

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, December 16, 2014
Commencing at 12:08 p.m.

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

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

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

PAUL CASPER, COMMISSIONER
EVA FESTA, COMMISSIONER
JOHNNY GARCES, 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: Hold on one second.

2 Okay.

3 THE ASSISTANT SECRETARY: Okay.

4 Please take notice that on Tuesday,
5 December 16, 2014, at 12 p.m., a Regular Meeting
6 is scheduled for the Union City Redevelopment
7 Agency to be held at the City Clerk office,
8 located Second Floor of City Hall, 3715 Palisade
9 Avenue, Union City, New Jersey.

10 Everyone please rise for the Pledge of
11 Allegiance.

12

13 (Whereupon, the Pledge of Allegiance was
14 said by all.)

15

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

24

25 **ROLL CALL:**

1
2 THE ASSISTANT SECRETARY: Roll call.
3 Commissioner Fernandez?

4 CHAIRMAN FERNANDEZ: Here.

5 THE ASSISTANT SECRETARY: Commissioner
6 Garces is absent.

7 Commissioner Nova?

8 COMMISSIONER NOVA: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Festa is absent.

11 Commissioner Casper is absent.

12 Commissioner Bonito?

13 COMMISSIONER BONITO: Here.

14 THE ASSISTANT SECRETARY: Commissioner
15 Vallejo?

16 COMMISSIONER VALLEJO: Here.

17

18 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
19 **NOVEMBER 18, 2014:**

20

21 THE ASSISTANT SECRETARY: First item on the
22 agenda is Approval of the Minutes from the
23 Meeting of November 18, 2014.

24 I send this by email to everyone to look
25 at, so if you not get a chance, please do so at

1 | this time.

2 | MR. NG: We have an extra agenda?

3 | An extra agenda?

4 | THE ASSISTANT SECRETARY: Oh. Oh, yeah.

5 | Absolutely.

6 | MR. NG: I gave mine to Lucio.

7 | CHAIRMAN FERNANDEZ: I'm sorry; Kennedy.

8 | THE ASSISTANT SECRETARY: No, --

9 | MR. NG: Thank you.

10 | THE ASSISTANT SECRETARY: So is there a
11 | motion to approve item 1?

12 | COMMISSIONER VALLEJO: Motion to approve --

13 | THE ASSISTANT SECRETARY: Motion made by
14 | Carlos Vallejo.

15 | COMMISSIONER VALLEJO: -- the minutes.

16 | COMMISSIONER NOVA: Second.

17 | THE ASSISTANT SECRETARY: Second by
18 | Commissioner Nova.

19 | Roll call.

20 | Commissioner Fernandez?

21 | CHAIRMAN FERNANDEZ: Yes.

22 | THE ASSISTANT SECRETARY: Commissioner
23 | Garces is absent.

24 | Commissioner Nova?

25 | COMMISSIONER NOVA: Yes.

1 THE ASSISTANT SECRETARY: Commissioner
2 Festa is absent.

3 Commissioner Casper is absent.

4 Commissioner Bonito?

5 COMMISSIONER BONITO: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9

10 **2. RESOLUTION ESTABLISHING ANNUAL MEETING DATES**
11 **FOR 2014 (sic):**

12

13 THE ASSISTANT SECRETARY: Item 2.

14 Resolution Establishing Annual Meeting

15 Dates for 2014 (sic).

16 MS. DILLON: Fifteen.

17 THE ASSISTANT SECRETARY: That should be

18 '15; 2015, yes.

19 CHAIRMAN FERNANDEZ: Motion.

20 THE ASSISTANT SECRETARY: This Resolution,
21 everybody looked at the Resolution; looked at the
22 dates.

23 COMMISSIONER VALLEJO: Second the motion to
24 approve.

25 THE ASSISTANT SECRETARY: Okay, there's a

1 motion made by Commissioner Fernandez.

2 Second by Commissioner Vallejo.

3 Roll call.

4 Commissioner Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Garces is absent.

8 Commissioner Nova?

9 COMMISSIONER NOVA: Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Festa is absent.

12 Commissioner Casper is absent.

13 Commissioner Bonito?

14 COMMISSIONER BONITO: Yes, sir.

15 THE ASSISTANT SECRETARY: Commissioner
16 Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18

19 **3. RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS:**

20

21 THE ASSISTANT SECRETARY: Item 3.

22 Resolution Designating Official Newspaper.

23 We have three newspaper as you guys know.

24 We have The Jersey Journal, we have The --

25 COMMISSIONER VALLEJO: The Record.

1 THE ASSISTANT SECRETARY: -- The Record,
2 and The Hudson Reporter.

3 So those are the three. And I don't know
4 if there's --

5 MR. YANOTCHKO: If there's any discussion?

6 THE ASSISTANT SECRETARY: -- any comment or
7 discussion on --

8 MR. NG: It will be The Jersey Journal, The
9 Record, and The Reporter.

10 THE ASSISTANT SECRETARY: And The Reporter.
11 We usually do all three just to cover our
12 bases.

13 MR. NG: Yeah.

14 THE ASSISTANT SECRETARY: So, that's what
15 I've been doing and that's what I think we'll
16 continue to do. Unless --

17 COMMISSIONER BONITO: Add Facebook, Twitter
18 and Tumbler.

19 MR. NG: Dominick, how they send the bills
20 here?

21 Like monthly or every six months?

22 THE ASSISTANT SECRETARY: Who?

23 MR. NG: The newspapers.

24 THE ASSISTANT SECRETARY: We don't get --
25 this is -- when we notice the paper, we just

1 notice the paper. We do not publish the meeting.

2 MR. NG: No, no. I mean the bills to pay
3 the notice of whatever in the newspaper --

4 THE ASSISTANT SECRETARY: We do not.

5 MR. NG: Who pays?

6 THE ASSISTANT SECRETARY: For this -- for
7 -- we don't get billed because we don't publish.

8 MR. NG: Okay.

9 THE ASSISTANT SECRETARY: We just notice.
10 There's no fee.

11 MR. NG: Okay.

12 THE ASSISTANT SECRETARY: There's no fee
13 when you notice.

14 COMMISSIONER VALLEJO: Sunshine Law they
15 have to notice --

16 THE ASSISTANT SECRETARY: Right. They are
17 welcome to attend. If they see any item on this
18 agenda that they say, oh, you know, something
19 interested, they want to attend and listen to the
20 conversation, they're welcome to do so.

21 But this is just to notify the newspaper
22 that we are having a meeting and, you know, they
23 could do whatever.

24 CHAIRMAN FERNANDEZ: Yeah.

25 MR. NG: Okay.

1 CHAIRMAN FERNANDEZ: Make a motion.

2 THE ASSISTANT SECRETARY: Okay, motion made
3 by Commissioner Fernandez.

4 COMMISSIONER VALLEJO: Second the motion.

5 THE ASSISTANT SECRETARY: Second;
6 Commissioner Vallejo.

7 Roll call.

8 Commissioner Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Garces; absent.

12 Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Festa is absent.

16 Commissioner Casper; absent.

17 Commissioner Bonito?

18 COMMISSIONER BONITO: Yes.

19 THE ASSISTANT SECRETARY: Commissioner
20 Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22

23 **4. RESOLUTION TO APPOINT ASSISTANT SECRETARY TO**

24 **THE AGENCY:**

25

1 THE ASSISTANT SECRETARY: Item 4.

2 Resolution to Appoint Assistant Secretary
3 to the Agency.

4 COMMISSIONER VALLEJO: Motion to approve.

5 CHAIRMAN FERNANDEZ: Who's that going to
6 be?

7 I'll second that motion.

8 MR. YANOTCHKO: Any discussion?

9 MR. NG: I'm sorry. I'm sorry.
10 What is the meaning of Assistant Secretary?

11 THE ASSISTANT SECRETARY: Well, I don't
12 know.

13 COMMISSIONER VALLEJO: Been there for a
14 long time, since you are the Director.

15 MR. NG: No, before -- before me, the
16 Assistant Secretary.

17 COMMISSIONER VALLEJO: And you never find
18 out?

19 MR. NG: Who was the Secretary?

20 THE ASSISTANT SECRETARY: I have no idea.
21 I don't know if there was one before. I don't
22 know and I --

23 MR. NG: Do you know, Commissioner
24 Fernandez?

25 CHAIRMAN FERNANDEZ: No.

1 MR. NG: That was a question he asked me,
2 so I just want to know.

3 CHAIRMAN FERNANDEZ: Yeah I don't know.

4 THE ASSISTANT SECRETARY: That was --

5 MR. NG: Because it could be difference in
6 term of a salary.

7 CHAIRMAN FERNANDEZ: Yeah.

8 MR. NG: And that's why I wanted to find
9 out --

10 CHAIRMAN FERNANDEZ: I don't know if --

11 MR. NG: -- before I go ahead and do what I
12 have to do.

13 COMMISSIONER BONITO: As well as
14 responsibilities, --

15 MR. NG: Yeah.

16 COMMISSIONER BONITO: -- you know.

17 MR. NG: It's two different titles. I
18 believe job descriptions are a little different.

19 CHAIRMAN FERNANDEZ: Different, yeah.

20 MR. NG: So that's why I'm asking.

21 MR. YANOTCHKO: And --

22 THE ASSISTANT SECRETARY: Yeah, I really
23 can't comment or discuss anything about that
24 because, like I say, I don't know if we -- the
25 Agency had a Secretary in the past. So, that

1 | just a question I raise to say, okay, you know,
2 | what does this really mean? Assistant Secretary;
3 | who's the Secretary?

4 | We don't really have one, per se, even
5 | though you're the Director. But, you know,
6 | again, that was just --

7 | MR. NG: Well, it was like that --

8 | THE ASSISTANT SECRETARY: -- some food for
9 | thought and I --

10 | MR. NG: -- when I --

11 | THE ASSISTANT SECRETARY: -- just figure I
12 | ask.

13 | MR. NG: It was like that when I became the
14 | Director of the office.

15 | Brenda had the same title as you but could
16 | be a misunderstanding that the title should be
17 | like the Secretary -- the Assistant -- Assistant
18 | Secretary. Assistant have to be that you have a
19 | Secretary and then you're assisting the other
20 | person.

21 | THE ASSISTANT SECRETARY: Well, again, --

22 | MR. NG: It's like a deputy director.

23 | CHAIRMAN FERNANDEZ: Since I've been on the
24 | Board, --

25 | MR. NG: Okay.

1 CHAIRMAN FERNANDEZ: -- I never seen a
2 Secretary.

3 MR. NG: No. No, okay.

4 That's what I want to know. We can search
5 a little bit --

6 MR. YANOTCHKO: Exactly.

7 I did -- because Dominick and I discussed
8 this briefly last week over the phone and there
9 isn't anything in the State Statute that says the
10 -- you know, a Redevelopment Agency has to have
11 an Assistant Secretary.

12 So it's not a State title. It's probably
13 something from the by-laws or a resolution many,
14 many years ago here at this Agency. And that's
15 something I can take a deeper look at.

16 MR. NG: So my -- yeah. What I want to
17 know is if the salary -- is the salary going to
18 be changing from Assistant Secretary to
19 Secretary?

20 Because, you know, we have to put on paper
21 and deal with the numbers --

22 CHAIRMAN FERNANDEZ: But right now --

23 MR. NG: -- if it is the case.

24 CHAIRMAN FERNANDEZ: But right now we're
25 just --

1 THE ASSISTANT SECRETARY: Right now we
2 just --

3 CHAIRMAN FERNANDEZ: -- appointing --

4 THE ASSISTANT SECRETARY: -- just
5 appoint --

6 CHAIRMAN FERNANDEZ: -- you Assistant --

7 THE ASSISTANT SECRETARY: Right.

8 MR. NG: And this --

9 THE ASSISTANT SECRETARY: Exactly.

10 MR. NG: And this is only for -- for the
11 lawyer to research about it, so.

12 MR. YANOTCHKO: Yes.

13 THE ASSISTANT SECRETARY: All right.

14 So is there a motion to appoint the
15 Assistant Secretary to the Agency?

16 COMMISSIONER VALLEJO: Motion.

17 THE ASSISTANT SECRETARY: Motion made by
18 Carlos Vallejo.

19 COMMISSIONER NOVA: Second.

20 THE ASSISTANT SECRETARY: Second by
21 Commissioner Nova.

22 Roll call.

23 Commissioner Fernandez?

24 CHAIRMAN FERNANDEZ: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Garces is absent.

2 Commissioner Nova?

3 COMMISSIONER NOVA: Yes.

4 THE ASSISTANT SECRETARY: Commissioner

5 Festa is absent.

6 Commissioner Casper is absent.

7 Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 THE ASSISTANT SECRETARY: Commissioner

10 Vallejo?

11 COMMISSIONER VALLEJO: Yes.

12

13 **5. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**

14 **CLAIMS:**

15

16 THE ASSISTANT SECRETARY: Item 5.

17 Approval and Ratification of Prior Payments
18 of Claims.

19 You guys have a Resolution regarding this
20 payments of claims.

21 If anybody has any question; otherwise, we
22 could make a motion.

23 MR. YANOTCHKO: From reviewing this, this
24 is really the payroll for the Agency as a whole
25 for the Executive Director and Assistant

1 Secretary from last year, ratifying the amounts.

2 I guess it came in at slightly under
3 20,000. I think the budget as a whole is 20,000.
4 Maybe it's a -- maybe it's the pay periods or
5 something --

6 MR. NG: Okay.

7 MR. YANOTCHKO: -- of that nature.

8 THE ASSISTANT SECRETARY: Anybody else?

9 COMMISSIONER VALLEJO: Motion --

10 THE ASSISTANT SECRETARY: Motion made --

11 COMMISSIONER VALLEJO: -- to approve the
12 Resolution.

13 COMMISSIONER NOVA: Second.

14 THE ASSISTANT SECRETARY: Carlos Vallejo.

15 Commissioner Nova.

16 Roll call.

17 Commissioner Fernandez?

18 CHAIRMAN FERNANDEZ: Yes.

19 THE ASSISTANT SECRETARY: Commissioner
20 Garces is absent.

21 Commissioner Nova?

22 COMMISSIONER NOVA: Yes.

23 THE ASSISTANT SECRETARY: Commissioner
24 Festa is absent.

25 Commissioner Casper is absent.

1 Commissioner Bonito?

2 COMMISSIONER BONITO: Yes, sir.

3 THE ASSISTANT SECRETARY: Commissioner
4 Vallejo?

5 MS. DILLON: I'm sorry; I didn't hear
6 you, --

7 COMMISSIONER VALLEJO: Yes.

8 MS. DILLON: -- Commissioner Bonito?

9 COMMISSIONER BONITO: Yes. Yes.

10 MS. DILLON: Thank you.

11 THE ASSISTANT SECRETARY: Commissioner
12 Vallejo; yes.

13

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

15 **PREPARATION OF CHECKS:**

16

17 THE ASSISTANT SECRETARY: Next item, 6.

18 Approval of Payments of Bills and

19 Preparation of Checks.

20 There's one check this time and that's
21 about it.

22 MR. NG: Just one check?

23 MR. YANOTCHKO: For Audio-Digital.

24 THE ASSISTANT SECRETARY: Is there a
25 motion?

1 CHAIRMAN FERNANDEZ: Motion.

2 THE ASSISTANT SECRETARY: Motion made --

3 COMMISSIONER VALLEJO: Second the motion.

4 THE ASSISTANT SECRETARY: -- by

5 Commissioner Fernandez.

6 Seconded by Commissioner Vallejo.

7 Roll call.

8 Commissioner Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 THE ASSISTANT SECRETARY: Commissioner

11 Garces is absent.

12 Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 THE ASSISTANT SECRETARY: Commissioner

15 Festa is absent.

16 Commissioner Casper is absent.

17 Commissioner Bonito?

18 COMMISSIONER BONITO: Yes, with a question.

19 THE ASSISTANT SECRETARY: Commissioner Vall

20 --

21 COMMISSIONER BONITO: What exactly -- what

22 again does Audio-Digital do?

23 THE ASSISTANT SECRETARY: Right here.

24 COMMISSIONER BONITO: Oh, okay. Yeah.

25 You're important.

1 THE ASSISTANT SECRETARY: Commissioner
2 Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 THE ASSISTANT SECRETARY: We don't have
5 anymore Resolution on this agenda.

6 I don't know if the counsel has any report
7 or status on projects at this time.

8 MR. NG: Well, before the report, I'm
9 sorry, I just wanted to apologize to you and
10 David Yanotchko.

11 I was on vacation last week; I know you
12 sent me a lot of emails and you called me but I
13 was on vacation; I was --

14 THE ASSISTANT SECRETARY: No, that's fine.

15 MR. NG: -- doing -- I was on vacation but
16 I was working with my music there --

17 THE ASSISTANT SECRETARY: It's okay.
18 There's no problem.

19 MR. NG: -- and other planning.

20 THE ASSISTANT SECRETARY: You remember us
21 when we go on vacation. It's --

22 MR. NG: Oh.

23 MR. YANOTCHKO: That is true.

24 THE ASSISTANT SECRETARY: That's all right.
25

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

2

3 MR. YANOTCHKO: Just some reports.

4 I think the main item we had last time was
5 the website that we wanted to get up as quickly
6 as possible.

7 I made some contacts with the City, with
8 the City's attorney about this and we're getting
9 down to the, you know, finalization of it.

10 The last issue is whether -- just because
11 the amount it would cost is about -- I think it's
12 a little over \$5,000.00 for the UCRA part of this
13 for setup and for maintenance; most of it's
14 setup.

15 We may have -- we're checking whether the
16 current provider is what's called a pre-qualified
17 vendor. Such vendors have the ability to enter
18 in contracts, amend contracts that are a little
19 larger.

20 If not, we'll -- the plan is we will send
21 out an RFP for approve -- and try to have a
22 website designer picked by early January if we
23 have to go through the RFP process. If we can't
24 do that through -- if the amount's a little bit
25 too high and this particular proprietor isn't

1 professional -- isn't one of the pre-qualified
2 vendors.

3 So that's -- the plan is to get that done
4 by the Board -- the first Board of Commissioners
5 meeting for the City of the year, which -- which
6 time then we can get our website updated
7 hopefully completely by January 20th, which is our
8 first meeting of next year.

9 THE ASSISTANT SECRETARY: When you say pre-
10 qualified vendor, what is that?

11 MR. YANOTCHKO: It's --

12 THE ASSISTANT SECRETARY: I mean --

13 MR. YANOTCHKO: In --

14 THE ASSISTANT SECRETARY: I don't know if
15 they have to be a certain criteria.

16 MR. YANOTCHKO: Yes, that's exactly what --
17 certain vendors have kind of been pre-screened by
18 the State and because of that they can enter into
19 -- they have a little more -- the City has a
20 little more flexibility entering into contracts
21 with them.

22 So, counsel for the City was checking into
23 that, if our current provider was one of those.
24 We didn't think so. We --

25 THE ASSISTANT SECRETARY: Right.

1 MR. YANOTCHKO: -- we expect not. We
2 expect we're going to --

3 THE ASSISTANT SECRETARY: Because I mean we
4 use them now.

5 MR. YANOTCHKO: Yeah.

6 THE ASSISTANT SECRETARY: They are -- they
7 are vendor. So, we -- you know they maintaining
8 the City website.

9 MR. YANOTCHKO: Yes.

10 THE ASSISTANT SECRETARY: How can that be,
11 you know, --

12 MR. YANOTCHKO: It's just a provision for
13 adding onto -- it's like --

14 THE ASSISTANT SECRETARY: No, I understand.
15 I'm just trying to --

16 MR. YANOTCHKO: -- just like --

17 THE ASSISTANT SECRETARY: Yeah.

18 MR. YANOTCHKO: -- the type of -- like
19 whether we have --

20 MR. NG: Were they --

21 MR. YANOTCHKO: -- solicit proposals or --

22 THE ASSISTANT SECRETARY: Yeah.

23 MR. YANOTCHKO: -- can we just go --

24 THE ASSISTANT SECRETARY: Right.

25 MR. YANOTCHKO: -- can we just add --

1 MR. NG: And I think --

2 MR. YANOTCHKO: Yeah.

3 MR. NG: Scarinci's firm is just looking if
4 that firm is not on the blacklist in the State.
5 The color. The blacklist is the --

6 MR. YANOTCHKO: Well, it's really a good
7 list actually. It's like they've really -- it's
8 really like a special list because these
9 vendors --

10 MR. NG: Yeah.

11 MR. YANOTCHKO: -- have been pre-screened.

12 THE ASSISTANT SECRETARY: I could tell you
13 this. This company maintains about 12 different
14 -- at least 12 different cities' --

15 MR. YANOTCHKO: Exactly.

16 THE ASSISTANT SECRETARY: -- websites.

17 So if there's a problem, they're going to
18 be --

19 MR. YANOTCHKO: No. Now what I mean by
20 pre-qualified, that's not a negative --

21 MR. NG: Negative.

22 MR. YANOTCHKO: -- if they're not.

23 MR. NG: No.

24 THE ASSISTANT SECRETARY: Yeah.

25 MR. YANOTCHKO: It's just --

1 THE ASSISTANT SECRETARY: You know --

2 MR. YANOTCHKO: It's almost like a
3 special --

4 CHAIRMAN FERNANDEZ: It makes it easier.

5 MR. YANOTCHKO: -- it's a special status.

6 MR. NG: Pre-screening.

7 THE ASSISTANT SECRETARY: Yeah.

8 MR. YANOTCHKO: I mean but, yes, they
9 are --

10 THE ASSISTANT SECRETARY: Yeah, no, they --

11 MR. YANOTCHKO: That is correct.

12 THE ASSISTANT SECRETARY: -- they
13 maintaining quite a bit.

14 MR. YANOTCHKO: They do much website design
15 for many of the cities --

16 THE ASSISTANT SECRETARY: Yeah.

17 MR. YANOTCHKO: -- and towns --

18 THE ASSISTANT SECRETARY: Yeah.

19 MR. YANOTCHKO: -- in this area.

20 THE ASSISTANT SECRETARY: Yeah.

21 MR. YANOTCHKO: West New York, Secaucus, --

22 THE ASSISTANT SECRETARY: Yeah.

23 MR. YANOTCHKO: -- several others and --

24 THE ASSISTANT SECRETARY: Belleville, --

25 MR. YANOTCHKO: -- I've looked at them, --

1 THE ASSISTANT SECRETARY: -- Clifton.

2 MR. YANOTCHKO: -- they're nice looking
3 sites, too.

4 THE ASSISTANT SECRETARY: They have a lot.

5 MR. YANOTCHKO: So, it's --

6 THE ASSISTANT SECRETARY: Yeah.

7 MR. YANOTCHKO: -- it's not like they're on
8 a blacklist.

9 THE ASSISTANT SECRETARY: Yeah, no, --

10 MR. YANOTCHKO: It's the opposite.

11 THE ASSISTANT SECRETARY: -- I understand.

12 MR. YANOTCHKO: It's --

13 THE ASSISTANT SECRETARY: So, but let's
14 hope that we do have, you know, an answer by next
15 year --

16 MR. YANOTCHKO: Exactly.

17 THE ASSISTANT SECRETARY: -- because we
18 need to get -- we need to move on this.

19 CHAIRMAN FERNANDEZ: Yeah.

20 MR. YANOTCHKO: Exactly.

21 THE ASSISTANT SECRETARY: You know, because
22 they're going to need some time to get --
23 transition --

24 MR. NG: Of course.

25 THE ASSISTANT SECRETARY: -- everything

1 over.

2 MR. NG: But if everything is okay and then
3 will be by January the 20th is the first meeting
4 -- the Commissioners Meeting?

5 MR. YANOTCHKO: Yes.

6 MR. NG: And then if we have everything
7 altogether it could be like --

8 THE ASSISTANT SECRETARY: Well, what we
9 have to decide also, do we need to put it on -- I
10 think we need to put that --

11 It will be perfect because if we could
12 decide before our next meeting -- Board of
13 Commissioner Meeting, we could probably put that
14 on or meeting as a resolution to approve --

15 MR. YANOTCHKO: I --

16 THE ASSISTANT SECRETARY: -- this.

17 MR. YANOTCHKO: I think that would be --

18 THE ASSISTANT SECRETARY: And then we could
19 bring it to this meeting and put it on our
20 agenda --

21 MR. YANOTCHKO: Exactly.

22 THE ASSISTANT SECRETARY: -- saying that
23 the resolution was approved by, you know, the
24 Board of Commissioner, such and such a date, and
25 then we could --

1 MR. NG: So, --

2 THE ASSISTANT SECRETARY: -- we all cover
3 -- cover all our bases.

4 MR. YANOTCHKO: Exactly.

5 MR. NG: So there's no problem that the
6 company have to be approve here and then the
7 Commissioners?

8 Or vice-a-versa?

9 MR. YANOTCHKO: It would actually go Board
10 -- we think it's going to go Board of
11 Commissioners first.

12 MR. NG: First.

13 MR. YANOTCHKO: That's why --

14 MR. NG: Okay.

15 MR. YANOTCHKO: -- we're trying to get on
16 the first --

17 MR. NG: Okay.

18 MR. YANOTCHKO: -- meeting --

19 MR. NG: In January.

20 MR. YANOTCHKO: -- for the Board of
21 Commissioners.

22 THE ASSISTANT SECRETARY: Right.

23 MR. NG: Okay.

24 MR. YANOTCHKO: Yes.

25 THE ASSISTANT SECRETARY: That's -- I think

1 | that makes sense.

2 | Right, Commissioner Fernandez?

3 | MR. NG: Well, --

4 | CHAIRMAN FERNANDEZ: Plus we have to move
5 | on it.

6 | THE ASSISTANT SECRETARY: Right.

7 | MR. YANOTCHKO: Yeah.

8 | THE ASSISTANT SECRETARY: Exactly.

9 | MR. NG: We are close; there's nothing
10 | before that.

11 | THE ASSISTANT SECRETARY: Yeah.

12 | MR. NG: Okay.

13 | THE ASSISTANT SECRETARY: Yeah. Just flip
14 | the switch.

15 |

16 | **8. PUBLIC COMMENT:**

17 |

18 | THE ASSISTANT SECRETARY: Anyone from the
19 | public wish to comment at this time?

20 | No one?

21 | COMMISSIONER BONITO: Did we do Status of
22 | Projects or was that it?

23 | THE ASSISTANT SECRETARY: That was it.

24 | MR. YANOTCHKO: That was it.

25 | COMMISSIONER BONITO: Oh, okay.

1 CHAIRMAN FERNANDEZ: Seeing no one, make
2 motion to close the public --

3

4 **ADJOURNMENT:**

5

6 THE ASSISTANT SECRETARY: Is there a
7 motion --

8 COMMISSIONER VALLEJO: Second.

9 THE ASSISTANT SECRETARY: -- to close?

10 Motion made by Commissioner Fernandez.

11 COMMISSIONER VALLEJO: Second.

12 THE ASSISTANT SECRETARY: Second by
13 Commissioner Vallejo.

14 All in favor?

15

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

17

18 THE ASSISTANT SECRETARY: Thank you, guys.

19

20 (Whereupon, the proceedings were concluded
21 at 12:23 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, December 16, 2014, and
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon