

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, November 18, 2014
Commencing at 12:07 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, (Arrived at 12:11 p.m.)
LUCIO FERNANDEZ, CHAIRMAN

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

VINCENT BONITO, COMMISSIONER
CARLOS VALLEJO, 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 MS. DILLON: Okay.

2 On the record.

3 THE ASSISTANT SECRETARY: Ready?

4 MS. DILLON: Yes.

5 THE ASSISTANT SECRETARY: Okay, everybody
6 ready?

7 Okay, please take notice that on Tuesday,
8 November 18, 2014, at 12 p.m., a Regular Meeting
9 is scheduled for the Union City Redevelopment
10 Agency to be held at the City Clerk office,
11 located on the 2nd Floor of City Hall, 3715
12 Palisade Avenue, Union City, New Jersey.

13 Everyone please rise for the Pledge of
14 Allegiance.

15

16 (Whereupon, the Pledge of Allegiance was
17 said by all.)

18

19 THE ASSISTANT SECRETARY: Adequate notice
20 of this meeting has been provided as follows:

21 Notice of this meeting setting forth the
22 time, the date, location and the agenda, to the
23 extent known, was forwarded to The Jersey
24 Journal, The Record and The Hudson Reporter, has
25 been posted on the bulletin board in City Hall,

1 and has been made available to the public in the
2 office of Municipal Clerk.

3

4 **ROLL CALL:**

5

6 THE ASSISTANT SECRETARY: Roll call.
7 Commissioner Fernandez?

8 CHAIRMAN FERNANDEZ: Here.

9 THE ASSISTANT SECRETARY: Commissioner
10 Garces?

11 COMMISSIONER GARCES: Here.

12 THE ASSISTANT SECRETARY: Commissioner
13 Nova?

14 Is absent.

15 Commissioner Festa?

16 COMMISSIONER FESTA: Here.

17 THE ASSISTANT SECRETARY: Commissioner
18 Casper?

19 COMMISSIONER CASPER: Here.

20 THE ASSISTANT SECRETARY: Commissioner
21 Bonito?

22 Absent.

23 Commissioner Vallejo?

24 Absent.

25

1 **1. APPROVAL OF THE MINUTES FROM SPECIAL MEETING**
2 **OF OCTOBER 14, 2014:**

3

4 THE ASSISTANT SECRETARY: First item on the
5 agenda is Approval of the Minutes from Special
6 Meeting of October 14, 2014.

7 I did receive the minutes.

8 MR. YANOTCHKO: You have received them at
9 this point?

10 THE ASSISTANT SECRETARY: Yes.

11 MR. YANOTCHKO: Okay.

12 THE ASSISTANT SECRETARY: I did.

13 MR. YANOTCHKO: Great.

14 Do we have a copy --

15 THE ASSISTANT SECRETARY: Of course.

16 MR. YANOTCHKO: -- that -- yeah, just --

17 THE ASSISTANT SECRETARY: Well, I didn't
18 make copy for everybody but --

19 MR. YANOTCHKO: I think it would be good
20 just to give the Commissioners a chance to review
21 for a minute or so.

22 THE ASSISTANT SECRETARY: Yeah.

23 I -- 14 and -- 14 and 21.

24 (Whereupon, there was a pause in the
25 proceedings.)

1 THE ASSISTANT SECRETARY: There's another
2 copy here for the 21; anybody?

3 MR. NG: In the meantime, Commissioner --
4 Mr. Vallejo is coming or he is excused?

5 THE ASSISTANT SECRETARY: No, he's not here
6 today.

7 MR. NG: Oh, he's not here.

8 And we're missing --

9 THE ASSISTANT SECRETARY: We're missing
10 Commissioner Nova --

11 MR. NG: Nova.

12 THE ASSISTANT SECRETARY: -- and Bonito.

13 Bonito send me two emails; he said he will
14 be here. But --

15 MR. NG: Okay.

16 (Whereupon, there was a pause in the
17 proceedings.)

18 CHAIRMAN FERNANDEZ: Who's got 14?

19 That's 14?

20 COMMISSIONER FESTA: No, 21.

21 THE ASSISTANT SECRETARY: Yeah, 14 is here,
22 somebody has 14.

23 CHAIRMAN FERNANDEZ: Thank you, sir.

24 (Whereupon, there was a pause in the
25 proceedings.)

1 MR. YANOTCHKO: And whenever the
2 Commissioners are ready, a motion can be made to
3 approve the minutes if you so choose.

4 COMMISSIONER FESTA: I make a motion on the
5 14th.

6 THE ASSISTANT SECRETARY: Motion --

7 COMMISSIONER FESTA: For the 14th.

8 THE ASSISTANT SECRETARY: Motion made by
9 Commissioner Festa.

10

11 (Whereupon, Commissioner Nova arrived at
12 12:11 p.m.)

13

14 COMMISSIONER GARCES: Second.

15 THE ASSISTANT SECRETARY: Second made by
16 Commissioner Garces.

17 Roll call.

18 Commissioner Fernandez?

19 CHAIRMAN FERNANDEZ: Abstain.

20 THE ASSISTANT SECRETARY: Commissioner
21 Garces?

22 COMMISSIONER GARCES: Yes.

23 THE ASSISTANT SECRETARY: Commissioner Nova
24 is here; just joined us.

25 Commissioner Festa?

1 COMMISSIONER FESTA: Yes.

2 THE ASSISTANT SECRETARY: Commissioner
3 Casper?

4 COMMISSIONER CASPER: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Bonito; is absent.

7 Commissioner Vallejo; is absent.

8 MR. NG: I think Commissioner Fernandez is
9 looking for a chair outside.

10 THE ASSISTANT SECRETARY: He got a chair?

11 MR. NG: Yeah.

12 (Whereupon, there was a pause in the
13 proceedings.)

14

15 **2. APPROVAL OF THE MINUTES FROM REGULAR MEETING**
16 **OF OCTOBER 21, 2104:**

17

18 THE ASSISTANT SECRETARY: Item 2.

19 Approval of the Minutes from Regular
20 Meeting of October 21st, 2014.

21 COMMISSIONER FESTA: Motion.

22 THE ASSISTANT SECRETARY: Motion made by
23 Commissioner Festa.

24 COMMISSIONER CASPER: Second.

25 THE ASSISTANT SECRETARY: Second by

1 Commissioner Garces.

2 Roll call.

3 Commissioner Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Garces?

7 COMMISSIONER GARCES: Yes.

8 THE ASSISTANT SECRETARY: Commissioner
9 Nova?

10 COMMISSIONER NOVA: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Festa?

13 COMMISSIONER FESTA: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Casper?

16 COMMISSIONER CASPER: Yes.

17 THE ASSISTANT SECRETARY: Commissioner
18 Bonito's absent.

19 Commissioner Vallejo's absent.

20

21 **3. RESOLUTION AUTHORIZING THE ISSUANCE OF A**
22 **REQUEST FOR PROPOSALS FOR A FINANCIAL**
23 **CONSULTANT/BOOKKEEPER, GENERAL COUNSEL AND**
24 **AUDITING FIRM FOR 2015:**

25

1 THE ASSISTANT SECRETARY: Item 3.

2 Resolution Authorizing the Issuance of a
3 Request for Proposal for a Financial
4 Consultant/Bookkeeper, General Counsel and
5 Auditing Firm for 2015.

6 MR. YANOTCHKO: If -- just going to say a
7 few words on this Resolution.

8 Commissioners, this is the -- to authorize
9 RFPs to be issued for the main professional
10 services position that help out the Agency.

11 That's general counsel, auditors -- because
12 we need an audit every year -- and financial
13 consultant and bookkeepers.

14 So the plan is to get the RFPs posted
15 before Thanksgiving and then be ready to go with
16 awards and be set up for 2015 in December.

17 THE ASSISTANT SECRETARY: Okay.

18 Do I have a motion?

19 COMMISSIONER FESTA: Motion.

20 THE ASSISTANT SECRETARY: Motion by
21 Commissioner Festa.

22 COMMISSIONER GARCES: Second.

23 THE ASSISTANT SECRETARY: Second by
24 Commissioner Garces.

25 Roll call.

1 Commissioner Fernandez?

2 CHAIRMAN FERNANDEZ: Yes.

3 THE ASSISTANT SECRETARY: Commissioner
4 Garces?

5 COMMISSIONER GARCES: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Nova?

8 COMMISSIONER NOVA: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Festa?

11 COMMISSIONER FESTA: Yes.

12 THE ASSISTANT SECRETARY: Commissioner
13 Casper?

14 COMMISSIONER CASPER: Yes.

15 THE ASSISTANT SECRETARY: Commissioner
16 Bonito is absent.

17 Commissioner Vallejo is absent.

18

19 **4. RESOLUTION AUTHORIZING THE ISSUANCE OF A**
20 **REQUEST FOR PROPOSAL FOR A PLANNING CONSULTANT TO**
21 **REVIEW SITE PLANS AND OTHER REDEVELOPMENT**
22 **SUBMISSIONS TO THE AGENCY:**

23

24 THE ASSISTANT SECRETARY: Item 4.

25 Resolution Authorizing the Issuance of a

1 Request for Proposal for a Planning Consultant to
2 Review Site Plans and Other Redevelopment
3 Submissions to the Agency.

4 MR. YANOTCHKO: This Resolution is also
5 another RFP authorization.

6 Next year the Agency's going to need a
7 planning consultant to review plans that are
8 going to be coming in from various redevelopers.

9 The main two are probably PBG Realty, which
10 may happen as early as before the end of the year
11 and we expect something on Yardley. And there
12 may be other plans.

13 We also checked and we didn't have a
14 current contract with a planning consultant,
15 someone to really look at plans when they came
16 in. And this is to judge compliance with the
17 plans; making sure that what's in the
18 redevelopment area requirements is also on the
19 plan and that the plan doesn't exceed what's
20 outside of what is supposed to be there.

21 Whether it's, you know, apartment units,
22 parking spaces, space from the curb, open space,
23 green space, that's what that's there for. So
24 that's the resolution that's here before you.

25 It's a contract that's not anticipated to

1 exceed \$10,000.00. Most if not all of this would
2 be paid by administrative fees or an escrow that
3 is paid by the redeveloper who's making the
4 submission of the plan.

5 So, it should have a minimal effect on the
6 budget and maybe a net zero effect.

7 THE ASSISTANT SECRETARY: All right.

8 Is there a motion?

9 COMMISSIONER FESTA: Motion.

10 THE ASSISTANT SECRETARY: Motion made by
11 Commissioner Festa.

12 CHAIRMAN FERNANDEZ: Second.

13 THE ASSISTANT SECRETARY: Second by
14 Commissioner Fernandez.

15 Roll call.

16 Commissioner Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 THE ASSISTANT SECRETARY: Commissioner
19 Garces?

20 COMMISSIONER GARCES: Yes.

21 THE ASSISTANT SECRETARY: Commissioner
22 Nova?

23 COMMISSIONER NOVA: Yes.

24 THE ASSISTANT SECRETARY: Commissioner
25 Festa?

1 COMMISSIONER FESTA: Yes.

2 THE ASSISTANT SECRETARY: Commissioner
3 Casper?

4 COMMISSIONER CASPER: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Bonito is absent.

7 Commissioner Vallejo is absent.

8

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

11

12 THE ASSISTANT SECRETARY: Item 5.

13 Approval and Ratification of Prior Payments
14 of Claims.

15 Is there a motion to approve these
16 payments?

17 MR. YANOTCHKO: Do you have a copy of the
18 Resolution?

19 (Whereupon, there was a pause in the
20 proceedings.)

21 MR. YANOTCHKO: Okay.

22 For the first -- the first item, Approval
23 and Ratification of Prior Payment of Claims,
24 there are -- it's not applicable for this month.
25 There are no prior payment of claims available.

1 We do have many bills and claims to pay on
2 the -- you know, for the current bills. And I'm
3 going to pass along this Resolution to everybody.

4 One is Audio-Digital for the meetings in --
5 for transcribing the meetings in October.

6 Legal services to Florio and Kenny for the
7 High School Demonstration Project; \$1830.00.

8 Our auditor, the final 50 percent of their
9 payment, which is 5,500.

10 A transfer to payroll of 2000.

11 Florio and Kenny for PBG miscellaneous work
12 and also Yardley and meeting work; that's
13 \$7,680.00.

14 And the last one is to the financial
15 consultant, CPA firm for accounting and services,
16 for \$12,000.00 for half of 2014.

17 And I'll just pass this Resolution along.

18 CHAIRMAN FERNANDEZ: So for number 5
19 there's nothing.

20 MR. YANOTCHKO: Nothing, yes.

21 CHAIRMAN FERNANDEZ: So we can -- I move
22 that item.

23 MR. YANOTCHKO: Okay.

24 THE ASSISTANT SECRETARY: Commissioner
25 Fernandez made a motion on number 5.

1 Anybody --

2 COMMISSIONER FESTA: Second.

3 THE ASSISTANT SECRETARY: Second by

4 Commissioner --

5 COMMISSIONER FESTA: To remove it.

6 Right?

7 MR. YANOTCHKO: Remove it, yes.

8 THE ASSISTANT SECRETARY: Remove it.

9 Commissioner Festa.

10 Roll call.

11 Commissioner Fernandez?

12 CHAIRMAN FERNANDEZ: Yes.

13 THE ASSISTANT SECRETARY: Commissioner

14 Casper?

15 COMMISSIONER CASPER: Yes.

16 THE ASSISTANT SECRETARY: Commissioner

17 Nova?

18 COMMISSIONER NOVA: Yes.

19 THE ASSISTANT SECRETARY: Commissioner

20 Festa?

21 COMMISSIONER FESTA: Yes.

22 THE ASSISTANT SECRETARY: Commissioner

23 Casper?

24 COMMISSIONER CASPER: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Bonito's absent.

2 Commissioner Vallejo's absent.

3

4 **6. APPROVAL FOR THE PAYMENT OF BILLS AND**

5 **PREPARATION OF CHECKS:**

6

7 THE ASSISTANT SECRETARY: Next item is Item

8 6.

9 Approval of Payment of Bills and
10 Preparation of Checks.

11 CHAIRPERSON FERNANDEZ: This is the one
12 that counsel just read out.

13 COMMISSIONER FESTA: Yeah, I make a motion.

14 THE ASSISTANT SECRETARY: Motion by
15 Commissioner Festa.

16 CHAIRMAN FERNANDEZ: Second.

17 THE ASSISTANT SECRETARY: Second by
18 Commissioner Fernandez.

19 Roll call.

20 Commissioner Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 THE ASSISTANT SECRETARY: Commissioner
23 Garces?

24 COMMISSIONER GARCES: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Nova?

2 COMMISSIONER NOVA: Yes.

3 THE ASSISTANT SECRETARY: Commissioner
4 Festa?

5 COMMISSIONER FESTA: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Casper?

8 COMMISSIONER CASPER: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Bonito's absent.

11 Commissioner Vallejo's absent.

12

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

14

15 THE ASSISTANT SECRETARY: Next item is the
16 Report on Status of Project.

17 Is there any reports at this time, counsel?

18 MR. YANOTCHKO: I could make a few brief
19 reports.

20 For Yardley, the work going ahead on that
21 is preparing a redevelopment agreement. The
22 redevelopers had their initial designation but
23 now we need a pretty thick agreement that sets
24 forth all the terms and conditions of the project
25 that's proposed to be built there.

1 So that's in progress.

2 The other area that I could report on for
3 the High School Demonstration Project audit;
4 we've gotten some feedback from the auditors.

5 There's some items that have been difficult
6 to find and I'm going to have a call with the
7 School's Development Authority auditor on that
8 tomorrow to talk about efforts to try to close
9 out the last items or if they're items that can't
10 be closed out.

11 For example, maybe what they're asking for
12 did not exist. You know, to see what we can do
13 on -- you know, to see if we could get this as a,
14 you know, a resolved item under the audit.

15 And those are the --

16 MR. NG: And this is in reference to the
17 last email that we both received --

18 MR. YANOTCHKO: Yes.

19 MR. NG: -- right before I left?

20 MR. YANOTCHKO: Yes. From Mr. Jesse
21 (phonetic), yes.

22 MR. NG: Okay.

23 Incuse we cannot find the documentations
24 we've been required, what do you think legally
25 will be the next step?

1 MR. YANOTCHKO: Well, some of it -- I think
2 it also depends on why can't something be found.

3 For example, I talked to an appraisal firm
4 yesterday that so happened I was -- I ended up
5 having a meeting with them but we've been asked
6 to produce an appraisal from them from about nine
7 years ago. And it just so happened that the
8 principal of that appraisal firm was at the same
9 meeting I was.

10 I said, hey, there's actually an old matter
11 you can help me out with. And I gave him a
12 description of it. And he's saying that they had
13 initial discussions with UCRA. But he says he
14 thought that they never finalized the contract or
15 went forward.

16 So there might be something where it's --
17 it's on a list somewhere that this was the
18 appraisal firm that was being used for a certain
19 appraisal but it never got completed, you know,
20 for whatever reason. You know but I'm --

21 MR. NG: Um-hum.

22 MR. YANOTCHKO: -- exchanging some emails
23 with him.

24 So for something like that we would just
25 say, look, we think you're misinformed. We think

1 | this was something that was intended to happen
2 | but it did not. Maybe went with another
3 | appraiser for this site and things like that. I
4 | think it really depends on --

5 | MR. NG: Are you meeting or you -- it's a
6 | conference call?

7 | MR. YANOTCHKO: No, it's going to be a
8 | conference call tomorrow.

9 | MR. NG: Okay.

10 | What time?

11 | MR. YANOTCHKO: Two o'clock.

12 | MR. NG: Two o'clock?

13 | And then you're going to get back to me and
14 | fill me in.

15 | MR. YANOTCHKO: Yes.

16 | MR. NG: Please.

17 | MR. YANOTCHKO: Absolutely.

18 | MR. NG: Thank you.

19 | COMMISSIONER FESTA: How much documentation
20 | is missing?

21 | MR. YANOTCHKO: Probably -- I think it's
22 | about probably six to seven items. And we're
23 | talking about an audit that covers over a hundred
24 | items.

25 | MR. NG: Yeah the thing is those documents

1 is -- they're attached to other one. And then
2 the file system --

3 I mean we work a lot, for months, Dave and
4 I and Susan. Almost was eight months putting all
5 -- everything together.

6 MR. YANOTCHKO: Yes.

7 MR. NG: But we do not have hundred percent
8 documentations from the very beginning when
9 everything started 2003, 2004. Impossible.

10 And the office was in different places. We
11 now have the office in the second floor and now
12 is well, I mean, organized what we have --

13 COMMISSIONER FESTA: Right.

14 MR. NG: -- from previous offices.

15 COMMISSIONER FESTA: And there's nobody
16 they can contact with town lawyers or anything?

17 MR. YANOTCHKO: Well, that's -- those are
18 things I'm working on right now. Like to go
19 directly to the appraiser who was -- supposedly
20 did an appraisal for us on a certain piece of
21 land. It's called Integra, Cirz, Krauser -

22 MR. NG: Um-hum.

23 MR. YANOTCHKO: -- is the name of the firm.
24 They've changed their name, of course, since
25 then. But I talked to Krauser of Integra,

1 Krauser, Cirz yesterday. And he said we were --
2 you know, we were in talks to do this appraisal;
3 we ended up not doing it because there was --
4 there was just a difference there and we just
5 didn't do the contract.

6 So, perhaps, the explanation there is the
7 agreement never was finished.

8 COMMISSIONER FESTA: Right, before it
9 got --

10 MR. YANOTCHKO: Yeah.

11 So things like that.

12 They ask -- I think a couple invoices we
13 need to show. I think one or two of them is some
14 information on what's called relocation payments.
15 When --

16 COMMISSIONER FESTA: Mmm.

17 MR. YANOTCHKO: -- you relocate people you
18 get --

19 MR. NG: From the housing --

20 MR. YANOTCHKO: -- State money --

21 Yeah.

22 -- to either live somewhere else or to move
23 their business elsewhere.

24 And they want to make sure that when we
25 looked for relocation funds that it was either

1 bid or looked for different proposals.

2 I have some evidence of that. So, there's
3 some that I think we're going to be able to
4 answer, you know, but maybe not a hundred
5 percent.

6 CHAIRMAN FERNANDEZ: On the Yardley
7 Building, I want to remind you, you mentioned the
8 last time that the signage --

9 MR. YANOTCHKO: Yes.

10 CHAIRMAN FERNANDEZ: -- above is of
11 historical significance.

12 Being that the Yardley Soap Company
13 employed so many people from the area, I think we
14 should try to salvage that. I spoke to the Mayor
15 about this and see if you can talk to the
16 developers and if they can incorporate that into
17 the grounds -- you know, the design of the ground
18 keeping or -- and/or donate it to the City --

19 MR. YANOTCHKO: Um-hum.

20 CHAIRMAN FERNANDEZ: -- for us to put
21 someplace.

22 MR. YANOTCHKO: I will -- since --

23 CHAIRMAN FERNANDEZ: If they incorporate to
24 their -- you know, their landscaping design, that
25 would be great.

1 MR. YANOTCHKO: Yeah. And maybe something
2 that shows the historical significance of it --

3 CHAIRMAN FERNANDEZ: Of it, yeah.

4 MR. YANOTCHKO: -- as part of their design.

5 I'm definitely writing that down and that's
6 -- since we're in the process of working on the
7 agreement, that's --

8 CHAIRMAN FERNANDEZ: I'm sure there will be
9 no -- I don't think it will be a problem.

10 MR. YANOTCHKO: I don't think so.

11 At least the donation or, you know,
12 incorporating --

13 CHAIRMAN FERNANDEZ: Right.

14 MR. YANOTCHKO: -- the sign.

15 THE ASSISTANT SECRETARY: Any other comment
16 or questions?

17 MR. NG: Yeah. Yes, I have -- I believe
18 like three weeks ago Monica de Rios (sic) from
19 Scarinci, --

20 THE ASSISTANT SECRETARY: Monica
21 de los Rios.

22 MR. NG: De los Rios.

23 THE ASSISTANT SECRETARY: Right.

24 MR. NG: She called me about the
25 website, --

1 THE ASSISTANT SECRETARY: Okay.

2 MR. NG: -- asking me a lot of questions
3 that she needs, you know, in term of legal
4 process to do what we discussed, remember, about
5 putting the link --

6 MR. YANOTCHKO: Yes.

7 MR. NG: -- into the Union City website.

8 And she told me that she was going to call
9 you and going to call also --

10 MR. YANOTCHKO: Okay.

11 MR. NG: -- David.

12 And I'm wondering if she called or not call
13 -- she doesn't -- she didn't call?

14 MR. YANOTCHKO: I --

15 MR. NG: Because I --

16 I'm sorry.

17 The Administration gave me the okay to go
18 ahead and do the step by step what we need to do
19 legally and -- and do it.

20 MR. YANOTCHKO: Okay.

21 MR. NG: So, -- but October passed and then
22 I was -- I had to go back to the Administration
23 and tell Administration what would I -- what we
24 did.

25 THE ASSISTANT SECRETARY: Did you follow-up

1 with an email to Monica?

2 MR. NG: Yes, I spoke to her.

3 THE ASSISTANT SECRETARY: No, I mean --
4 yeah but --

5 MR. NG: No, --

6 THE ASSISTANT SECRETARY: -- did you send
7 her an email, too, or no, just --

8 MR. NG: Yes.

9 THE ASSISTANT SECRETARY: -- with the
10 phone.

11 You did.

12 MR. NG: No, everything.

13 And the next step was that she was going to
14 call you -- going to call you to discuss it and I
15 -- determination --

16 MR. YANOTCHKO: Yeah, I talked to her
17 briefly about it in the context of a couple
18 things. And I -- we discussed some -- you know,
19 just the main issue of putting the -- you know,
20 being able to put the -- what design services, if
21 we can amend the City contract.

22 So, we did -- you know, we've had a
23 discussion on that.

24 MR. NG: Okay.

25 So who going to send, me or you, an email

1 | document saying go ahead and do it?

2 | MR. YANOTCHKO: I'll follow-up with Monica.

3 | MR. NG: You -- can you?

4 | MR. YANOTCHKO: I can handle that. Yes.

5 | MR. NG: because I don't want to sign
6 | things and say do it and then say, --

7 | MR. YANOTCHKO: I know.

8 | MR. NG: -- I didn't send you the formal
9 | approval.

10 | THE ASSISTANT SECRETARY: No, we -- we need
11 | to get something in writing to go ahead and
12 | proceed. Because the -- you know, I sent over
13 | the -- and David you should have the last quote I
14 | receive from AlphaDog. I'll send you --

15 | MR. YANOTCHKO: Okay.

16 | THE ASSISTANT SECRETARY: -- send you the
17 | copy.

18 | If you need it again, I can forward it to
19 | you again but --

20 | MR. YANOTCHKO: Yeah, I'll double check
21 | on --

22 | THE ASSISTANT SECRETARY: -- I think you do
23 | have it.

24 | So, that's probably -- that's what it looks
25 | to me that they only charging us -- they adding

1 to the actual cost right now for the City
2 website, they're adding 20 percent.

3 So, whatever -- that's by State -- State
4 law is 20 percent. So they could do that without
5 going out and, you know, rebid and do another --

6 MR. YANOTCHKO: Um-hum.

7 THE ASSISTANT SECRETARY: -- contract or
8 what have you.

9 So they're within the 20 percent and just a
10 matter of getting the okay and approval, as
11 Kennedy has mentioned, to go --

12 MR. NG: Um-hum.

13 THE ASSISTANT SECRETARY: -- forward with
14 this. And once we have that, you know, --

15 MR. NG: Okay.

16 THE ASSISTANT SECRETARY: -- it's just
17 going to -- it's going to be quick. You know?
18 It's not --

19 MR. NG: My worry is that, according to
20 Susan, the State won't approve 2015 budget --

21 THE ASSISTANT SECRETARY: I don't
22 understand why though.

23 MR. NG: Well, --

24 THE ASSISTANT SECRETARY: Because we
25 already have -- we already have documents on the

1 website.

2 MR. NG: But they want everything.

3 THE ASSISTANT SECRETARY: What do they
4 want?

5 MR. NG: They want all the things. All of
6 them.

7 MR. YANOTCHKO: I think they want -- I
8 think because they want -- there's a little --
9 there's a checklist they have; they want --

10 THE ASSISTANT SECRETARY: Yeah, I know.

11 MR. YANOTCHKO: -- every single box
12 checked --

13 MR. NG: What --

14 MR. YANOTCHKO: -- off.

15 MR. NG: Yeah.

16 What I really don't want is --

17 MR. YANOTCHKO: And they want --

18 MR. NG: -- we going to have a lot of
19 developments now during --

20 MR. YANOTCHKO: Yeah.

21 MR. NG: -- the time going to come --

22 MR. YANOTCHKO: Yes.

23 MR. NG: -- we are not ready and then
24 everything going to fall on me again, you know.
25 And I am not ready for this; not for this one.

1 Too much.

2 THE ASSISTANT SECRETARY: No, we should get
3 -- I mean you should get it done.

4 MR. YANOTCHKO: Yeah.

5 THE ASSISTANT SECRETARY: Just --

6 MR. YANOTCHKO: I don't think it's --

7 THE ASSISTANT SECRETARY: -- you know
8 everything, --

9 MR. YANOTCHKO: I'll --

10 THE ASSISTANT SECRETARY: -- like you say,
11 you know, once you talk to Monica and you
12 clarify --

13 MR. NG: I think that we should do it as
14 soon as possible.

15 MR. YANOTCHKO: I'll do it this afternoon.

16 MR. NG: Because I don't want those
17 development to be ready and we are not ready with
18 the website and they say it's not approving
19 anything, that we going to be like a -- you know,
20 like you can't do -- and you can't do anything.

21 COMMISSIONER FESTA: Why is your documents
22 on the website if they haven't been approved?

23 THE ASSISTANT SECRETARY: I'm sorry?

24 COMMISSIONER FESTA: Why is there documents
25 on the website that haven't been approved though?

1 THE ASSISTANT SECRETARY: There's no
2 documents on the website have been approved.

3 MR. NG: No, it's not --

4 THE ASSISTANT SECRETARY: That have not
5 been approved.

6 MR. NG: We have to put a link in the Union
7 City website.

8 COMMISSIONER FESTA: No, yeah, --

9 MR. NG: But in order to --

10 COMMISSIONER FESTA: -- I get that part.

11 MR. NG: -- do it we need legally the
12 formal go-ahead to do it.

13 THE ASSISTANT SECRETARY: There's --

14 MR. NG: There's a lot of documentation to
15 put, because they did the beginning as a
16 courtesy. But now is a lot of documents to put
17 in the link.

18 THE ASSISTANT SECRETARY: It's -- they're
19 required by the State law to have their own
20 website. What we have now is they using the
21 Union City current website, they have a link --

22 COMMISSIONER FESTA: Um-hum.

23 THE ASSISTANT SECRETARY: -- with the three
24 -- last three year budget; not much
25 documentation.

1 COMMISSIONER FESTA: Mmm.

2 THE ASSISTANT SECRETARY: So what they
3 want, they want the last three years; agendas,
4 minutes, some other documents -- statements --
5 you know statements of work or what have you,
6 directories of, you know, commissioners and
7 members of the Board.

8 So stuff like that that have to be done by
9 2015. And they're saying that if that doesn't
10 happen in 2015, they're not going to approve
11 anything.

12 So, -- and that's what Ng's talking about.

13 CHAIRMAN FERNANDEZ: That's right. He's
14 gotta get --

15 THE ASSISTANT SECRETARY: We got to get --

16 CHAIRMAN FERNANDEZ: -- you gotta get --

17 THE ASSISTANT SECRETARY: We got to get
18 that done because it's going to take time to get
19 everything -- you know, get all the
20 documentation, bring everything up, --

21 CHAIRMAN FERNANDEZ: So, you'll talk to
22 Monica today?

23 THE ASSISTANT SECRETARY: -- and, you
24 know, --

25 MR. YANOTCHKO: I'll talk to her today.

1 Yes.

2 MR. NG: Commissioner Fernandez, I did my
3 steps.

4 I spoke to the Mayor. I spoke to everybody
5 here and --

6 CHAIRMAN FERNANDEZ: Yeah, you mentioned
7 last week.

8 MR. NG: -- through the meetings.

9 CHAIRMAN FERNANDEZ: You talked about it --

10 MR. NG: You know.

11 CHAIRMAN FERNANDEZ: -- last meeting.

12 MR. NG: I cannot do anything other than that.

13 COMMISSIONER FESTA: So, basically, it's
14 just getting an approval to pay that 20 percent
15 extra with this company --

16 THE ASSISTANT SECRETARY: Well, you --

17 COMMISSIONER FESTA: -- and then --

18 THE ASSISTANT SECRETARY: -- you got the
19 approval.

20 MR. NG: I got the approval from the
21 Administration to do everything necessary, but
22 legally -- I mean the steps by --

23 COMMISSIONER FESTA: So it's, basically,
24 just getting all the information to this company
25 and having them uploading it.

1 THE ASSISTANT SECRETARY: Well, yeah. They
2 have to give us the okay to make sure that
3 legally every-- what we're doing is --

4 COMMISSIONER FESTA: I thought the okay was
5 given?

6 THE ASSISTANT SECRETARY: The okay's
7 given --

8 CHAIRMAN FERNANDEZ: The okay's given to
9 the website --

10 THE ASSISTANT SECRETARY: -- moneywise.

11 CHAIRMAN FERNANDEZ: -- and to pay for it.

12 But, you know, to authorize the -- certain
13 types of documents to go on that site, -- says
14 got to be approved by the corporation counsel to
15 make sure the procedure is being met.

16 So, anyway, he'll speak to --

17 MR. NG: Yeah.

18 CHAIRMAN FERNANDEZ: -- Monica and that
19 will be done.

20 Just get everything from Monica in writing.

21 MR. YANOTCHKO: Um-hum.

22 THE ASSISTANT SECRETARY: Anybody else have
23 a question or comment at this time?

24 MR. NG: Next meeting will be the same
25 time, yeah?

1 THE ASSISTANT SECRETARY: Next meeting
2 should be --

3 MR. NG: No?

4 THE ASSISTANT SECRETARY: Wait, do we have
5 a meeting in December?

6 COMMISSIONER FESTA: Oh, --

7 MR. NG: No, no, that's why I'm asking.

8 COMMISSIONER FESTA: January.

9 CHAIRMAN FERNANDEZ: Can we move -- move on
10 the Report of Status of Projects?

11 Is that it?

12 MR. NG: Yeah.

13 CHAIRMAN FERNANDEZ: So I make a motion to
14 accept the Report of Status of Projects.

15 THE ASSISTANT SECRETARY: Motion made by
16 Commissioner Fernandez.

17 COMMISSIONER FESTA: Second.

18 COMMISSIONER CASPER: Second.

19 THE ASSISTANT SECRETARY: Second by
20 Commissioner Festa.

21 Roll call.

22 Commissioner Fernandez?

23 CHAIRMAN FERNANDEZ: Yes.

24 THE ASSISTANT SECRETARY: Commissioner
25 Garces?

1 COMMISSIONER GARCES: Yes.

2 THE ASSISTANT SECRETARY: Commissioner
3 Nova?

4 COMMISSIONER NOVA: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Festa?

7 COMMISSIONER FESTA: Yes.

8 THE ASSISTANT SECRETARY: Commissioner
9 Casper?

10 COMMISSIONER CASPER: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Bonito is absent.

13 Commissioner Vallejo is absent.

14

15 **8. PUBLIC COMMENT:**

16

17 CHAIRMAN FERNANDEZ: Anybody from the
18 public who'd like to make a comment?

19 Seeing none; make a motion to close the
20 public --

21 THE ASSISTANT SECRETARY: Is there a
22 motion?

23 Motion by Commissioner Fernandez.

24 COMMISSIONER FESTA: Second.

25 THE ASSISTANT SECRETARY: Second by

1 Commissioner Festa.

2 All in favor?

3

4 (Whereupon, there was a chorus of ayes.)

5

6 THE ASSISTANT SECRETARY: Have a good
7 afternoon.

8

9 **ADJOURNMENT:**

10

11 COMMISSIONER FESTA: Adjournment.

12 CHAIRMAN FERNANDEZ: I make a motion to --

13 COMMISSIONER FESTA: Adjourn.

14 CHAIRMAN FERNANDEZ: -- adjourn.

15 THE ASSISTANT SECRETARY: Oh.

16 Is there a motion to adjourn?

17 CHAIRMAN FERNANDEZ: Motion.

18 THE ASSISTANT SECRETARY: Made by
19 Commissioner Fernandez.

20 COMMISSIONER FESTA: Second.

21 THE ASSISTANT SECRETARY: Second by

22 Commissioner Festa.

23 All in favor?

24

25 (Whereupon, there was a chorus of ayes.)

1

2

MR. NG: So, we have a meeting --

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(Whereupon, the proceedings were concluded
at 12:33 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 18, 2014, and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon