citywide.

25 THE ASSISTANT SECRETARY: Does everyone

1 | have access to computers? I'm assuming; right?

2 | Commissioner Nova, do you have access to  
3 | computers?

4 | COMMISSIONER NOVA: Yes.

5 | THE ASSISTANT SECRETARY: Okay.

6 | Good. So, I'll be sending out emails with  
7 | agenda packet like I did and we -- I just figured  
8 | out the reason why Eva didn't get my emails.

9 | It was my fault. I had your wrong email  
10 | address.

11 | But -- okay?

12 | Is there a --

13 | Anybody else?

14 | MR. NG: No, other than that.

15 |

16 | **ADJOURNMENT:**

17 |

18 | THE ASSISTANT SECRETARY: Is there a motion  
19 | to adjourn?

20 | COMMISSIONER FESTA: Motion.

21 | THE ASSISTANT SECRETARY: Motion made by  
22 | Commissioner Festa.

23 | Second by Commissioner Vallejo.

24 | Roll call.

25 | Commissioner Fernandez; abstaining.

1 Commissioner Garces?

2 COMMISSIONER GARCES: Yes.

3 THE ASSISTANT SECRETARY: Commissioner  
4 Nova?

5 COMMISSIONER NOVA: Yes.

6 THE ASSISTANT SECRETARY: Commissioner  
7 Festa?

8 COMMISSIONER FESTA: Yes.

9 THE ASSISTANT SECRETARY: Commissioner  
10 Casper?

11 COMMISSIONER CASPER: Yes.

12 THE ASSISTANT SECRETARY: Commissioner

13 Bonito's absent.

14 Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16 THE ASSISTANT SECRETARY: Have a good day,  
17 guys.

18 Thank you for coming.

19

20 (Whereupon, the proceedings were concluded  
21 at 12:32 p.m.)

22

23

24

25

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, October 21, 2014, and digitally  
10 recorded.

11

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25 Monitored and Proofread by: Deborah Dillon