

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

REGULAR MEETING :
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: :
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TRANSCRIPT OF RECORDED
PROCEEDINGS

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

Tuesday, February 17, 2015
Commencing at 12:13 p.m.

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

PAUL CASPER, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

VINCENT BONITO, COMMISSIONER
EVA FESTA, COMMISSIONER
RAFAEL NOVA, 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. On the record.

2 THE ASSISTANT SECRETARY: Please take
3 notice that on Tuesday, February 17, 2015, at 12
4 p.m., a Regular Meeting is scheduled for the
5 Union City Redevelopment Agency to be held at the
6 City Clerk Office, located Second Floor of City
7 Hall, 3715 Palisade Avenue, Union City, New
8 Jersey.

9 Everyone please rise for the Pledge of
10 Allegiance.

11

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

14

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

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

7 COMMISSIONER IZQUIERDO: Here.

8 THE ASSISTANT SECRETARY: Commissioner Nova

9 is absent.

10 Commissioner Festa is absent.

11 Commissioner Casper?

12 COMMISSIONER CASPER: Here.

13 THE ASSISTANT SECRETARY: Commissioner

14 Bonito is absent.

15 Commissioner Vallejo?

16 COMMISSIONER VALLEJO: Here.

17

18 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**

19 **JANUARY 20, 2015**

20

21 THE ASSISTANT SECRETARY: First item on the

22 agenda is Approval of the Minutes from the

23 Meeting of January 20, 2015.

24 COMMISSIONER CASPER: Make a motion.

25 THE ASSISTANT SECRETARY: Motion made by

1 Commissioner Casper.

2 COMMISSIONER VALLEJO: Second the motion.

3 THE ASSISTANT SECRETARY: Second by Carlos
4 Vallejo.

5 Roll call.

6 Commissioner Fernandez?

7 CHAIRMAN FERNANDEZ: Yes.

8 THE ASSISTANT SECRETARY: Commissioner
9 Izquierdo?

10 COMMISSIONER IZQUIERDO: Yes.

11 Oh, are you roll calling?

12 THE ASSISTANT SECRETARY: You -- you're
13 abstaining?

14 COMMISSIONER IZQUIERDO: Yeah, I'm
15 abstaining --

16 THE ASSISTANT SECRETARY: Yes.

17 COMMISSIONER IZQUIERDO: -- from the first.

18 THE ASSISTANT SECRETARY: Right.

19 Commissioner Nova is absent.

20 Commissioner Festa?

21 Absent.

22 Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 THE ASSISTANT SECRETARY: Commissioner
25 Bonito is absent.

1 Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3

4 **2. RESOLUTION TO APPOINT DOMINICK CANTATORE AS**
5 **SECRETARY TO AGENCY**

6

7 THE ASSISTANT SECRETARY: We're removing
8 item 2.

9 CHAIRMAN FERNANDEZ: Yeah, just put it on
10 the record, -- up here --

11 THE ASSISTANT SECRETARY: We are removing
12 item 2 from this meeting; Resolution to Appoint
13 Dominick Cantatore as Secretary to the Agency.

14

15 **3. RESOLUTION AUTHORIZING THE ISSUANCE OF A**
16 **REQUEST FOR PROPOSALS FOR ENGINEER CONSULTANT FOR**
17 **2015**

18

19 THE ASSISTANT SECRETARY: Item 3.

20 Resolution Authorizing the Issuance of a
21 Request for Proposal for Engineer Consultant for
22 2015.

23 CHAIRMAN FERNANDEZ: Make a motion.

24 THE ASSISTANT SECRETARY: Motion by
25 Commissioner Fernandez.

1 COMMISSIONER CASPER: Second.

2 THE ASSISTANT SECRETARY: Seconded by
3 Commissioner Casper.

4 Roll call.

5 Commissioner Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 THE ASSISTANT SECRETARY: Commissioner
8 Izquierdo?

9 COMMISSIONER IZQUIERDO: I abstain.

10 I don't have information about it, so --
11 Can I abstain?

12 MR. YANOTCHKO: Of course.

13 THE ASSISTANT SECRETARY: Abstaining.
14 Commissioner Nova is absent.

15 Commissioner Festa is absent.

16 Commissioner Casper?

17 COMMISSIONER CASPER: Yes.

18 THE ASSISTANT SECRETARY: Commissioner
19 Bonito is absent.

20 Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22 COMMISSIONER IZQUIERDO: Can I make
23 little --

24 I'm sorry for interrupt this.

25 MR. YANOTCHKO: Oh, no, no, please.

1 COMMISSIONER IZQUIERDO: But we are four;
2 and seeing as I'm abstaining, I think we don't
3 have quorum.

4 CHAIRMAN FERNANDEZ: Yes we do.

5 MR. YANOTCHKO: No, no, no, we do, yeah.

6 CHAIRMAN FERNANDEZ: It's fine.

7 MR. YANOTCHKO: It's the majority rule. A
8 quorum is all you need to --

9 CHAIRMAN FERNANDEZ: Yeah.

10 MR. YANOTCHKO: -- conduct business. Yes.

11 COMMISSIONER IZQUIERDO: Oh, okay.

12 MR. YANOTCHKO: Yes.

13

14 **4. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**
15 **CLAIMS**

16

17 THE ASSISTANT SECRETARY: Item 4.

18 Resolution Approval and Ratification of
19 Prior Payments of Claims.

20 CHAIRMAN FERNANDEZ: Make a motion.

21 THE ASSISTANT SECRETARY: Motion by
22 Commissioner Fernandez.

23 COMMISSIONER VALLEJO: Second the motion.

24 THE ASSISTANT SECRETARY: Second by
25 Commissioner Vallejo.

1 Roll call.

2 Commissioner Fernandez?

3 CHAIRMAN FERNANDEZ: Yes.

4 THE ASSISTANT SECRETARY: Commissioner
5 Izquierdo?

6 COMMISSIONER IZQUIERDO: Abstain.

7 THE ASSISTANT SECRETARY: Commissioner
8 Nova?

9 Absent.

10 Commissioner Festa is absent.

11 Commissioner Casper?

12 COMMISSIONER CASPER: Yes.

13 THE ASSISTANT SECRETARY: Commissioner
14 Bonito is absent.

15 Commissioner Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17

18 **5. APPROVAL FOR THE PAYMENT OF BILLS AND**

19 **PREPARATION OF CHECKS**

20

21 THE ASSISTANT SECRETARY: Item 5.

22 Approval for the Payment of Bills and
23 Preparation of Checks.

24 CHAIRMAN FERNANDEZ: Make a motion.

25 THE ASSISTANT SECRETARY: Motion by

1 Commissioner Fernandez.

2 COMMISSIONER VALLEJO: Second the motion.

3 THE ASSISTANT SECRETARY: Second by
4 Commissioner Vallejo.

5 Roll call.

6 Commissioner Fernandez?

7 CHAIRMAN FERNANDEZ: Yes.

8 THE ASSISTANT SECRETARY: Commissioner
9 Izquierdo?

10 COMMISSIONER IZQUIERDO: Abstain.

11 THE ASSISTANT SECRETARY: Commissioner Nova
12 is absent.

13 Commissioner Festa is absent.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Yes.

16 THE ASSISTANT SECRETARY: Commissioner
17 Bonito is absent.

18 Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20

21 **6. REPORT ON STATUS OF PROJECTS**

22

23 THE ASSISTANT SECRETARY: Item 6.

24 Reports of Status on Projects.

25 Counsel, do you have any reports?

1 MR. YANOTCHKO: Yes. I'll give a brief
2 report.

3 For Yardley. Right now Yardley
4 Redevelopment Area, where we've appointed the
5 redevelopers, right now we're in the midst of
6 negotiating a major comprehensive redevelopment
7 agreement for the project.

8 We prepared the Union City drafts -- myself
9 and with some assistance from City Counsel. It's
10 in the hands of the redeveloper's counsel right
11 now. I haven't gotten their complete comments
12 back.

13 What usually happens in these big agreement
14 negotiations is one side does a major draft. The
15 other side then looks at it and gives comments or
16 tells you everything that's wrong with it in
17 their -- their mind; you know, tell us what
18 doesn't work for them. And then we'll argue it
19 about it, we'll negotiate, and then you know at
20 some point we'll get to an agreement.

21 We don't have the comprehensive comments.
22 I've just talked to their attorney though right,
23 you know, at the point they're -- you know, we're
24 still moving on it and he's getting more, you
25 know, feedback from his clients. One of them --

1 | one of the redevelopers, Anthony LoConte, has to
2 | travel for business frequently, so many times
3 | he's not in the country. But they've had a big
4 | -- you know, a good amount of discussion over it
5 | right now to see, you know, for the -- to get
6 | their response over and we'll go at it from
7 | there.

8 | MR. NG: Have you heard anything about PBG?

9 | MR. YANOTCHKO: PBG. We're trying to wrap
10 | that up right now. There's one issue I'm
11 | discussing with Counsel for the City.

12 | MR. NG: Um-hum.

13 | THE ASSISTANT SECRETARY: Is that all?

14 | MR. YANOTCHKO: That's the two main
15 | projects at this point, yes.

16 | CHAIRMAN FERNANDEZ: I'll make a motion to
17 | accept the report.

18 | THE ASSISTANT SECRETARY: Motion made by
19 | Commissioner Fernandez.

20 | COMMISSIONER CASPER: Second.

21 | THE ASSISTANT SECRETARY: Second by
22 | Commissioner Casper.

23 | Roll call.

24 | Commissioner Fernandez?

25 | CHAIRMAN FERNANDEZ: Yes.

1 THE ASSISTANT SECRETARY: Commissioner
2 Izquierdo?

3 COMMISSIONER IZQUIERDO: Abstain.
4 Sorry.

5 THE ASSISTANT SECRETARY: Commissioner Nova
6 is absent.

7 Commissioner Festa is absent.

8 Commissioner Casper?

9 COMMISSIONER CASPER: Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Bonito is absent.

12 Commissioner Vallejo?

13 COMMISSIONER VALLEJO: Yes.

14

15 **7. PUBLIC COMMENT**

16

17 THE ASSISTANT SECRETARY: There are no
18 other items on the agenda.

19 Does anyone from the public wish to comment
20 on any items on the agenda?

21 Please step forward, state your name for
22 the record.

23 CHAIRMAN FERNANDEZ: Seeing none.

24 THE ASSISTANT SECRETARY: Seeing none.

25 CHAIRMAN FERNANDEZ: Make a motion to close

1 the public comment.

2 THE ASSISTANT SECRETARY: Motion to close.

3 COMMISSIONER VALLEJO: Second the motion.

4 THE ASSISTANT SECRETARY: Motion made by
5 Commissioner Fernandez.

6 Second by Commissioner Vallejo.

7 All in favor?

8

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

10

11 THE ASSISTANT SECRETARY: Thank you.

12 Done.

13

14 **ADJOURNMENT**

15

16 MS. DILLON: You want to adjourn the
17 meeting?

18 THE ASSISTANT SECRETARY: There are no
19 other items.

20 Is there a motion to adjourn?

21 COMMISSIONER IZQUIERDO: I hope next time
22 -- next meeting I can --

23 CHAIRMAN FERNANDEZ: Motion to adjourn.

24 THE ASSISTANT SECRETARY: Motion made by
25 Commissioner Fernandez.

1 COMMISSIONER IZQUIERDO: -- participate.

2 MR. YANOTCHKO: Of course.

3 THE ASSISTANT SECRETARY: All in favor?

4 COMMISSIONER IZQUIERDO: Yeah, I'm new

5 and --

6

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

8

9 COMMISSIONER IZQUIERDO: -- I didn't have
10 all the information, so that's why --

11 MS. DILLON: Hang on one second.

12

13 (Whereupon, the proceedings were concluded
14 at 12:20 p.m.)

15

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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, February 17, 2015, and
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon