

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, April 18, 2017  
Commencing at 6:13 p.m.

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

PAUL CASPER, COMMISSIONER  
WILMER IZQUIERDO, 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  
EVA FESTA, COMMISSIONER

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 MARCH 21, 2017	4
2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS	5
3. APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION OF CHECKS	6
4. REPORT ON STATUS OF PROJECTS	8
5. PUBLIC COMMENT	9
6. OTHER BUSINESS	10
ADJOURNMENT	11

1 MR. DILLON: Okay.

2

3 (Whereupon, the Pledge of Allegiance was  
4 said by all.)

5

6 MR. YANOTCHKO: Please take notice that on  
7 Tuesday, April 18<sup>th</sup>, 2017, at six p.m., a Regular  
8 Meeting is scheduled for the Union City  
9 Redevelopment Agency to be held here in the Third  
10 Floor Conference Room, at City Hall, 3715  
11 Palisade Avenue, Union City, New Jersey.

12 Adequate notice of this meeting has been  
13 provided as follows:

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

21

22 **ROLL CALL:**

23

24 MR. YANOTCHKO: Roll call.

25 Commissioner Fernandez?

1 CHAIRMAN FERNANDEZ: Here.

2 MR. YANOTCHKO: Commissioner Izquierdo?

3 COMMISSIONER IZQUIERDO: Here.

4 MR. YANOTCHKO: Commissioner Nova?

5 COMMISSIONER NOVA: Here.

6 MR. YANOTCHKO: Commissioner Festa is  
7 absent.

8 Commissioner Casper?

9 COMMISSIONER CASPER: Here.

10 MR. YANOTCHKO: Commissioner Bonito is  
11 absent.

12 And Commissioner Vallejo?

13 COMMISSIONER VALLEJO: Here.

14 MR. YANOTCHKO: Excellent.

15

16 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
17 **MARCH 21, 2017:**

18

19 MR. YANOTCHKO: I don't believe we have a  
20 copy of the Minutes.

21 Or do we?

22 For the --

23 MR. DILLON: I don't think I have it on me.

24 MR. YANOTCHKO: Okay, you don't have it  
25 today.

1 All right.

2 We're going to skip number 1 today then  
3 because the Minutes aren't available for the  
4 meeting of March 21<sup>st</sup>, 2017.

5

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

8

9 MR. YANOTCHKO: And we're going to move on  
10 to agenda item number 2.

11 And that's the Approval and Ratification of  
12 Prior Payment of Claims.

13 And that's actually the -- the second  
14 resolution in your -- the last couple pages. And  
15 that just -- the Ratification of Payments there  
16 is for the payroll for the Agency.

17 Do I have a motion?

18 COMMISSIONER VALLEJO: Motion.

19 MR. YANOTCHKO: Motion by Commissioner  
20 Vallejo.

21 COMMISSIONER IZQUIERDO: I second the  
22 motion.

23 MR. YANOTCHKO: Second; Mr. Izquierdo.

24 Roll call.

25 Commissioner Fernandez?

1 CHAIRMAN FERNANDEZ: Yes.

2 MR. YANOTCHKO: Commissioner Izquierdo?

3 COMMISSIONER IZQUIERDO: Yes.

4 MR. YANOTCHKO: Commissioner Nova?

5 COMMISSIONER NOVA: Yes.

6 MR. YANOTCHKO: Commissioner Festa is  
7 absent.

8 Commissioner Casper?

9 COMMISSIONER CASPER: Yes.

10 MR. YANOTCHKO: And Commissioner Bonito is  
11 absent.

12 Commissioner Vallejo?

13 COMMISSIONER VALLEJO: Yes.

14 MR. YANOTCHKO: The ayes have it.

15

16 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**  
17 **PREPARATION OF CHECKS:**

18

19 MR. YANOTCHKO: The next item on our agenda  
20 is the Approval for the Payment of Bills and  
21 Preparation of Checks.

22 These checks include a payment for  
23 Audio-Digital, our transcription reporting  
24 service.

25 Legal for the month of March.

1 Alpha Dog, which is our website provider.  
2 And Community Housing and Planning  
3 Associates; that's our planning consultant on  
4 redevelopment plans and projects.

5 Do I have a motion?

6 CHAIRMAN FERNANDEZ: Motion.

7 MR. YANOTCHKO: Motion by Chairperson  
8 Fernandez.

9 COMMISSIONER NOVA: Second.

10 MR. YANOTCHKO: Second by Commissioner  
11 Nova.

12 Roll call.

13 Commissioner Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 MR. YANOTCHKO: Commissioner Izquierdo?

16 COMMISSIONER IZQUIERDO: Yes.

17 MR. YANOTCHKO: Commissioner Nova?

18 COMMISSIONER NOVA: Yes.

19 MR. YANOTCHKO: Commissioner Festa is  
20 absent.

21 Commissioner Casper?

22 COMMISSIONER CASPER: Yes.

23 MR. YANOTCHKO: Commissioner Bonito is  
24 absent.

25 And Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 MR. YANOTCHKO: Is there --

3 Okay and the ayes have it.

4

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

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7 MR. YANOTCHKO: Briefly, I can give a

8 Report on the Status of Projects.

9 On Yardley right now the main issue is --

10 is that the redevelopers are going to apply for a

11 tax abatement.

12 So what we've done is we've seen some of

13 their what's called pro forma numbers. We're

14 analyzing them and having a few experts -- like

15 the City's expert appraiser -- take a look at it

16 and see what they think to get the Tax -- Tax

17 Department's perspective.

18 And we'll be meeting on that later in the

19 week. And that might be -- at that point we

20 might counter some of their numbers to what

21 they're -- what they're proposing and we will go

22 from there.

23 CHAIRMAN FERNANDEZ: Make a motion to

24 accept the Report on Status of Projects.

25 COMMISSIONER VALLEJO: Second the motion.



1 MR. YANOTCHKO: Second the motion.

2 Okay.

3 Quick roll call.

4 Commissioner Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. YANOTCHKO: Commissioner Izquierdo?

7 COMMISSIONER IZQUIERDO: Yes.

8 MR. YANOTCHKO: Commissioner Nova?

9 COMMISSIONER NOVA: Yes.

10 MR. YANOTCHKO: Commissioner Festa is  
11 absent.

12 Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 MR. YANOTCHKO: Commissioner Bonito?

15 And --

16 Absent.

17 And Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19

20 **5. PUBLIC COMMENT:**

21

22 MR. YANOTCHKO: Okay.

23 Now we move on to the Public Comment  
24 portion of the agenda.

25 If any of the members of the public would

1 | like to speak?

2 |       Seeing none.

3 |       Is there a motion to close the Public  
4 | Comment?

5 |       CHAIRMAN FERNANDEZ: Make a motion.

6 |       MR. YANOTCHKO: Motion from Commissioner  
7 | Fernandez.

8 |       And --

9 |       COMMISSIONER IZQUIERDO: Second.

10 |       MR. YANOTCHKO: Second; Mr. Izquierdo.

11 |       Think I might just do a voice vote on this.

12 |       If -- if -- motion to close; if -- if you  
13 | -- if you're for it say aye.

14 |

15 |       (Whereupon, there was a chorus of ayes.)

16 |

17 |       MR. YANOTCHKO: Aye; it's unanimous.

18 |

19 |       **6. OTHER BUSINESS:**

20 |

21 |       MR. YANOTCHKO: And do we have any such  
22 | other business that any Commissioners would like  
23 | to discuss or any questions?

24 |       COMMISSIONER VALLEJO: No.

25 |       CHAIRMAN FERNANDEZ: I'm good.

1 MR. YANOTCHKO: You're good?

2 COMMISSIONER IZQUIERDO: None.

3

4 **ADJOURNMENT:**

5

6 CHAIRMAN FERNANDEZ: Make a motion to close  
7 the meeting.

8 MR. YANOTCHKO: Motion to close;  
9 Commissioner Fernandez.

10 And second?

11 COMMISSIONER IZQUIERDO: Second.

12 MR. YANOTCHKO: Second; Commissioner  
13 Izquierdo.

14 Quick roll call.

15 Commissioner Fernandez?

16 CHAIRMAN FERNANDEZ: Yes.

17 MR. YANOTCHKO: Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. YANOTCHKO: Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. YANOTCHKO: Commissioner Festa's  
22 absent.

23 Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 MR. YANOTCHKO: Commissioner Bonito is

1 absent.

2 And Commissioner Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 MR. YANOTCHKO: And Commissioner Vallejo

5 says yes and that's it.

6 We're concluded.

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8 (Whereupon, the proceedings were concluded

9 at 6:19 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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, April 18, 2017 and digitally  
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon