

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, October 17, 2017  
Commencing at 5:37 p.m.

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

VINCENT BONITO, COMMISSIONER, (Arrived at 5:46 p.m.)  
PAUL CASPER, COMMISSIONER  
EVA FESTA, COMMISSIONER  
RAFAEL NOVA, COMMISSIONER  
CARLOS VALLEJO, COMMISSIONER  
LUCIO FERNANDEZ, CHAIRMAN

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

WILMER IZQUIERDO, COMMISSIONER

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

LADY JIMENEZ-TORRES, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

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

SUSAN COLDITZ, DIRECTOR OF FINANCE,  
(Arrived at 6:07 p.m.)

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

Elaine Berkenwald, Esq.,  
Attorney for PBG Realty Associates LLC

Adrian Melia, R.A.  
Architect

Jerome Gippetii, President  
PBG Realty Associates LLC

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1 THE ASSISTANT SECRETARY: Please take  
2 notice that on Tuesday, October, 17, 2017, at  
3 5:30 p.m., a Regular Meeting is scheduled for the  
4 Union City Redevelopment Agency to be held in the  
5 Third Floor Conference Room, located at City  
6 Hall, 3715 Palisade Avenue, Union City, New  
7 Jersey.

8 Please stand for the Pledge of Allegiance.

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

12  
13 THE ASSISTANT SECRETARY: Adequate notice  
14 of this meeting has been provided as follows:

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

22

23 **ROLL CALL:**

24

25 THE ASSISTANT SECRETARY: Roll call of

1 Commissioners.

2 Fernandez?

3 CHAIRMAN FERNANDEZ: Here.

4 THE ASSISTANT SECRETARY: Izquierdo?

5 MR. NG: Absent.

6 MR. YANOTCHKO: Absent.

7 THE ASSISTANT SECRETARY: Nova?

8 COMMISSIONER NOVA: Here.

9 THE ASSISTANT SECRETARY: Festa?

10 COMMISSIONER FESTA: Here.

11 THE ASSISTANT SECRETARY: Casper?

12 COMMISSIONER CASPER: Here.

13 THE ASSISTANT SECRETARY: Bonito?

14 Absent.

15 MR. NG: Absent.

16 THE ASSISTANT SECRETARY: Vallejo?

17 COMMISSIONER VALLEJO: Here.

18 THE ASSISTANT SECRETARY: David?

19 MR. YANOTCHKO: Okay, yes.

20 Thank you, Lady.

21

22 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
23 **SEPTEMBER 19, 2017:**

24

25 MR. YANOTCHKO: Going on to agenda item

1 number one, is the Approval of the Minutes from  
2 the Meeting of September 19, 2017.

3 We have some copies of the minutes right in  
4 the middle of the -- the table there. And once  
5 you've had a chance to give it a quick look, if I  
6 have a motion to approve the minutes, --

7 COMMISSIONER FESTA: Motion.

8 MR. YANOTCHKO: Motion -- motion from  
9 Commissioner Festa.

10 COMMISSIONER NOVA: Second.

11 MR. YANOTCHKO: Second from Commissioner  
12 Nova.

13 The roll call.

14 Commissioner Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 MR. YANOTCHKO: Commissioner Izquierdo is  
17 absent.

18 Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 MR. YANOTCHKO: Commissioner Festa?

21 COMMISSIONER FESTA: Yes.

22 MR. YANOTCHKO: Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 MR. YANOTCHKO: Commissioner Bonito is  
25 absent.

1 And Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Abstain.

3 MR. YANOTCHKO: Abstain.

4

5 **2. PRESENTATION OF REDEVELOPMENT PROJECT AT**  
6 **22<sup>ND</sup> STREET & SUMMIT AVENUE - REVISED PLANS FROM**  
7 **PBG REALTY, LLC:**

8

9 MR. YANOTCHKO: The next -- we're now going  
10 to turn to item number 2 on this.

11 A short presentation on a few changes from  
12 the redevelopment project at -- at 22<sup>nd</sup> Street and  
13 Summit Avenue. Some revised plans from PBG  
14 Realty, LLC.

15 Here with us tonight we have Adrian  
16 Melia --

17 MR. MELIA: Melia.

18 MR. YANOTCHKO: -- Melia of the architects.  
19 The -- the real sponsor of this projects, Jerry  
20 Gippetti; and his attorney, Elaine Berkenwald.

21 And take it away.

22 MR. MELIA: Okay.

23 So what I'm going to present to you is, if  
24 everybody can see, is a revised application with  
25 a reduced density from 260 to 208 units.

1           Now that is really the only change to what  
2 we're proposing. There's a rendering here of how  
3 the building was -- as it was presented  
4 previously and approved and the way it is now.  
5 It has not changed.

6           MR. GIPPETTI: On the --  
7 I'm sorry to interrupt.

8           But on --

9           MR. DILLON: Excuse me? You have to step  
10 close to the mic, so --

11          MR. GIPPETTI: Right.

12          And on the table you have copies of exactly  
13 what he's going to be showing you. So you could  
14 follow right along.

15          So every single thing that he's going to  
16 show you is represented right there. All of the  
17 detail that he's explaining to you is in the  
18 legend right here.

19          Everything that he will talk about is  
20 represented right there.

21          MR. MELIA: The critical information --

22          MR. GIPPETTI: Thank you.

23          MR. MELIA: -- is on the front sheet at the  
24 bottom right corner, which outlines the revisions  
25 to the previous approved application.



1           So as I had mentioned, it's a density  
2 reduction from 260 units to 208 units. That's 52  
3 less units.

4           As a result of this density reduction we  
5 didn't require as much parking as previously.

6           You can see the base of the building has  
7 commercial at first level but then these -- this  
8 first tier of the wedding cake is a parking  
9 garage. And in order to meet the requirement for  
10 the 260 units we also have a basement level of  
11 parking.

12           So now that there are 52 less units to  
13 accommodate in terms of parking, we eliminated  
14 the basement all together. And what that does is  
15 it eliminates the need for any rock removal or  
16 blasting or anything that will be, you know, of  
17 major concern for people in the area with regard  
18 to noise and construction and road closures, et  
19 cetera.

20           So the advantage of doing the reduction was  
21 that we no longer have to blast or do any rock  
22 removal to create this basement.

23           Also, as a result of the density reduction  
24 this project -- the breakdown was previously  
25 almost exclusively one bedroom units. There were

1 90 percent one bedrooms and 10 percent two  
2 bedrooms.

3           And because we're keeping the same volume  
4 but less units we are now able to introduce more  
5 family-oriented units. The breakdown is there.  
6 Where we've gone from about 90 percent one  
7 bedrooms to almost 66 percent one bedrooms. But  
8 we've also introduced some three bedroom units.  
9 Almost seven percent of the project is now three  
10 bedrooms.

11           So those are essentially the only  
12 differences between what was previously in front  
13 of the Planning Board and what you have in front  
14 of you right now. There are no changes to any of  
15 the ingress or egress or street trees or anything  
16 of that nature. Any-- everything that was  
17 approved previously stays as is but there are  
18 just less units.

19           Would anyone like me to go through the --  
20 the drawings to just give you a background of the  
21 project?

22           COMMISSIONER FESTA: Yeah.

23           MR. MELIA: Okay.

24           MR. NG: You have a question?

25           COMMISSIONER FESTA: It's just --

1           Yeah.

2           It's just -- it went from 90 percent one  
3 bedrooms to ten percent two bedrooms.

4           MR. MELIA: So, the --

5           COMMISSIONER FESTA: It was originally.

6           MR. MELIA: Ninety percent one beds and ten  
7 percent two bedrooms to --

8           COMMISSIONER FESTA: And then now you're  
9 going to have three bed -- seven percent, almost,  
10 three bedrooms?

11          MR. MELIA: Yeah. I mean the -- it's  
12 approximately 66 percent one bedrooms; 27 percent  
13 two bedrooms; and seven percent three bedrooms.

14          COMMISSIONER FESTA: And it's all going to  
15 be on different --

16          MR. MELIA: Okay, if I can break it into  
17 the --

18          COMMISSIONER FESTA: -- different floors?

19          It's going to be all on different floors  
20 or --

21          MR. MELIA: Yeah.

22          I'll go through the floor plans but it --  
23 those percentages are a little --

24          Perhaps it's easier to give the breakdown.

25          There's 208 units; 137 will be one beds; --

1           COMMISSIONER FESTA:   Um-hum.

2           MR. MELIA:   -- 57 will be two beds; and 14  
3 will be three beds.

4           And previously only 26 of the 260 units  
5 were not one bedrooms; they were two bedrooms.

6           So now we've -- 71 units instead of 26  
7 units that are more family-oriented.

8           MR. NG:   The -- the commercial site would  
9 be on the first floor?

10          MR. MELIA:   Yes.  If you look at sheet Z-3,  
11 this is exactly the same floor plan that was  
12 presented last time around.

13          Most of Summit Avenue would have commercial  
14 facing the street.  It wouldn't -- they wouldn't  
15 be looking at a parking garage or a faceless  
16 façade; it will all be commercial space.

17          MR. NG:   And what type of commercial you  
18 looking --

19          MR. MELIA:   It could be anything.  I mean  
20 it could be restaurants.  It could be --  
21 commercial is a broad encompassing term for any  
22 kind of retail or business use or even a  
23 restaurant.

24          Retail is a little more specific to just  
25 retail but commercial gives a possibility for it

1 to be anything. It could be a -- a restaurant,  
2 for example.

3 MR. GIPPETTI: This is a possibility of  
4 what we had foreseen. You would see if you were  
5 walking right past the building as it would be to  
6 this scale. If you were on Summit Avenue that's  
7 what you'd see.

8 MR. NG: Um-hum.

9 Okay.

10 MR. MELIA: Scenario two, commercial space  
11 is show there. It doesn't necessarily have to be  
12 two. They might be smaller if that's more  
13 marketable to have more, like bodegas and coffee  
14 shops. These spaces are quite large but it's  
15 flexible.

16 So whoever -- whatever the market dictates  
17 they would take over those spaces accordingly.

18 Also on the first floor a building of this  
19 size would have a loading dock, some mechanical  
20 space.

21 And then some parking for those commercial  
22 spaces. Handicap accessible; the building is  
23 required by Code to be fully handicap accessible.

24

25 (Whereupon, Commissioner Vincent Bonito

1 arrived at 5:46 p.m.)

2

3 COMMISSIONER FESTA: The parking entrance  
4 is still on 23<sup>rd</sup> Street?

5 MR. MELIA: It's on -- it's on Summit.

6 CHAIRMAN FERNANDEZ: Let the record --

7 MR. NG: Lady?

8 CHAIRMAN FERNANDEZ: Let the record  
9 indicate that Commissioner Bonito's joined the  
10 meeting please.

11 MR. MELIA: There's a --

12 COMMISSIONER VALLEJO: We have six members  
13 now.

14 MR. MELIA: -- a loading dock that would be  
15 used infrequently on 23<sup>rd</sup>.

16 COMMISSIONER VALLEJO: Six members.

17 THE ASSISTANT SECRETARY: Huh?

18 COMMISSIONER VALLEJO: We have six members.

19 COMMISSIONER FESTA: So the entrance for  
20 the parking garage and exit would be on --

21 MR. MELIA: Summit.

22 COMMISSIONER FESTA: -- 23<sup>rd</sup> --

23 COMMISSIONER VALLEJO: Now we have six  
24 members.

25 COMMISSIONER FESTA: -- Summit.

1 THE ASSISTANT SECRETARY: Yes.

2 MR. MELIA: This -- this is Summit.

3 COMMISSIONER FESTA: With the one piece of  
4 property next to it?

5 MR. MELIA: Correct.

6 COMMISSIONER FESTA: That's still the  
7 restaurant.

8 MR. MELIA: Yes.

9 So this is the corner of 22<sup>nd</sup> --

10 COMMISSIONER FESTA: Yeah, yeah.

11 MR. MELIA: -- right here.

12 COMMISSIONER FESTA: Hmm.

13 MR. NG: Going back, the parking spaces, I  
14 know that you said now is a requiring less spaces  
15 because the amount of units. But in specifically  
16 how many parking spaces there would be?

17 COMMISSIONER VALLEJO: How many required?

18 How many required and how many you  
19 proposing?

20 MR. NG: My question is how many you have?

21 MR. MELIA: There are 208 required --

22 COMMISSIONER VALLEJO: Right.

23 MR. MELIA: -- and there are 272 proposed.

24 So, we're 64 --

25 COMMISSIONER VALLEJO: Share with one.

1 MR. MELIA: -- in excess of the  
2 requirement.

3 COMMISSIONER VALLEJO: Oh, that's good.  
4 How big are there -- how big are the size?

5 MR. MELIA: The spaces? They're -- they're  
6 a standard size.

7 COMMISSIONER VALLEJO: Eighteen by?

8 MR. MELIA: They're eight and a half by 18.  
9 And the number of compact spaces, there are 75 of  
10 them, which translates into 27.5 percent of the  
11 total number of spaces are compact, --

12 COMMISSIONER VALLEJO: From --

13 MR. MELIA: -- which --

14 COMMISSIONER VALLEJO: -- those spaces, how  
15 many handicaps?

16 MR. MELIA: There's six handicap  
17 accessible.

18 COMMISSIONER VALLEJO: In total?

19 MR. MELIA: Total.

20 COMMISSIONER VALLEJO: Thank you.

21 MR. MELIA: Two percent of the total are  
22 required by Code. So for a project that had what  
23 we have 272, we you would need three to meet the  
24 Code.

25 COMMISSIONER VALLEJO: Those are individual



1 parking spaces or tandem parking?

2 MR. MELIA: There -- there's no tandems  
3 proposed.

4 The handicap spaces --

5 This is a perfect example of how it is.  
6 They -- they all have -- they're all eight foot  
7 wide and they all have an eight foot section next  
8 to the car so that there's plenty of room to open  
9 a --

10 COMMISSIONER FESTA: Oh, there's space --

11 MR. MELIA: -- car door.

12 COMMISSIONER FESTA: -- in between.

13 It's empty space in between.

14 MR. MELIA: Correct.

15 So that striping represents the clear space  
16 that you need by Code. And they're also always  
17 located as close as possible to the elevator.

18 COMMISSIONER VALLEJO: Thank you.

19 COMMISSIONER FESTA: The height of the  
20 building didn't change; did the height of the  
21 building --

22 MR. MELIA: No. Not in terms of feet or  
23 stories. Everything remains the same.

24 CHAIRMAN FERNANDEZ: And there's zero green  
25 space, huh?

1           You're -- you're basically taking --

2           MR. MELIA:    There --

3           COMMISSIONER FESTA:   Yeah.

4           CHAIRMAN FERNANDEZ:   -- over the complete  
5 footprint of the properties adjacent to the --  
6 this.

7           MR. MELIA:    Yes, most -- the footprint is  
8 almost 100 percent.

9           However, for -- for the occupants we are  
10 proposing at each setback --

11          COMMISSIONER FESTA:   Right.

12          MR. MELIA:    -- there would be outdoor  
13 space.

14          So, for example, on the 16<sup>th</sup> floor --  
15 everywhere on -- where there's a required setback  
16 would be outdoor space.  But also the top level  
17 of the building --

18          COMMISSIONER VALLEJO:  On the south --  
19 south side of the building, what are the side  
20 setbacks?

21          MR. MELIA:    Here?

22          COMMISSIONER VALLEJO:  No, on -- no, you  
23 don't have it.  You have it the south next to the  
24 corner building.  Before the corner building on  
25 22<sup>nd</sup> Street.

1 COMMISSIONER FESTA: 22<sup>nd</sup> Street.

2 MR. MELIA: Yeah, it's -- it varies as you  
3 go up the plan --

4 COMMISSIONER VALLEJO: On the ground.

5 MR. MELIA: -- to meet the requirements.

6 COMMISSIONER VALLEJO: On the ground.

7 MR. MELIA: But on the ground floor I  
8 believe it is three feet.

9 MR. GIPPETTI: Should be three feet.

10 MR. MELIA: Yeah.

11 MR. GIPPETTI: We put that in because of  
12 the Fire Code.

13 MR. MELIA: So right here it's three feet.

14 COMMISSIONER VALLEJO: What about on the --

15 MR. MELIA: All the way around the  
16 perimeter for Fire Department access. They can  
17 get in around it if they -- if they need to.

18 Now that three feet becomes significantly  
19 more on the upper levels. The sixth floor for  
20 example, has 25 feet of a setback. And all of  
21 these outdoor areas would be landscaped.

22 So to answer your question about is there  
23 any green, at grade there is a limited amount of  
24 green but on every successive level we do have  
25 landscaping. And at the top -- the entire top

1 level of the building we have a proposed  
2 extensive green roof. So that mitigates storm  
3 water, heat island effect. It's essentially the  
4 same as having it at grade.

5 And then as far as recreation space goes,  
6 the top level would be a roof amenity level for  
7 all of the tenants. You can see it's -- it's got  
8 landscaping, a landscape buffer. And then, you  
9 know, a pool if marketing suggested that that was  
10 a good idea but they could have a gym up there,  
11 lounging areas to enjoy the views.

12 Again, all of these were on the previous  
13 application. Really the only change is the  
14 density is -- has been reduced significantly.

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

17 MR. YANOTCHKO: Just -- just to repeat a  
18 question I think a few Commissioners had.

19 After this -- after presenting here and an  
20 approval, you then take the revised plan to the  
21 Planning Board for additional approval.

22 MS. BERKENWALD: If I may just --

23 MR. YANOTCHKO: Is that correct?

24 MS. BERKENWALD: -- address it.

25 MR. YANOTCHKO: Yeah.

1           MR. BERKENWALD: I'm Elaine Berkenwald.  
2 I'm the attorney.

3           This Board and then the Planning Board  
4 approved this similar project but with 260  
5 dwelling units. That was in the redevelopment  
6 agreement going back to when Mr. Gippetti had  
7 sold property to build the parking garage for the  
8 high school. And then it got delayed for many  
9 years due to the economy.

10           And then Larry Price filed suit against the  
11 Planning Board approval and the judge bought some  
12 of his argument.

13           And we're basically asking for this Board  
14 to reapprove this much reduced -- from 260 to 208  
15 dwelling units. Mr. Gippetti would just like to  
16 go forward with the project even on a much lower  
17 scale.

18           And we -- if this Board gives -- if -- the  
19 okay we go to the Planning Board. It's called a  
20 Whispering Woods hearing, which is a hearing set  
21 up to settle the case. It would have to be done  
22 in public with all the notices that Planning  
23 Board --

24           COMMISSIONER VALLEJO: That will be a new  
25 application then.

1 MS. BERKENWALD: Excuse me?

2 COMMISSIONER VALLEJO: Will be a new  
3 application.

4 MR. GIPPETTI: No, --

5 MS. BERKENWALD: It wouldn't really be a  
6 new application. It's basically coming back from  
7 court to settle the litigation until -- now being  
8 appealed to the Appellate Division.

9 Larry Price won in the lower court or got  
10 the project knocked down and we're appealing in  
11 the Appellate Division. But if the Planning  
12 Board approves it then we would dismiss the  
13 appeal and go with 208 units and that would be  
14 the project.

15 MR. YANOTCHKO: So -- and -- so this is  
16 basically a potential to settle litigation and to  
17 move the project forward.

18 MS. BERKENWALD: Correct. Correct.

19

20 **3. VOTE ON APPROVING REVISED PLANS FOR 22<sup>ND</sup>**  
21 **STREET & SUMMIT AVENUE PROJECT:**

22

23 CHAIRMAN FERNANDEZ: Yeah, I make a motion  
24 to accept the project.

25 COMMISSIONER FESTA: I'll second.

1 MR. YANOTCHKO: Okay. So we'll move to the  
2 roll call.

3 So that's motion by Chairman Fernandez.

4 Second by Commissioner Festa.

5 Roll call.

6 Chairman Fernandez?

7 CHAIRMAN FERNANDEZ: Yes.

8 MR. YANOTCHKO: Commissioner Izquierdo is  
9 absent.

10 Commissioner Nova?

11 COMMISSIONER NOVA: Yes.

12 MR. YANOTCHKO: Commissioner Festa?

13 COMMISSIONER FESTA: Yes.

14 MR. YANOTCHKO: Commissioner Casper?

15 COMMISSIONER CASPER: Yes.

16 MR. YANOTCHKO: Commissioner Bonito?

17 COMMISSIONER BONITO: Yes.

18 MR. YANOTCHKO: And Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 MR. YANOTCHKO: Yes.

21 Okay.

22 MS. BERKENWALD: Thank you very much.

23 MR. MELIA: Thank you for your time.

24 CHAIRMAN FERNANDEZ: Thank you very much.

25 COMMISSIONER FESTA: Thank you.

1 CHAIRMAN FERNANDEZ: Have a wonderful  
2 evening.

3 MR. GIPPETTI: Thank you very much,  
4 gentlemen and -- and ladies. I do --

5 COMMISSIONER FESTA: Thank you.

6 MR. GIPPETTI: -- appreciate the help and  
7 we will see you at the Planning Board.

8 COMMISSIONER FESTA: All right.

9 CHAIRMAN FERNANDEZ: Thank you.

10 MR. GIPPETTI: Thank you again for the  
11 help.

12 COMMISSIONER FESTA: Thanks.

13 CHAIRMAN FERNANDEZ: Have a good night.

14 COMMISSIONER VALLEJO: Have a good evening.

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

17

18 **4. BOARD REVIEW AND RESOLUTION REGARDING 2016**

19 **YEAR-END AGENCY AUDIT:**

20

21 MR. YANOTCHKO: Okay.

22 Commissioners, we're going to move to --  
23 it's a fairly busy meeting tonight, so we're  
24 going to move to item number 4 on our agenda.

25 This -- this item is Board Review and



1 Resolution Regarding the 2016 Year-End Agency  
2 Audit. And that's the gray booklet that you have  
3 all in front of you with your packages. That is  
4 our Agency audit prepared by our auditors for  
5 this year.

6 The most important part of the audit to  
7 take a look at -- I mean all of it's important  
8 but particularly page 32 is a required section on  
9 comments and recommendations for the year.

10 It's a fairly short page because we don't  
11 have recommendations. We did -- this -- this  
12 Agency did -- any items that were outstanding  
13 were taken care of last year. So, it's -- it's a  
14 fairly brief recommendations page.

15 It's a report of our auditor. And you  
16 could -- you could look through it. If you have  
17 any questions, let me know. Or we could have a  
18 motion once you've had a second or two to look at  
19 it or -- or two to look at it to approve -- to  
20 approve this audit. Because part of your duty is  
21 just to familiarize yourself with it and take a  
22 look at the comments and recommendations.

23 MR. NG: I just want to tell the  
24 Commissioners that before they prepare the  
25 package, me, as Executive Director, have to

1 review the -- the audit report.

2 So, I didn't see anything like wrong; used  
3 to review every year.

4 COMMISSIONER FESTA: I make a motion.

5 COMMISSIONER VALLEJO: Second the motion.

6 MR. YANOTCHKO: Second the motion.

7 Commissioner Festa makes -- makes the  
8 motion.

9 Commissioner Vallejo seconds.

10 Roll call.

11 Commissioner Izquierdo is absent.

12 Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 MR. YANOTCHKO: Commissioner Festa?

15 COMMISSIONER FESTA: Yes.

16 MR. YANOTCHKO: Commissioner -- Chairman  
17 Fernandez?

18 CHAIRMAN FERNANDEZ: Yes.

19 MR. YANOTCHKO: Commissioner Casper?

20 COMMISSIONER CASPER: Yes.

21 MR. YANOTCHKO: Commissioner Bonito?

22 COMMISSIONER BONITO: No. Need time to  
23 study.

24 MR. YANOTCHKO: Okay.

25 Nay.

1 And Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. YANOTCHKO: Yes.

4 As part of the audit, I'm going to send  
5 along -- there's a -- just a sign-in sheet. It's  
6 a little different form that goes to the State.

7 So everybody -- every Commissioner who's  
8 here should -- should sign it, whether you voted  
9 yay or nay. It's -- it's really just to certify  
10 review, taking a look at it, and looking at the  
11 comments and recommendations.

12 COMMISSIONER BONITO: And if I may, for the  
13 record Mr. Chairman, fellow Commissioners, I just  
14 want to apologize for my own lateness to this  
15 meeting. I'm coming from another meeting.

16 Thank you.

17 For the record.

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

20

21 **5. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**  
22 **OF CLAIMS:**

23

24 MR. YANOTCHKO: Okay.

25 Moving to the next item on the agenda is

1 the Approval and Ratification of Prior Payments  
2 of Claims.

3 That's in your attached booklet that's  
4 connected with the agenda.

5 The prior payment of claims it's -- it's  
6 payroll for this -- this month.

7 Do I have a motion to approve the prior  
8 payment of claims?

9 COMMISSIONER FESTA: Motion.

10 MR. YANOTCHKO: Motion by Commissioner  
11 Festa.

12 COMMISSIONER NOVA: Second.

13 MR. YANOTCHKO: Second by Commissioner  
14 Nova.

15 Roll call.

16 Chairperson Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 MR. YANOTCHKO: Commissioner Izquierdo's  
19 absent.

20 Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. YANOTCHKO: Commissioner Festa?

23 COMMISSIONER FESTA: Yes.

24 MR. YANOTCHKO: Commissioner Casper?

25 COMMISSIONER CASPER: Yes.

1 MR. YANOTCHKO: Commissioner Bonito?

2 COMMISSIONER BONITO: Yes.

3 MR. YANOTCHKO: And Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5

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

7 **PREPARATION OF CHECKS:**

8

9 MR. YANOTCHKO: The next item on the agenda  
10 is Approval for the Payment of Bills/Preparation  
11 of Checks.

12 That is the item right after the Prior  
13 Payment of Claims.

14 These are current bills. Those are for  
15 Audio Transcription of these meetings; Alpha Dog,  
16 which is our website provider; our legal -- legal  
17 bills for September of 2017; and October, 2017,  
18 invoice for Planning services; and the bill for  
19 the audit that has just ended for year-end  
20 December, 2016.

21 COMMISSIONER FESTA: I make a motion.

22 MR. YANOTCHKO: Make a motion.

23 COMMISSIONER NOVA: Second.

24 MR. YANOTCHKO: Motion by Commissioner  
25 Festa.

1 Second by Commissioner Nova.

2 Roll call.

3 Chairman -- Chairperson Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 MR. YANOTCHKO: Commissioner Izquierdo;  
6 absent.

7 Commissioner Nova?

8 COMMISSIONER NOVA: Yes.

9 MR. YANOTCHKO: Commissioner Festa?

10 COMMISSIONER FESTA: Yes.

11 MR. YANOTCHKO: Commissioner Casper?

12 COMMISSIONER CASPER: Yes.

13 MR. YANOTCHKO: Commissioner Bonito?

14 COMMISSIONER BONITO: Yes.

15 MR. YANOTCHKO: And Commissioner Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17 MR. YANOTCHKO: Yes.

18

19 **9. OTHER BUSINESS:**

20 **INTRODUCTION OF AUTHORITY BUDGET:**

21

22 MR. YANOTCHKO: Director, I propose --

23 Executive Director, I propose changing the

24 order of this -- the meeting for such other

25 business that may come before the Board. Because

1 we do have the Authority Budget for tonight.

2 This was -- this came in after the regular  
3 agenda was presented and was given to me by -- by  
4 our accountant, Sue Colditz.

5 MR. NG: I have no problem.

6 MR. YANOTCHKO: No problem with that?  
7 Okay.

8 So we're going to shift ahead, move to  
9 agenda item number 9, and that's going to be  
10 Introduction of the Authority Budget.

11 By law the Agency has to submit a budget at  
12 a certain point and we need to do it a little  
13 before November of 2017. This is why we're  
14 bringing it on the -- late last minute add-on is  
15 because if we introduce the budget in November,  
16 it's -- it's going to be late after exchanging  
17 emails with Miss Colditz.

18 This budget includes our internet website  
19 certification. The budget for the year is  
20 131,000 for next year.

21 And then we're going to have a Resolution  
22 just to introduce it at that point. Once it is  
23 approved by -- for introduction by the  
24 Commissioners here, it goes off to the State;  
25 Division of Local Government Services reviews it

1 and it should be back to us for adoption at our  
2 next meeting -- November.

3 What I'm going to do -- I believe we only  
4 have one copy -- is to pass this around or make  
5 it available.

6 THE ASSISTANT SECRETARY: They have an  
7 original.

8 MR. YANOTCHKO: Do you have another copy?  
9 Okay.

10 Thank you. Thank you, Lady.

11 So if you want to take a minute just to get  
12 a look at it. It's a hundred thirty-one thousand  
13 budget for the year.

14 The breakdown is nearly identical from last  
15 year as far as money set aside for legal for  
16 payroll. And --

17 COMMISSIONER BONITO: Is that budget part  
18 of the financial package that you presented?

19 MR. YANOTCHKO: No, no.

20 COMMISSIONER BONITO: What's that from?

21 MR. YANOTCHKO: That's -- it's separate.  
22 This -- because the budget came in -- it came in  
23 last Thursday after this agenda had already been  
24 published.

25 But there are a couple copies, if you want



1 to take a look.

2 COMMISSIONER BONITO: Yeah, sure.

3 No, I just wanted clarification from --

4 MR. YANOTCHKO: Exactly.

5 COMMISSIONER BONITO: -- yourself as to --

6 MR. YANOTCHKO: The -- the first package is  
7 about 2016. This is about 2018.

8 That's probably the best way of describing  
9 it.

10 (Whereupon, there was a pause in the  
11 proceedings.)

12

13 (Whereupon, Susan Colditz, Director of  
14 Finance, arrived at 6:07 p.m.)

15

16 CHAIRMAN FERNANDEZ: She's here.

17 MS. COLDITZ: I was in the middle of  
18 something.

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

21 MR. YANOTCHKO: Actually, our -- our  
22 accountant and Acting CFO for the City has gotten  
23 here at the exact right time because we were just  
24 talking --

25 MS. COLDITZ: See that.

1 MR. YANOTCHKO: -- about the 2018 --

2 MS. COLDITZ: Budget?

3 MR. YANOTCHKO: -- Budget. Yes.

4 MS. COLDITZ: That's my other one. I have  
5 the audit here, too.

6 The budget, as we know, is not a huge  
7 budget. But I did increase it 5,000 because  
8 salaries -- some salaries have gone up.

9 I think we need to address the situation  
10 next year because there's going to be a lot more  
11 activity. So we're going to have to figure out  
12 next year how much more we're going to have to  
13 increase.

14 Because this is fiscal year. So, I'll --  
15 you'll get the -- half of the other one, then  
16 half of my fiscal year, so we can increase it  
17 more the following year.

18 You might have to with all the meetings  
19 we're having.

20 MR. YANOTCHKO: Yes.

21 MS. COLDITZ: You know? Because we're  
22 having a lot of Redevelopment Meetings for  
23 Yardley and everything, so we might have to  
24 increase it. Because the bills came in a lot  
25 higher than they usually do. Not a lot but

1 higher than they usually do.

2 MR. YANOTCHKO: What we're also -- what  
3 also could probably help, we had a presentation  
4 from PBG Realty and they're going for a second --  
5 an additional approval.

6 It's -- it's really a long story, as was  
7 explained during the presentation.

8 So once that gets rolling again they owe us  
9 an administrative fee or two.

10 MS. COLDITZ: Oh, that would be nice.

11 MR. YANOTCHKO: Yeah. So that could --

12 MS. COLDITZ: Yay.

13 MR. YANOTCHKO: Yes.

14 So that's -- that's something that could  
15 really help our -- our --

16 MS. COLDITZ: I always like --

17 MR. YANOTCHKO: -- budget.

18 MS. COLDITZ: -- revenues.

19 MR. YANOTCHKO: Yes.

20 CHAIRMAN FERNANDEZ: She doesn't like  
21 saving; she likes revenue.

22 MS. COLDITZ: I don't like expenditures; I  
23 like the revenues.

24 CHAIRMAN FERNANDEZ: Not savings; revenue.

25 MS. COLDITZ: I got you your bill paid,

1 right?

2 CHAIRMAN FERNANDEZ: Yeah.

3 MR. YANOTCHKO: So, do we -- do we have  
4 any --

5 MS. COLDITZ: Any questions?

6 MR. YANOTCHKO: -- any questions?

7 CHAIRMAN FERNANDEZ: Pretty  
8 straightforward.

9 MS. COLDITZ: Yeah, it is straightforward.  
10 The only line increase was salaries right  
11 now.

12 CHAIRMAN FERNANDEZ: Yeah, I see.

13 MS. COLDITZ: And we're doing good. I mean  
14 the cash is good.

15 You know in December I request the next  
16 half. So, we're -- we're -- I'm okay as far as  
17 cash. We're not short. We're -- we're pretty  
18 good.

19 We had -- I mean we didn't talk about the  
20 audit but when you look at the audit we had a  
21 surplus. Which was a good thing. That means we  
22 didn't expend everything.

23 MR. YANOTCHKO: Um-hum.

24 MS. COLDITZ: I love that. I wish I could  
25 say that all the time.

1           COMMISSIONER BONITO:  When you say  
2 activities you're referring meaning to meetings?

3           MS. COLDITZ:  It -- whatever -- like the  
4 attorneys we pay, the --

5           COMMISSIONER BONITO:  Okay.

6           MS. COLDITZ:  You know, the salaries that  
7 get paid.

8           COMMISSIONER BONITO:  Um-hum.

9           MS. COLDITZ:  And then we have David Spatz,  
10 when he's doing some reviews on the -- the  
11 Yardley --

12          MR. NG:  The consultant.

13          MS. COLDITZ:  -- and everything.

14          MR. NG:  Yeah.

15          MS. COLDITZ:  You know, his.

16          COMMISSIONER BONITO:  Um-hum.

17          MS. COLDITZ:  And then small amounts for  
18 the State and then the auditor.

19                 That's why I have the big bill list this  
20 time.  Because the auditor -- I had to pay the  
21 auditor's fee; that was eight grand.  Which is a  
22 savings compared to what it was.  It was 11,000  
23 before.

24          MR. NG:  Oh, yeah.

25          MR. YANOTCHKO:  Exactly.

1 MR. NG: It was a big saving.

2 MS. COLDITZ: So we went out to bid and,  
3 you know, we got a -- a better. You know and I  
4 know the auditor so it worked out really well.

5 COMMISSIONER BONITO: Good.

6 MS. COLDITZ: And I did tell them next year  
7 I want it done on time. Because it was late.

8 So they know that already.

9 COMMISSIONER FESTA: And they put two years  
10 in this one.

11 MS. COLDITZ: No, this is comparative.

12 COMMISSIONER FESTA: Oh, okay.

13 MS. COLDITZ: That's all. It's always  
14 comparative.

15 CHAIRMAN FERNANDEZ: Yeah.

16 MS. COLDITZ: So the year that they really  
17 audited -- because '15 was done --

18 COMMISSIONER FESTA: Done.

19 MS. COLDITZ: -- already -- was '16.

20 COMMISSIONER FESTA: Sixteen.

21 MS. COLDITZ: But I told them, '17 I'd like  
22 to get out on time. And they promised that it  
23 would be out.

24 MR. YANOTCHKO: Excellent.

25 COMMISSIONER FESTA: All right.

1 CHAIRMAN FERNANDEZ: Yeah, they --

2 COMMISSIONER FESTA: I make a motion --

3 CHAIRMAN FERNANDEZ: -- did a good job.

4 MS. COLDITZ: Yeah, they did. But I want  
5 the City out on time, too. I told them that,  
6 too.

7 CHAIRMAN FERNANDEZ: Yeah.

8 MS. COLDITZ: I'm tired of everything being  
9 late.

10 MR. YANOTCHKO: Thank you.

11 Is there a second?

12 CHAIRMAN FERNANDEZ: You made a motion  
13 to --

14 MR. YANOTCHKO: Yes.

15 CHAIRMAN FERNANDEZ: -- accept the  
16 status --

17 COMMISSIONER FESTA: Motion.

18 COMMISSIONER NOVA: Second.

19 MR. YANOTCHKO: Second is to --

20 CHAIRMAN FERNANDEZ: Mr. Nova.

21 MR. YANOTCHKO: To Mr. Nova? Okay.

22 So the roll call is, Chairperson Fernandez?

23 CHAIRMAN FERNANDEZ: Yes.

24 MR. YANOTCHKO: That's a yes.

25 Commissioner Izquierdo is absent.

1 Commissioner Nova?

2 COMMISSIONER NOVA: Yes.

3 MR. YANOTCHKO: Yes.

4 Commissioner Festa?

5 COMMISSIONER FESTA: Yes.

6 MR. YANOTCHKO: Yes.

7 Commissioner Casper?

8 COMMISSIONER CASPER: Yes.

9 MR. YANOTCHKO: Commissioner Bonito?

10 COMMISSIONER BONITO: Yes.

11 MR. YANOTCHKO: And Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. YANOTCHKO: Yes.

14 Looks like all the ayes have it. So we  
15 have introduced our Budget Resolution.

16 MS. COLDITZ: I just need a copy, when you  
17 fill everything in, for the State.

18 MR. YANOTCHKO: Absolutely.

19 MS. COLDITZ: We're on time. They can't --

20 MR. YANOTCHKO: Yes.

21 MS. COLDITZ: -- accuse us of being late  
22 this time.

23 MR. YANOTCHKO: Yes, exactly.

24 MS. COLDITZ: One day and, you know, --

25 Like last year was what? A week?



1 MR. YANOTCHKO: I think it --

2 MS. COLDITZ: Because we went into  
3 November?

4 I'm like, really? Come on.

5 MR. YANOTCHKO: It was a few days. And  
6 then we have to write another resolution that  
7 says --

8 MS. COLDITZ: And now we don't.

9 MR. YANOTCHKO: -- why we're late.

10 Yeah, so -- so thank -- thank you,  
11 everybody, we've saved ourselves an extra  
12 Resolution on next --

13 MS. COLDITZ: See --

14 MR. YANOTCHKO: -- on next --

15 MS. COLDITZ: I know I put a lot on today  
16 but I wanted to get it all done.

17 MR. YANOTCHKO: I -- I think it's -- I  
18 think it was the right move to make.

19 COMMISSIONER BONITO: Chairman, let me for  
20 the record give -- give credit here where credit  
21 is due. I mean that's by -- by the preparer of  
22 the budget, for lack of a better term, for  
23 diligence and getting the work done, and meeting  
24 deadlines and what have you. I'm sure it's a lot  
25 of hard work and --

1 MS. COLDITZ: It is but it's --

2 COMMISSIONER BONITO: -- you know.

3 MS. COLDITZ: -- I like it.

4 COMMISSIONER BONITO: But -- but I -- I  
5 commend you and I want to give you credit, --

6 MS. COLDITZ: Thank you.

7 COMMISSIONER BONITO: -- as a Commissioner  
8 on this Board, for -- for getting this done.

9 MS. COLDITZ: Thank you.

10 COMMISSIONER BONITO: So, thank you.

11 MS. COLDITZ: I never get credit from you.

12 MR. NG: You cannot be sitting together.

13 MS. COLDITZ: I know. We can't -- even at  
14 the meetings for the City --

15 CHAIRMAN FERNANDEZ: (Indiscernible).

16 MR. NG: Next time.

17 CHAIRMAN FERNANDEZ: Yeah, you got -- got  
18 to separate us. We can't --

19 MS. COLDITZ: You got to -- we're like two  
20 little kids.

21 CHAIRMAN FERNANDEZ: It's almost worse when  
22 you're sitting across from me.

23 MS. COLDITZ: Yeah, it is because then I  
24 really tease you. You're right.

25 I need this copy.

1 CHAIRMAN FERNANDEZ: Yeah.

2 MR. YANOTCHKO: While -- while we have Miss  
3 Colditz here, is there any questions about the  
4 audit?

5 We did the --

6 MS. COLDITZ: We did good on the audit.

7 MR. YANOTCHKO: -- approval --

8 Yeah.

9 But I just thought if -- if you had any  
10 more questions -- that'd be great. I mean I --  
11 as -- as we pointed out the comments and  
12 recommendation section was excellent.

13 MS. COLDITZ: We didn't have any.

14 MR. YANOTCHKO: Yes.

15 MS. COLDITZ: I made sure of that.

16 MR. YANOTCHKO: Yes.

17 MS. COLDITZ: I did. I hate comments.

18 CHAIRMAN FERNANDEZ: Yeah.

19 MS. COLDITZ: And it was good. We had a --  
20 you know we had a net -- net income. We didn't  
21 have a loss, which was good. So, --

22 You always like to see that.

23 MR. YANOTCHKO: Exactly.

24 MS. COLDITZ: The cash is positive. That's  
25 another good thing.

1

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

3

4           MR. YANOTCHKO:  Now going back to the  
5 agenda, we'll -- we'll pick back up with item  
6 number 7.

7           We have Report on the Status of Projects.

8           The real biggest report was the  
9 presentation we had at number 2 today on PBG.  
10 That they're -- they have a revised plan; that  
11 they're going to move forward and they're going  
12 to put it before the Planning Board as soon as  
13 they can get on, to move the project forward in  
14 effort to settle their litigation with Larry  
15 Price and to be able to move the project forward.

16          CHAIRMAN FERNANDEZ:  Hope it does well  
17 because that -- that area needs that development.  
18 That will be a big plus for the whole area I  
19 think.  It could beautify the area.

20          MR. NG:  Yeah.  Especially the -- also the  
21 -- the business part.

22          CHAIRMAN FERNANDEZ:  Yeah.

23          MR. NG:  I think that area needs a couple  
24 businesses.  Because the high school's there and  
25 the students are looking for, you know, like

1 cafeteria, delis and places like --  
2 (indiscernible).

3 MR. YANOTCHKO: Agreed.

4 And I -- I like the fact that chopping down  
5 on the amount of units, they get to put a  
6 different amount of apartments that are two  
7 bedrooms, one bedrooms.

8 They had a real, I think, disparity on the  
9 one bedroom side last time.

10 CHAIRMAN FERNANDEZ: Yeah.

11 MR. YANOTCHKO: And, --

12 MR. NG: Yeah.

13 MR. YANOTCHKO: -- you know, being able to  
14 offer a lot more two bedrooms and a couple  
15 threes --

16 MR. NG: That's 52 less apartments.

17 MR. YANOTCHKO: Yes.

18 MR. NG: So that's why they have the option  
19 to go a little bigger in term of more rooms to  
20 some of the apartments.

21 MR. YANOTCHKO: Yeah. It -- it sounds  
22 like, from the presentation, less impact on the  
23 community in construction, too. The -- without  
24 having to blast for a basement.

25 So that's --

1 MR. NG: So the -- the constructions will  
2 be a little cheaper now. Because they -- if they  
3 are get-- getting rid of the basement, so they  
4 don't have -- they don't have to dig for blue  
5 stones -- or whatever it is that you --

6 That -- that's a lot of money.

7 CHAIRMAN FERNANDEZ: I'm sure it is.

8 MR. YANOTCHKO: Exactly.

9 MR. NG: I remember when they were building  
10 the -- the high school. One of the obstacles was  
11 the --

12 CHAIRMAN FERNANDEZ: The blue stone.

13 MR. NG: -- destroying the blue stone.  
14 You remember.

15 CHAIRMAN FERNANDEZ: Yeah. Yeah.

16 MR. NG: That was like --

17 MR. YANOTCHKO: Yes, I --

18 MR. NG: -- it take days to --

19 COMMISSIONER CASPER: They were there a  
20 long, long time taking that stone out.

21 MR. NG: Yeah.

22 MR. YANOTCHKO: I mean any -- I joined -- I  
23 joined in on that after it was built but I  
24 remember we still --

25 MR. NG: Yes.

1 MR. YANOTCHKO: -- had some issues with the  
2 rocks.

3 MR. NG: And -- yeah. Yeah.

4 MR. YANOTCHKO: That they're some unusually  
5 hard rocks in that area. So --

6 MR. NG: Yeah.

7 CHAIRMAN FERNANDEZ: That's going to be  
8 beautiful.

9 (Whereupon, there was a pause in the  
10 proceedings.)

11

12 **8. PUBLIC COMMENT:**

13

14 MR. YANOTCHKO: Going on from that, we've  
15 reached number 8, the Public Comment portion of  
16 our meeting.

17 Any members of the public here who would  
18 like to comment?

19 MR. NG: Was there. He's gone.

20 CHAIRMAN FERNANDEZ: Seeing none.

21 MR. YANOTCHKO: Seeing none.

22 Motion to close the Public --

23 COMMISSIONER FESTA: Motion.

24 MR. YANOTCHKO: -- Comment portion?

25 Motion from Commissioner Festa.

1 COMMISSIONER NOVA: Second.

2 MR. YANOTCHKO: Commissioner Nova seconds.

3 Quick roll call.

4 Chairman Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. YANOTCHKO: Commissioner Izquierdo is  
7 absent.

8 Commissioner Nova?

9 COMMISSIONER NOVA: Yes.

10 MR. YANOTCHKO: Commissioner Festa?

11 COMMISSIONER FESTA: Yes.

12 MR. YANOTCHKO: Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 MR. YANOTCHKO: Commissioner Bonito?

15 COMMISSIONER BONITO: Yes.

16 MR. YANOTCHKO: And Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18

19 **ADJOURNMENT:**

20

21 MR. YANOTCHKO: And then is there a motion  
22 to close our meeting?

23 CHAIRMAN FERNANDEZ: Motion.

24 COMMISSIONER VALLEJO: Second the motion.

25 MR. YANOTCHKO: Second the motion.



1 So, Chairman Fernandez.

2 CHAIRMAN FERNANDEZ: Yes.

3 MR. YANOTCHKO: Commissioner Vallejo.

4 Roll call.

5 Chair-- Chairperson Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. YANOTCHKO: Yes.

8 Commissioner Izquierdo is absent.

9 Commissioner Nova?

10 COMMISSIONER NOVA: Yes.

11 MR. YANOTCHKO: Commissioner Festa?

12 COMMISSIONER FESTA: Yes.

13 MR. YANOTCHKO: Commissioner Casper?

14 COMMISSIONER CASPER: Yes.

15 MR. YANOTCHKO: Commissioner Bonito?

16 COMMISSIONER BONITO: Yes.

17 MR. YANOTCHKO: And Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19 MR. YANOTCHKO: Yes.

20 Meeting is closed.

21

22 (Whereupon, the proceedings were concluded  
23 at 6:17 p.m.)

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, October 17, 2017 and digitally  
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon