

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

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
:
:

City Hall
Conference Room, Third Floor
3715 Palisade Avenue
Union City, New Jersey

Tuesday, March 21, 2017
Commencing at 6:12 p.m.

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

EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
RAFAEL NOVA, COMMISSIONER, VICE CHAIRMAN
CARLOS VALLEJO, COMMISSIONER

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

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

KENNEDY NG, EXECUTIVE DIRECTOR

FLORIO, KENNY, RAVAL, LLP
BY: DAVID YANOTCHKO, ESQ.
Board Attorney

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
PLEDGE OF ALLEGIANCE	3
ROLL CALL	3
AGENDA	
1. APPROVAL OF THE MINUTES FROM THE MEETING OF FEBRUARY 21, 2017	5
2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS	7
3. APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION OF CHECKS	8
4. REPORT ON STATUS OF PROJECTS	10
5. PUBLIC COMMENT	11
6. OTHER BUSINESS	13
ADJOURNMENT	16

1 MR. NG: Good afternoon, everybody.

2 Please take notice on Tuesday, March 21st,
3 2017, at six p.m., a Regular Meeting is scheduled
4 for the Union City Redevelopment Agency to be
5 held in the Third Floor Conference Room, located
6 at City Hall, 3715 Palisade Avenue, Union City,
7 New Jersey.

8 Please stand for the Pledge of Allegiance.

9
10 (Whereupon, the Pledge of Allegiance was
11 said by all.)

12
13 COMMISSIONER VALLEJO: Thank you, Mr. Ng.

14 MR. NG: Opening Statement.

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

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

24

25 **ROLL CALL:**

1
2 MR. NG: Roll call.
3 Commissioner Fernandez?
4 COMMISSIONER VALLEJO: Absent.
5 MR. YANOTCHKO: Absent.
6 MR. NG: Absent.
7 Commissioner Izquierdo?
8 COMMISSIONER IZQUIERDO: Present. Here.
9 MR. NG: Present.
10 Commissioner Nova?
11 COMMISSIONER NOVA: Here.
12 MR. NG: Commissioner Festa?
13 COMMISSIONER FESTA: Here.
14 MR. NG: Commissioner Casper?
15 Not present.
16 Commissioner Bonito?
17 Not present.
18 Commissioner Vallejo?
19 COMMISSIONER VALLEJO: Present.
20 MR. NG: Okay, the agenda.
21 I'm going to --
22 COMMISSIONER VALLEJO: Can --
23 MR. NG: -- can you handle it?
24 MR. YANOTCHKO: Oh, yes, yes.
25 COMMISSIONER VALLEJO: Can you allow me?

1 We -- we need to have a temporary
2 Chairperson?

3 MR. YANOTCHKO: Oh, yes. Yes.

4 COMMISSIONER VALLEJO: I make a motion to
5 name Miss Festa for temporary Chairperson for the
6 meeting.

7 Oh, no, you're the Vice Chair--

8 MR. NG: Vice --

9 COMMISSIONER VALLEJO: You're the Vice,
10 right?

11 COMMISSIONER NOVA: Yes, I --

12 COMMISSIONER VALLEJO: Okay. We have -- we
13 good. We good.

14 MR. NG: Okay.

15 COMMISSIONER VALLEJO: I apologize.

16 MR. NG: No, that's good.

17 Yourself. Yourself.

18 MR. YANOTCHKO: Let the record reflect that
19 Commissioner Nova will be serving as Chairperson
20 for this meeting.

21 MR. NG: Thank you.

22

23 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
24 **FEBRUARY 21, 2017:**

25

1 MR. YANOTCHKO: First item on the agenda is
2 the Approval of the Minutes from the Meeting
3 February 21st, 2017.

4 Do I have a motion?

5 COMMISSIONER IZQUIERDO: Motion.

6 COMMISSIONER FESTA: Second.

7 MR. YANOTCHKO: Motion, Mr. -- Mr. --
8 Commissioner Izquierdo.

9 COMMISSIONER IZQUIERDO: Um-hum.

10 MR. YANOTCHKO: Second?

11 COMMISSIONER FESTA: Second.

12 MR. YANOTCHKO: Commissioner Festa.

13 Roll call.

14 Commissioner Fernandez is absent.

15 Commissioner Izquierdo?

16 COMMISSIONER IZQUIERDO: Here. Yes.

17 MR. YANOTCHKO: Yes.

18 Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 MR. YANOTCHKO: Yes.

21 Commissioner Festa?

22 COMMISSIONER FESTA: Yes.

23 MR. YANOTCHKO: Yes.

24 Commissioner Casper is absent.

25 Commissioner Bonito is absent.

1 And then Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. YANOTCHKO: Yes.

4 Four eyes have it.

5

6 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
7 **OF CLAIMS:**

8

9 MR. YANOTCHKO: And then we're going to
10 move on to the item number 2 of the -- on the
11 agenda.

12 That's Approval and Ratification of Prior
13 Payment of Claims.

14 And we have a few items there for payroll
15 on the Resolution that's attached to your agenda.

16 Do --

17 COMMISSIONER FESTA: I make a motion.

18 MR. YANOTCHKO: Yes, Commissioner Festa
19 makes a motion.

20 COMMISSIONER NOVA: I second.

21 MR. YANOTCHKO: Chairperson Nova seconds
22 the motion.

23 Roll call.

24 Commissioner Fernandez is absent.

25 Commissioner Izquierdo?

1 COMMISSIONER IZQUIERDO: Yes.

2 MR. YANOTCHKO: Yes.

3 Commissioner Nova?

4 COMMISSIONER NOVA: Yes.

5 MR. YANOTCHKO: Commissioner Festa?

6 COMMISSIONER FESTA: Yes.

7 MR. YANOTCHKO: Yes.

8 Commissioner Casper is absent.

9 Commissioner Bonito is absent.

10 Commissioner Vallejo?

11 COMMISSIONER VALLEJO: Yes.

12 MR. YANOTCHKO: Yes.

13

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

15 **PREPARATION OF CHECKS:**

16

17 MR. YANOTCHKO: And then the next item on
18 the agenda is the Approval for the Payment of
19 Bills and Preparation of Checks.

20 There's a couple items here. That's for,
21 basically, February bills.

22 One invoice for Audio-Digital.

23 A few legal invoices.

24 And an invoice from AlphaDog, which is the
25 internet service provider who maintains our

1 website.

2 Roll call.

3 COMMISSIONER FESTA: I make --

4 MR. YANOTCHKO: Oh, wait, wait.

5 Do I have a motion?

6 COMMISSIONER FESTA: I make a motion.

7 MR. YANOTCHKO: Make a motion.

8 COMMISSIONER NOVA: Second.

9 MR. YANOTCHKO: Festa.

10 And then Commissioner -- Chairperson Nova
11 seconds the motion.

12 Roll call.

13 Commissioner Fernandez is absent.

14 Commissioner Izquierdo?

15 COMMISSIONER IZQUIERDO: Yes.

16 MR. YANOTCHKO: Commissioner Nova?

17 COMMISSIONER NOVA: Yes.

18 MR. YANOTCHKO: Yes.

19 Commissioner Festa?

20 COMMISSIONER FESTA: Yes.

21 MR. YANOTCHKO: Commissioner Casper is
22 absent.

23 Commissioner Bonito is absent.

24 And Commissioner Vallejo?

25 COMMISSIONER VALLEJO: Yes.

1 MR. YANOTCHKO: Yes.

2

3 **4. REPORT ON STATUS OF PROJECTS:**

4

5 MR. YANOTCHKO: Okay.

6 The next item on the agenda, Report on the
7 Status of Projects.

8 We did get some movement on Yardley. We
9 had some long awaited figures that were -- we
10 were waiting for as far as their support for
11 asking for a P.I.L.O.T. or a tax abatement for
12 this project.

13 Figures are being reviewed and we have a
14 meeting mostly with Union City and -- and this --
15 and some Agency representatives for this week.

16 So, that's the latest -- latest on status.

17 MR. NG: And -- and I think that we going
18 to have a meeting with them.

19 MR. YANOTCHKO: Yes. Yes.

20 MR. NG: Thursday?

21 MR. YANOTCHKO: Thursday. Yes.

22 MR. NG: Thursday?

23 MR. YANOTCHKO: Thursday morning.

24 MR. NG: The lawyers and the developer --

25 COMMISSIONER IZQUIERDO: So we're getting

1 close to --

2 MR. NG: Well, we're getting --

3 COMMISSIONER IZQUIERDO: -- something?

4 MR. NG: -- closer.

5 MR. YANOTCHKO: I think so.

6 COMMISSIONER IZQUIERDO: I like to forward
7 -- back and forward.

8 MR. NG: We're going to know -- we're going
9 to know by Thursday.

10 COMMISSIONER IZQUIERDO: Okay.

11 MR. NG: You know?

12 COMMISSIONER IZQUIERDO: So let's wait
13 for --

14 MR. NG: Yeah, but it's -- it's closer than
15 before.

16 COMMISSIONER IZQUIERDO: That's good.

17 MR. NG: That's --

18 COMMISSIONER IZQUIERDO: That's a good
19 sign.

20

21 **5. PUBLIC COMMENT:**

22

23 MR. NG: All right, --

24 MR. YANOTCHKO: Yes.

25 MR. NG: -- it will be item number 5.

1 MR. YANOTCHKO: Item number 5, yes, yes.

2 Seeing -- it's time for the Public Comment
3 portion of the agenda.

4 Is -- would anybody from the public who
5 would like to comment on the -- the meeting --
6 the agenda tonight or the meeting or anything
7 else?

8 COMMISSIONER VALLEJO: Anybody back there?

9 MR. YANOTCHKO: Seeing none.

10 Is there a motion to close the Public
11 Comment portion of the meeting?

12 COMMISSIONER VALLEJO: Motion.

13 MR. YANOTCHKO: Motion.

14 COMMISSIONER NOVA: Second.

15 COMMISSIONER IZQUIERDO: Second.

16 MR. YANOTCHKO: Second.

17 And all in favor of closing the Public
18 Comment?

19

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

21

22 MR. DILLON: Who -- who seconded that?

23 MR. YANOTCHKO: Oh, oh, wait, wait.

24 COMMISSIONER FESTA: Nova.

25 COMMISSIONER IZQUIERDO: Nova.

1 MR. DILLON: Nova?

2 MR. YANOTCHKO: And Carlos --

3 MR. DILLON: Did the motion. I got that.

4 COMMISSIONER VALLEJO: Yes.

5 MR. YANOTCHKO: Okay.

6 Thank you.

7 Thank you.

8

9 **6. OTHER BUSINESS:**

10

11 MR. YANOTCHKO: And then the next item,
12 such other business as may come before the Board.

13 Does anybody have any other agenda items?

14 MR. NG: What I'm going to do, I'm going to
15 send an email to every Commissioners, --

16 COMMISSIONER IZQUIERDO: Um-hum.

17 MR. NG: -- just to -- to reinforce the --
18 the -- the time of the meeting; if everybody's
19 okay with --

20 MR. YANOTCHKO: Yes.

21 MR. NG: -- the time and the day.

22 COMMISSIONER IZQUIERDO: Um-hum.

23 MR. NG: Is -- sometimes it's very
24 difficult to have a group. Yeah.

25 COMMISSIONER IZQUIERDO: I think the

1 | problem with -- today was, you know, the changing
2 | of the -- for the -- this week.

3 | MR. NG: This week.

4 | COMMISSIONER IZQUIERDO: Yeah, it was kind
5 | of a last minute email.

6 | MR. NG: But it was --

7 | COMMISSIONER IZQUIERDO: Originally was
8 | scheduled for this --

9 | MR. NG: Yes. Maybe they send the email
10 | two days ago, no like --

11 | COMMISSIONER IZQUIERDO: Yeah, usually --

12 | MR. NG: Yeah.

13 | COMMISSIONER IZQUIERDO: Yeah.

14 | MR. NG: But remember that Dominick has
15 | been sick for --

16 | COMMISSIONER IZQUIERDO: Um-hum.

17 | MR. NG: -- he has been sick for the last
18 | three months.

19 | COMMISSIONER IZQUIERDO: Yes.

20 | MR. NG: And Erin is covering his position
21 | but she's not formally the one who -- you know,
22 | to handle the --

23 | COMMISSIONER IZQUIERDO: Okay.

24 | MR. YANOTCHKO: And then I'm -- I'm
25 | covering some things also.

1 MR. NG: Everybody's covering something.

2 MR. YANOTCHKO: Yeah.

3 COMMISSIONER IZQUIERDO: Oh, okay.

4 MR. YANOTCHKO: I think I did the follow-up
5 email from -- from an airport actually yesterday
6 to try to make sure that --

7 MR. NG: Yeah. And that's why I have to
8 call Eva, too, to get her signature, too.

9 COMMISSIONER FESTA: Oh, yeah.

10 MR. NG: And she was kind to pass by my
11 office.

12 COMMISSIONER IZQUIERDO: Maybe we can have
13 also that -- that can help the resolution with
14 all the scheduled meetings.

15 MR. NG: I'm -- I'm going to make sure to
16 have a copy and send it --

17 COMMISSIONER IZQUIERDO: Exactly, we can --

18 MR. NG: Yeah.

19 COMMISSIONER IZQUIERDO: -- attach it to
20 the --

21 MR. NG: A PDF, --

22 COMMISSIONER IZQUIERDO: -- email.

23 MR. NG: -- yeah.

24 I will. I will.

25 MR. YANOTCHKO: That's something we can do

1 again.

2 MR. NG: Um-hum.

3 MR. YANOTCHKO: Absolutely.

4 MR. NG: Exactly.

5 MR. YANOTCHKO: Send it out to everybody.

6 MR. NG: Especially now that will be
7 summertime -- close to summertime. People
8 disappear, yeah. Vacations and things like that.

9 All right.

10

11 **ADJOURNMENT:**

12

13 COMMISSIONER IZQUIERDO: So, motion to
14 close meeting.

15 MR. YANOTCHKO: Motion to close.

16 There's a motion from Commissioner
17 Izquierdo.

18 COMMISSIONER VALLEJO: Second.

19 MR. YANOTCHKO: Second?

20 Second; Commissioner Vallejo.

21 Roll call.

22 Commissioner Fernandez is absent.

23 Commissioner Izquierdo?

24 COMMISSIONER IZQUIERDO: Yes.

25 MR. YANOTCHKO: Yes.

1 Commissioner Nova?

2 COMMISSIONER NOVA: Yes.

3 MR. YANOTCHKO: Commissioner Festa?

4 COMMISSIONER FESTA: Yes.

5 MR. YANOTCHKO: Yes.

6 COMMISSIONER VALLEJO: Yes.

7 MR. YANOTCHKO: Commissioner Casper is

8 absent.

9 Commissioner Bonito is absent.

10 And Commissioner Vallejo?

11 COMMISSIONER VALLEJO: Yes.

12 MR. YANOTCHKO: Yes.

13 Thus the meeting is now closed.

14

15 (Whereupon, the proceedings were concluded

16 at 6:20 p.m.)

17

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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 heard on Tuesday, March 21, 2017 and digitally
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon