

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, January 23, 2018
Commencing at 5:34 p.m.

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

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER, (Left at 5:52 p.m.)
LUCIO FERNANDEZ, CHAIRMAN

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

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 J. YANOTCHKO, ESQ.,
Board Attorney

ERIN KNOEDLER, DEPUTY CITY CLERK

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

BIANCA P. PEREIRAS, ESQ.,
Attorney for Developer,
2704 Kennedy Boulevard and 28th Street

RAYMOND VIRGONA, Architect

ALI HAMOUDEH, Engineer

MOHAMED AMIN, ESQ., Developer
2704 Kennedy Boulevard and 28th Street

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1 MS. DILLON: On the record.

2 MR. NG: Okay. Good evening, everybody.

3 Please take notice that on Tuesday, January
4 the 23rd, 2018, at 5:30 p.m., a Regular Meeting is
5 scheduled for the Union City Redevelopment Agency
6 to be held in the Third Floor Conference Room,
7 located at City Hall, 3715 Palisade Avenue, Union
8 City, New Jersey.

9 Please raise for the flag salute.

10

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

13

14 MR. NG: Opening statement.

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

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

24

25 **ROLL CALL:**

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MR. NG: Roll call.

Commissioner Fernandez?

CHAIRMAN FERNANDEZ: Here.

MR. NG: Commissioner Izquierdo?

COMMISSIONER IZQUIERDO: Here.

MR. NG: Commissioner Nova?

COMMISSIONER NOVA: Here.

MR. NG: Commissioner Festa?

COMMISSIONER FESTA: Here.

MR. NG: Commissioner Casper?

COMMISSIONER CASPER: Here.

MR. NG: Commissioner Bonito?

COMMISSIONER BONITO: Here.

MR. NG: And Commissioner Vallejo?

COMMISSIONER VALLEJO: Here.

MR. NG: Okay.

At this time, I'm going to pass the agenda
to the counsel, David Yanotchko.

MR. YANOTCHKO: Okay.

Thank you, Kennedy.

**1. APPROVAL OF THE MINUTES FROM THE MEETING OF
DECEMBER 19, 2017:**

1 MR. YANOTCHKO: The first item we have on
2 the agenda tonight is Approval of the Minutes of
3 our Meeting of December 19, 2017.

4 A couple copies are there for your review.
5 If you need a few minutes, otherwise, if we're
6 all set with the former minutes, can I have a
7 motion? Let me know.

8 COMMISSIONER FESTA: Motion.

9 MR. YANOTCHKO: Motion from --

10 COMMISSIONER VALLEJO: Second the motion.

11 MR. YANOTCHKO: -- Commissioner Festa.

12 And a second from Commissioner Vallejo.

13 Roll call.

14 Chairperson Fernandez?

15 CHAIRMAN FERNANDEZ: Abstain.

16 MR. YANOTCHKO: Abstain.

17 Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. YANOTCHKO: It's a yes.

20 Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 MR. YANOTCHKO: It's a yes.

23 Commissioner Festa?

24 COMMISSIONER FESTA: Yes.

25 MR. YANOTCHKO: Commissioner Casper?

1 COMMISSIONER CASPER: Yes.

2 MR. YANOTCHKO: Commissioner Bonito?

3 COMMISSIONER BONITO: Yes.

4 MR. YANOTCHKO: And Commissioner Vallejo?

5 COMMISSIONER VALLEJO: Yes.

6 MR. YANOTCHKO: It's a yes.

7 The eyes have it.

8

9 **2. PRESENTATION REGARDING PROPOSED PROJECT AT**
10 **2704 KENNEDY BOULEVARD AND 28TH STREET:**

11

12 MR. YANOTCHKO: The next item we have on
13 the agenda today is a presentation for a
14 potential project in one of our redevelopment
15 zones.

16 It's part of the Roosevelt Stadium
17 Redevelopment Area, which is near the high
18 school, a zone called Zone B.

19 And we have prospective developers here,
20 Mohamed Amin, Ali Hamoudeh.

21 I hope I got that right.

22 Thank you.

23 Their architect, Raymond Virgona, and their
24 attorney, Bianca Pereiras --

25 I got that right.

1 -- were here today to give us a short
2 presentation.

3 MS. PEREIRAS: As you mentioned, counsel,
4 we're within the --

5 MS. DILLON: Just over here, Ms. Pereiras.

6 MS. PEREIRAS: -- Roosevelt Redevelopment
7 zone. We have a mixed use project.

8 We were hoping to give you a small
9 presentation, brief presentation, from our
10 architect, just to see what some of the comments
11 are, and hopefully, we can address any comments,
12 and get this approval before we go on before the
13 Planning Board.

14 So, I'll call up our architect, Mr.
15 Virgona.

16 MR. VIRGONA: Good evening.

17 My name is Raymond Virgona. I'm an
18 architect. I've been an architect for --

19 MR. NG: Excuse me?

20 Before --

21 Do we have to swear in the --

22 MR. YANOTCHKO: This -- this is more of an
23 informal presentation tonight.

24 MR. NG: Okay.

25 MR. YANOTCHKO: Yeah.

1 MR. VIRGONA: Okay. I've designed many
2 apartment buildings, over 4,000 apartment units,
3 and I've been an architect for over 40 years.

4 What you see before you is a rendering of
5 our proposed project.

6 We have a four level garage, which forms
7 the base of the building. And then, a 13 story
8 residential building, with a total of 167 units;
9 a modern design. Trying to have a base, cap and
10 the body of the building.

11 I have the plans here, but we have a
12 hundred -- as I said, 167 units and we are
13 providing 167 cars.

14 We are in the mixed use B zone. And that
15 allows for a 24 story building, and 250 feet in
16 height. We are a total of 17 stories, and 185
17 feet in height.

18 The parking structure is four stories and
19 45 feet, which is within the allowable limit of
20 that height.

21 And the floor area -- the project -- the
22 project is on Kennedy Boulevard and 28th Street.
23 This is a view at the corner.

24 The floor area ratio is 7.6 to one, where
25 eight is allowable.

1 And I can briefly take you through the
2 plans and show you how this building is
3 organized. And I'll tell you where we differ
4 from the redevelopment plan.

5 We basically are conforming with the major
6 part of the -- of the plan. These are the
7 building elevations. Those are the renderings.
8 This will -- this describes the height and the
9 material. We're -- we're masonry. We're brick,
10 basically, and -- and aluminum curtain wall.

11 The garage structure is going to be covered
12 on the street sides, so that, for instance, on
13 the Kennedy Boulevard side, which is this
14 elevation, we've got the glass treatment, the
15 curtain wall treatment here, which matches the
16 rest of the building.

17 On the 28th Street side, we have the garage
18 exposed, but we have a grillage -- metal
19 grillage, which covers the parking behind it, so
20 that the garage is not exposed on the street
21 side.

22 The third drawing shows the other sides of
23 the building. Basically, the building has the
24 same treatment all around it. So, the materials
25 are the same.

1 The next drawing, which is SK-4, is the
2 ground floor plan. We're entering and exiting on
3 28th Street, and exiting onto Kennedy Boulevard.

4 We have a generous lobby area, two story
5 lobby, a community room, mail room, office, and
6 elevators on the ground floor, along with a small
7 retail space of 1223 square feet.

8 You would enter the garage, and the garage
9 is a ramped arrangement, where you would ramp up
10 into it. This level has 44 cars.

11 COMMISSIONER FESTA: That's the first
12 level?

13 MR. VIRGONA: Then, the next level, again,
14 is accessed by that ramp. This has 41 cars. The
15 next -- and the next -- that's the two levels,
16 and then the upper level of the garage has 41
17 cars. So, we total 167 cars.

18 The next drawing is a drawing of the first
19 residential floor, which is basically the roof of
20 the garage.

21 And on this floor, we have a swimming pool,
22 outdoors, a fitness room and some building
23 amenities, and we have 11 dwelling units, 11
24 apartments.

25 The next floor up, which is the typical

1 floor, which repeats 12 times, has 13 units per
2 floor, in a kind of L-shaped building.

3 We have a mix of one and two bedroom units.
4 We don't have any three bedroom units.

5 Where we differ from the Redevelopment
6 Ordinance, is that the Ordinance calls for 35
7 percent maximum number of one bedrooms. We are
8 at 39.5 percent. So, we're a little bit over in
9 terms of the number of one bedrooms that --
10 that's allowed by the plan.

11 That is very common today. As a matter of
12 fact, most of the apartment projects we're doing
13 now have approximately a 50 percent, 50 percent
14 mix of one and two bedroom units. So, it's --
15 we're -- and we're fairly close to the intent of
16 the Redevelopment Ordinance.

17 So, the other thing is that we have a mix
18 of one and twos, as I said. The one bedroom
19 units have to be 850 -- 800 square feet minimum
20 and we comply with that. We're at 854 gross
21 square feet for the one bedrooms and -- and over.

22 The two bedrooms must be 1200 square feet.
23 And we have 1130, so we're a little bit under the
24 required area for some of our two bedrooms. This
25 one being the smallest one right here, the corner

1 unit.

2 Again, 1130 square feet, in my opinion, and
3 we're designing many units, is still quite a good
4 size for a two bedroom unit. It's not an
5 undersized unit by any means.

6 So, that's where we differ. We differ on
7 those couple of points and the parking. The
8 parking -- we're providing one car per unit. The
9 Ordinance says that you -- you have to meet the
10 RSIS, or Residential Site Improvement Standards
11 in New Jersey.

12 RSIS requires -- would require us to have
13 184 cars. We're providing 167, one per unit.
14 So, we are 17 cars less than what would be
15 required under the RSIS standards.

16 RSIS has an odd computation, where they
17 allow you to do eight-tenths of a car for a one
18 bedroom unit, and 1.3 cars for a two bedroom.
19 So, that's how we arrive at the number of 184
20 that's required.

21 MR. NG: Parking spaces will be the same
22 size or you plan to have larger size for larger
23 vehicles?

24 MR. VIRGONA: Well, we -- the parking
25 spaces all will meet the requirement for size.

1 They're all in conformance with the Ordinance.

2 The driveways conform. They're 22 feet deep.

3 But we don't have, let's say, oversized
4 cars for bigger units. The parking spaces are
5 essentially the same size for all.

6 MR. NG: How many -- how many handicap
7 parking?

8 MR. VIRGONA: You know, we -- we have the
9 required number.

10 Let's see. I think we need -- we need six
11 and we have the handicapped spaces shown on --
12 and they're distributed among the -- the
13 different levels. And you'll see them on these
14 plans.

15 I mean, this is not the engineering site
16 plan. But for instance, on the ground floor, we
17 have four handicap spaces, which are these. The
18 site plan actually identifies them with a symbol.

19 And then, above, we have handicap spaces in
20 this area in the front of the garage. And that
21 occurs before -- that -- that occurs on all the
22 levels, as well. So, we exceed the number of
23 required handicap spaces.

24 And in terms of the building mass and so
25 on, we -- essentially, we meet all those

1 requirements. We -- we have street setback. The
2 building steps back on the upper floors above the
3 garage. So, we have five feet on the 28th Street
4 side, we have eight feet above, above the garage.
5 So, there's a -- a step in.

6 We have a -- a setback on Kennedy
7 Boulevard, which I believe is eight feet.

8 I'm a little bit at a handicap here because
9 I don't have the site plan, but we -- we are ten
10 feet at the perimeter of all the other property
11 lines, which is the requirement, with the
12 exception of the garage.

13 And let's see. I think the garage also --
14 actually, the garage meets that requirement, too.
15 So, we're ten feet all around, which is a
16 requirement. We're five feet and eight feet on
17 the 28th Street side. And we exceed the
18 requirement on the Kennedy Boulevard side. I
19 believe we're eight feet at the minimum, minimum,
20 which exceeds the requirement.

21 On drawing 4, we have a breakdown that
22 shows, by floor, the number of one and two
23 bedroom units, and -- and gives the area.

24 And below that is the parking statistic
25 which shows the number of spaces and what the --

1 | what they are per level.

2 | MR. NG: Excuse me?

3 | MR. VIRGONA: Sure.

4 | MR. NG: You planning to have a traffic
5 | study before construction -- everything is
6 | planning or go well?

7 | MR. VIRGONA: For the -- traffic study -- a
8 | traffic -- I believe we have a traffic consultant
9 | --

10 | MS. PEREIRAS: We do have a traffic
11 | consultant.

12 | MR. VIRGONA: -- onboard. He isn't here,
13 | of course, for this presentation.

14 | MS. PEREIRAS: Right.

15 | MR. VIRGONA: But --

16 | Yeah, we have a planner, we have a traffic
17 | engineer, who will --

18 | MR. NG: My concerns about the -- the
19 | traffic is because the high school is around
20 | there. And -- and I know that we going to have
21 | another construction around the corner. And
22 | assuming the construction start tomorrow, how
23 | long you think the construction will last?

24 | MR. VIRGONA: I would say at -- at most,
25 | two years.

1 By the way, I failed to mention that in
2 addition to the -- the entrance -- the exit onto
3 Kennedy Boulevard, enter and exit -- entrance and
4 exit off 28th Street, we have, as part of this
5 property, a 25 by a hundred lot, which faces 27th
6 Street, which is an exit for the main parking
7 garage. So, you can circulate fairly
8 conveniently.

9 MR. NG: And usually, what is the schedule
10 for the construction? What time is they start in
11 the morning and what time they finish up in the
12 afternoon?

13 MR. VIRGONA: Well, usually --

14 MR. NG: Just --

15 MR. VIRGONA: Yeah. General --

16 MR. NG: -- between the hours --

17 MR. VIRGONA: Generally, when -- yeah.

18 General -- I mean, generally, construction starts
19 at eight, but sometimes begins at 7:30. And
20 then, usually, it -- it'll go until about four
21 o'clock.

22 MR. NG: But which means that in -- when
23 the school is opening, it's open, we will need
24 some police officer during the morning time and
25 leaving time of 2:30, 2:45 to three, and probably

1 seven to -- to 8:30, I would say?

2 CHAIRMAN FERNANDEZ: Well, yeah. The
3 Building Department, I think, will address those
4 concerns just to keep the public --

5 MR. VIRGONA: I think that would probably
6 be necessary given --

7 CHAIRMAN FERNANDEZ: Yeah.

8 MR. VIRGONA: -- you know, what's around.
9 Yes.

10 MR. NG: And just one --

11 MR. VIRGONA: Yeah. Something to -- to
12 bear in mind as we go.

13 CHAIRMAN FERNANDEZ: Yeah. One thing I'm
14 -- I'm concerned, you obviously, guys, have done
15 your studies, but how much bluestone is there?
16 Because you're going to have to do some blasting.

17 MR. VIRGONA: Well, we are actually not --
18 we have no basement. So we don't anticipate any
19 blasting. We are -- basically, our ground level
20 --

21 COMMISSIONER VALLEJO: Parking space.

22 MR. VIRGONA: -- is the -- is the grade,
23 actually.

24 The -- again, I don't have the site plan
25 here to demonstrate that, but we are, actually,

1 | in our -- within our garage, we are rising up and
2 | there's a natural rise in the street and in the
3 | property elevation. So, we're kind of conforming
4 | to the natural grade.

5 | There would be -- from what I know, there
6 | would no reason to blast on this site, other than
7 | perhaps if you had to level a footing or
8 | something below grade.

9 | MR. NG: Are you prepared if in case you
10 | find a lot of bluestones during the construction?

11 | MR. VIRGONA: Well, being on top of the --
12 | the existing grade there's really no -- the only
13 | reason we're -- we would be excavating would be
14 | for foundations, for footings because it's the
15 | requirement that a footing be three to four feet
16 | below grade for frost protection.

17 | And -- but they can rest on rock.
18 | Actually, we would go to rock, I'm sure, with
19 | this building.

20 | But we wouldn't have to remove the rock, we
21 | would be resting on top of the rock.

22 | CHAIRMAN FERNANDEZ: But you're aware that
23 | that's all bluestone?

24 | MR. VIRGONA: Yeah. Yeah. As a matter of
25 | fact --

1 MR. NG: That was the reason my question.

2 CHAIRMAN FERNANDEZ: I'm sure that you will
3 be --

4 MR. VIRGONA: That -- yeah. That's a good
5 thing for us because -- you know, being a high
6 rise, we -- we want to have good bearing -- you
7 know, it's advantageous to the project.

8 MR. NG: I remember the construction of the
9 high school. What was a surprise, the amount of
10 bluestone.

11 MR. VIRGONA: Yeah.

12 MR. NG: And then, the construction was
13 delayed because of that.

14 MR. VIRGONA: Well, I mean, that's one of
15 the reasons we really aren't providing a
16 basement, because we -- we don't want to have
17 that kind of work take place. And for economic
18 reasons also.

19 MR. NG: Um hum. Um hum.

20 I just wanted to make a note to the
21 Commissioners; this is the time to ask questions
22 if you have any questions to ask.

23 COMMISSIONER IZQUIERDO: Yeah. During --
24 during your presentation --

25 MR. NG: You can --

1 MR. VIRGONA: Yes.

2 COMMISSIONER IZQUIERDO: -- you were -- you
3 were mentioning discrepancies between the ratio
4 of parking and units --

5 MR. VIRGONA: Yes.

6 COMMISSIONER IZQUIERDO: -- in the
7 building.

8 MR. VIRGONA: Yes.

9 COMMISSIONER IZQUIERDO: Also, the square
10 footage of every unit.

11 MR. VIRGONA: Not --

12 COMMISSIONER IZQUIERDO: Those are going to
13 -- you're going to present your project as it is,
14 or you're going to like accommodate that?

15 MR. VIRGONA: Well, we were -- we were
16 anticipating that we would present it as we've
17 drawn it.

18 COMMISSIONER IZQUIERDO: Oh, okay.

19 MR. VIRGONA: Because we think, first of
20 all, the -- the size of the units, we are very
21 close to the minimum that's required. And the
22 minimum is quite -- is overly generous, in my
23 opinion, --

24 COMMISSIONER IZQUIERDO: Okay.

25 MR. VIRGONA: -- compared to the units

1 we've been designing.

2 COMMISSIONER IZQUIERDO: Um hum.

3 MR. VIRGONA: Twelve hundred square foot
4 two bedroom is quite a large two bedroom in
5 today's market. We've designed two bedrooms as
6 low as -- in Weehawken, we did units that were
7 950 square feet.

8 I mean, we're well beyond that. We're at
9 1130 square feet. That's the small one. We have
10 -- we do have the others that are larger than the
11 1200 square feet and larger.

12 COMMISSIONER IZQUIERDO: Okay.

13 MR. VIRGONA: The -- the parking -- again,
14 our traffic engineer is going to address that,
15 but we're -- we're providing one space per unit,
16 and we think that's a reasonable amount. We
17 would be 17 spaces short on the parking.

18 COMMISSIONER IZQUIERDO: Um hum.

19 Yeah, considering that you have two bedroom
20 apartments, so we're talking about families of --
21 possibilities of having more than one car.

22 MR. VIRGONA: Yes. I mean, that is -- but
23 there's some -- I mean, we're near
24 transportation. It's a good location for that.
25 There may be some families that don't have a car.

1 COMMISSIONER IZQUIERDO: Yeah. That one,
2 you are compensating. Yeah.

3 MR. VIRGONA: Yeah. Yeah.

4 COMMISSIONER IZQUIERDO: And another
5 standard question in this case is affordable
6 housing -- that is affordable.

7 MR. VIRGONA: Now, I'm not certain. I
8 don't know if Bianca has more to add to that.

9 MS. DILLON: Just come forward.

10 COMMISSIONER VALLEJO: I'm sorry. I have
11 to excuse myself. I have to go to another
12 meeting.

13 CHAIRMAN FERNANDEZ: Please note that --

14 COMMISSIONER VALLEJO: Good night,
15 everyone.

16 CHAIRMAN FERNANDEZ: -- Commissioner
17 Vallejo is stepping out of the meeting.

18

19 (Whereupon, Commissioner Carlos Vallejo
20 left the meeting at 5:52 p.m.)

21

22 MS. PEREIRAS: As far as affordable
23 housing, we'll comply with any Ordinances that
24 are in effect.

25 I don't think there are any at this point

1 | that would effect this property in particular.
2 | But we're open to -- to reviewing that further.

3 | CHAIRMAN FERNANDEZ: Can you look into
4 | that?

5 | MR. YANOTCHKO: Will do, yes.

6 | MR. NG: Affordable housing, yeah.

7 | CHAIRMAN FERNANDEZ: Yeah. One thing just
8 | -- just to keep in mind, moving forward, is that
9 | the Administration will expect you to be a good
10 | neighbor. That is residential right behind you.
11 | People have been in there for a very long time.

12 | MR. VIRGONA: Yes.

13 | CHAIRMAN FERNANDEZ: It's very congested
14 | going on 28th street, going east, heading toward
15 | -- towards Bergenline. There's congestion there.

16 | COMMISSIONER CASPUER: Very, very narrow
17 | street.

18 | CHAIRMAN FERNANDEZ: Very narrow street.

19 | During -- you know, detail, closing down
20 | 28th Street and 27th Street, a lot of times,
21 | there's going to be a little bit of a hassle.
22 | So, you're going to have to work around.

23 | MR. NG: Yeah. That's why I asked about --
24 | the first question about the traffic study.

25 | MR. VIRGONA: Yes.

1 MR. NG: That's one of the things that the
2 County will be asking.

3 MS. PEREIRAS: Absolutely.

4 MR. NG: I'm asking because I'm sitting on
5 the Planning Board there.

6 MS. PEREIRAS: Right.

7 MR. NG: And that -- because Kennedy
8 Boulevard is County road.

9 MS. PEREIRAS: Um hum.

10 MR. VIRGONA: Yes.

11 MR. NG: So --

12 MR. VIRGONA: Yes. Yes. Yes.

13 MS. PEREIRAS: Sure.

14 MR. VIRGONA: Yes.

15 COMMISSIONER BONITO: So --

16 MR. VIRGONA: We know we have to go for
17 approval.

18 MR. NG: Yeah.

19 COMMISSIONER BONITO: You -- you do have
20 considerations for affordable housing. Also,
21 what about commercial space?

22 MS. PEREIRAS: I don't --

23 MR. VIRGONA: We -- we have a small
24 commercial space. I think it's there primarily
25 for the streetscape, to try to preserve the --

1 the character on Kennedy Boulevard.

2 We have a 1223 square feet retail space.
3 It's one single retail space here, on the
4 southern side.

5 COMMISSIONER BONITO: Have you determined
6 yet what the going prices or rates would be for
7 these units? Or is that too far down the road?

8 MR. VIRGONA: It's a little premature right
9 now.

10 COMMISSIONER BONITO: Um hum.

11 MR. VIRGONA: We haven't got to that.

12 CHAIRMAN FERNANDEZ: Okay.

13 I think -- I think we're good for this
14 meeting.

15 MR. YANOTCHKO: I -- I think so, too,
16 unless anybody has any other questions?

17 The point of this really was to get a
18 presentation and to -- to kind of introduce this
19 project to the Board, so we know of a project
20 that is -- is developing in one of -- one of our
21 redevelopment zones for Roosevelt Stadium.

22 So, thank you very much for your time.

23 MR. AMIN: Thank you, Mr. Virgona. Thank
24 you, everyone.

25 MR. VIRGONA: Thank you for hearing us.

1 MS. PEREIRAS: Thank you all.

2 MR. YANOTCHKO: Thank you.

3 MR. VIRGONA: And we appreciate your
4 comments.

5 (Whereupon, there was a pause in the
6 proceedings.)

7

8 **3. RESOLUTION TO APPOINT GENERAL COUNSEL FOR**
9 **2018:**

10

11 MR. YANOTCHKO: Okay.

12 Moving on to agenda item number 3.

13 We have Resolution to Appoint General
14 Counsel for this year, starting from today on to
15 the 31st of December, 2018.

16 We issued the RFPs. The current attorneys,
17 Florio, Kenny, Raval, submitted a proposal.
18 Proposal is compliant, as far as -- that I'm -- I
19 think everybody reviewed it.

20 So, we have a Resolution to -- to appoint
21 general counsel for 2018 that's -- that's on for
22 number 3.

23 If you have any questions, you know we have
24 a little time now, or if there's a motion, we'll
25 just --

1 COMMISSIONER FESTA: I make a motion.

2 MR. YANOTCHKO: Motion for Commissioner
3 Festa.

4 COMMISSIONER NOVA: Second.

5 MR. YANOTCHKO: Second.

6 That's Commissioner Nova.

7 Roll call.

8 Chair -- Chairperson Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 MR. YANOTCHKO: Commissioner Izquierdo?

11 COMMISSIONER IZQUIERDO: Yes.

12 MR. YANOTCHKO: Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 MR. YANOTCHKO: Commissioner Festa?

15 COMMISSIONER FESTA: Yes.

16 MR. YANOTCHKO: Commissioner Casper?

17 COMMISSIONER CASPER: Yes.

18 MR. YANOTCHKO: Commissioner Bonito?

19 COMMISSIONER BONITO: I do have a question.

20 MR. YANOTCHKO: Yes.

21 COMMISSIONER BONITO: Before I cast a vote.

22 Is -- is it still open to -- to receive --

23 or has -- is the deadline --

24 MR. YANOTCHKO: The deadline on this one is
25 passed.

1 COMMISSIONER BONITO: Okay.

2 MR. YANOTCHKO: We've -- yeah.

3 COMMISSIONER BONITO: Okay. Then I vote
4 yes.

5 MR. YANOTCHKO: Okay. Vote yes for Mr.
6 Bonito.

7 And then, Commissioner Vallejo is now
8 absent, having to attend to another meeting.

9

10 **4. RESOLUTION TO APPOINT A PLANNING CONSULTANT**
11 **FOR 2018**

12

13 MR. YANOTCHKO: The next --

14 Actually, we're going to -- we're going to
15 pull number 4, got to revision that we'll get
16 back to you later in the agenda.

17

18 **5. RESOLUTION TO APPOINT AUDITING FIRM FOR**
19 **2018:**

20

21 MR. YANOTCHKO: We're going to move on to
22 number 5.

23 And that's the Resolution to hire an
24 accountant or accounting firm to provide auditing
25 services for 2018.

1 Now, the audit firm for 2018 covers the
2 audit that's for last year, of course, 2017. We
3 asked for proposals. The firm who handled our
4 audit last year, Donohue, Gironda, Doria and
5 Tomkins, submitted a conforming proposal. And
6 that's the -- that's our recommendation to go
7 with the auditors from last year, again.

8 COMMISSIONER BONITO: Counsel, question.

9 MR. YANOTCHKO: Yes?

10 COMMISSIONER BONITO: There is enough
11 funding available in this agency's budget to do
12 this?

13 MR. YANOTCHKO: Yes. We have set aside
14 \$11,000.00 for the audit. And the proposal came
15 in estimating a little less than 11,000,
16 actually. I -- I believe they estimated their
17 proposal at about 8,000.

18 So, this should be -- we're probably going
19 to get this even a little under budget.

20 COMMISSIONER BONITO: So, resources are
21 there.

22 MR. YANOTCHKO: Yes. Resources are there.

23 COMMISSIONER BONITO: Okay.

24 CHAIRMAN FERNANDEZ: Make a motion.

25 COMMISSIONER FESTA: Second.

1 MR. YANOTCHKO: Make a motion for -- that's
2 Chairperson Fernandez.

3 Second, Commissioner Festa.

4 Roll call.

5 Chairperson Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. YANOTCHKO: Yes.

8 Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Yes.

10 MR. YANOTCHKO: Yes.

11 Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 MR. YANOTCHKO: Yes.

14 Commissioner Festa?

15 COMMISSIONER FESTA: Yes.

16 MR. YANOTCHKO: Yes.

17 Commissioner Casper?

18 COMMISSIONER CASPER: Yes.

19 MR. YANOTCHKO: Commissioner Bonito?

20 COMMISSIONER BONITO: Yes.

21 MR. YANOTCHKO: And Commissioner Vallejo is
22 absent.

23

24 **6. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**

25 **OF CLAIMS:**

1

2 MR. YANOTCHKO: The next item we have on is
3 the prior -- is the Approval and Ratification of
4 Prior Payments of Claims. That is mostly
5 payroll, in this case, which is agenda item
6 number 6.

7

COMMISSIONER FESTA: Make a motion.

8

MR. YANOTCHKO: Make a motion.

9

Commissioner Festa makes the motion.

10

COMMISSIONER NOVA: Second.

11

MR. YANOTCHKO: Commissioner Nova seconds.

12

I'm going to have a roll call.

13

Chairperson 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?

20

COMMISSIONER FESTA: Yes.

21

MR. YANOTCHKO: Commissioner Casper?

22

COMMISSIONER CASPER: Yes.

23

MR. YANOTCHKO: Commissioner Bonito?

24

COMMISSIONER BONITO: Yes.

25

MR. YANOTCHKO: And Mr. Vallejo is absent.

1 The next one is --

2 COMMISSIONER IZQUIERDO: Did we skip one of
3 the items?

4 COMMISSIONER FESTA: Yeah.

5 MR. YANOTCHKO: We're -- we're pulling one
6 and we're going to come back to --

7 COMMISSIONER IZQUIERDO: Oh, okay.

8 MR. YANOTCHKO: -- a related Resolution in
9 New Business.

10 COMMISSIONER IZQUIERDO: Oh, okay.

11 MR. YANOTCHKO: Is what we're going to --
12 is what we got on the agenda.

13 COMMISSIONER IZQUIERDO: All right.

14 MR. YANOTCHKO: It's a little bit of a
15 change.

16

17 **7. APPROVAL FOR THE PAYMENT OF BILLS AND**
18 **PREPARATION OF CHECKS:**

19

20 MR. YANOTCHKO: Item number 7 is the
21 Approval for the Payment of Bills, Preparation of
22 Checks.

23 So, what we have here is -- mostly are
24 professional bills for the month of January or
25 December. We've got an invoice paid off from the

1 website provider, legal bills and transcription
2 bills.

3 COMMISSIONER BONITO: Motion.

4 MR. YANOTCHKO: Motion?

5 Motion from Commissioner Bonito.

6 COMMISSIONER NOVA: Second.

7 MR. YANOTCHKO: Second from Commissioner
8 Nova.

9 Roll call.

10 Chairperson Fernandez?

11 CHAIRMAN FERNANDEZ: Yes.

12 MR. YANOTCHKO: Commissioner Izquierdo?

13 COMMISSIONER IZQUIERDO: Yes.

14 MR. YANOTCHKO: Commissioner Nova?

15 COMMISSIONER NOVA: Yes.

16 MR. YANOTCHKO: Commissioner Festa?

17 COMMISSIONER FESTA: Yes.

18 MR. YANOTCHKO: Commissioner Casper?

19 COMMISSIONER CASPER: Yes.

20 MR. YANOTCHKO: Commissioner Bonito?

21 COMMISSIONER BONITO: Yes.

22 MR. YANOTCHKO: And Mr. Vallejo is absent.

23

24 **8. REPORT ON STATUS OF PROJECTS:**

25

1 MR. YANOTCHKO: Okay.

2 That moves to number 8, Report on Status of
3 Projects.

4 I think the biggest, before today,
5 obviously, was we have a proposal for a
6 development in Roosevelt Stadium B, which is why
7 we had Mr. Amin and his -- his team in today to
8 give a -- give a presentation.

9 I think PBG Realty may be going to the
10 Planning Board. We'll -- we'll have to wait on
11 that one, but that's for another day.

12 COMMISSIONER IZQUIERDO: Motion to approve

13 --

14 MR. YANOTCHKO: Motion to approve.

15 COMMISSIONER IZQUIERDO: -- the report.

16 MR. YANOTCHKO: Okay. So, motion from
17 Commissioner Izquierdo.

18 And then, second?

19 COMMISSIONER NOVA: Second.

20 MR. YANOTCHKO: Second from Commissioner
21 Nova.

22 Roll call.

23 Chairperson Fernandez?

24 CHAIRMAN FERNANDEZ: Yes.

25 MR. YANOTCHKO: Commissioner Izquierdo?

1 COMMISSIONER IZQUIERDO: Yes.

2 MR. YANOTCHKO: Commissioner Nova?

3 COMMISSIONER NOVA: Yes.

4 MR. YANOTCHKO: Commissioner Festa?

5 COMMISSIONER FESTA: Yes.

6 MR. YANOTCHKO: Commissioner Casper?

7 COMMISSIONER CASPER: Yes.

8 MR. YANOTCHKO: Commissioner Bonito?

9 COMMISSIONER BONITO: Yes.

10 MR. YANOTCHKO: Commissioner Vallejo had to
11 leave.

12 So, I guess, number 9 is the Public
13 Comment.

14 MR. NG: Well, before we go to --

15 MR. YANOTCHKO: Yes.

16 MR. NG: -- number 9, are we going to keep
17 the meeting on the same schedule, like 5:30?
18 Yes?

19 MR. YANOTCHKO: Yes. That's -- that's what
20 we voted on in December. Yes.

21 MR. NG: Okay.

22 MR. YANOTCHKO: And usually, the third
23 Tuesday of the month. It's just this last one, I
24 believe, we -- we just weren't going to have a
25 quorum. So we had to reschedule it for the

1 fourth Tuesday this month.

2 MR. NG: Mr. Yanotchko, when is -- do the
3 reorganization of the Board? Do it the beginning
4 of the year? Or --

5 MR. YANOTCHKO: Everybody's got -- we've
6 kind of done it in --

7 MR. NG: I'm a little confused. That's why
8 I ask.

9 MR. YANOTCHKO: Okay. Okay. We've done it
10 in parts. I did the -- we did the schedule and
11 the newspapers and the Assistant Secretary at our
12 last meeting.

13 MR. NG: Okay.

14 MR. YANOTCHKO: We didn't get far enough
15 with the RFPs, so that's why we've done two RFPs
16 today, and we've got one more that, I believe, we
17 need to put some more time in, the Planning
18 Consultant. So --

19 MR. NG: Um hum.

20 What about the members of the Board?

21 MR. YANOTCHKO: Members are on all --
22 they're -- they're all on staggered terms,
23 actually.

24 MR. NG: Okay.

25 MR. YANOTCHKO: So, everybody's current at

1 | this point. And we -- we just monitor that when
2 | it's -- when it's time.

3 | Reappointments, I think, are through the --
4 | from the Board of Commissioners, of course, for
5 | the City.

6 | But yes. But we did --

7 | MR. NG: Okay.

8 | MR. YANOTCHKO: -- Lady's reappointment as
9 | Assistant Secretary back in December.

10 | MR. NG: I just want to tell the members of
11 | the Board, we meet only once a month. And for
12 | the Administration, it's very important that all
13 | of us be here -- you know, every month. Just in
14 | case you have something, an emergency, to let us
15 | know, call Lady, --

16 | THE ASSISTANT SECRETARY: Yeah.

17 | MR. NG: -- because last month we had to
18 | cancel the meeting. And we had this
19 | presentation, for us, just to -- you know, after
20 | we plan the meeting to -- to go ahead and last
21 | minute, to cancel the meeting, is a pain. I
22 | mean, it's not a good thing for us.

23 |

24 | **9. PUBLIC COMMENT:**

25 |

1 MR. YANOTCHKO: Okay.

2 I guess, that's on to number 9, at this
3 point.

4 The Public Comment Portion.

5 If there's any members of the public here
6 who'd like to comment?

7 Members of the public do not want to
8 comment, and so we will close the public portion
9 of the -- the meeting.

10

11 **10. OTHER/NEW BUSINESS:**

12 **RESOLUTION AUTHORIZING EXTENDING THE TIME TO**

13 **RECEIVE REQUESTS FOR QUALIFICATIONS FOR THE**

14 **FOLLOWING PROFESSIONAL SERVICES: PLANNING**

15 **CONSULTANT:**

16

17 MR. YANOTCHKO: The last agenda I have, I
18 have one other new -- New Business item.

19 We need a little more time to get planning
20 consultants, our proposal. So, what I have here
21 is a new Resolution to extend the time for
22 another at least two week period to get more
23 planning consultant's proposals in, for us to
24 make some selections for 2018.

25 So that -- that motion is at the very back

1 of your -- of your packet.

2 COMMISSIONER BONITO: Counsel, what is the
3 cut off point for this?

4 MR. YANOTCHKO: Cut off?

5 COMMISSIONER BONITO: The new cut off.

6 MR. YANOTCHKO: I did not put a cut off in
7 there. It's got to be at least a ten day cut off
8 point from the time it's presented, to the time
9 it's -- to the time we -- we have a deadline.

10 I am -- I'm thinking some time in early
11 February, or second week of February, so there's
12 time to get the proposals, look at them. Our
13 meeting would be at the third Tuesday of
14 February. So, that's -- that's my thinking
15 there.

16 Ten days is going to take us into February,
17 anyway, at this point.

18 COMMISSIONER BONITO: So, from today's
19 date, moving forward, you're looking at a ten --
20 ten day and change period --

21 MR. YANOTCHKO: Yes. What --

22 COMMISSIONER BONITO: -- for posting?

23 MR. YANOTCHKO: What we're going to do is
24 we're going to re-post them on the website and
25 -- and open up the -- the time period again.

1 COMMISSIONER BONTIO: Um hum.

2 MR. YANOTCHKO: So, what you do is you kind
3 of -- like just reintroduce it, because if you
4 looked at it right now, it would say expired mid
5 -- mid-January or so. So --

6 COMMISSIONER BONITO: So, then, by next
7 meeting, you would come to us with actual
8 proposals --

9 MR. YANOTCHKO: With one or two --

10 COMMISSIONER BONITO: -- on the table?

11 MR. YANOTCHKO: Yes.

12 COMMISSIONER BONITO: Right. Right. Okay.

13 MR. YANOTCHKO: One or two good selections.
14 Yes.

15 COMMISSIONER BONITO: That -- that would
16 make sense.

17 MR. YANOTCHKO: Yes.

18 COMMISSIONER BONITO: My -- again, what I'm
19 just trying to get at it is, from this point
20 forward, today's date, you have -- you're giving
21 the public two weeks, --

22 MR. YANOTCHKO: Yeah. Two weeks.

23 COMMISSIONER BONITO: -- so to speak.

24 MR. YANOTCHKO: Two weeks. Yes.

25 COMMISSIONER BONITO: Okay.

1 MR. YANOTCHKO: Yeah. About that. It's --
2 it has to be at least ten days.

3 COMMISSIONER BONITO: Okay.
4 Very good.

5 MR. YANOTCHKO: Okay. Any more questions
6 or do I have a motion?

7 COMMISSIONER IZQUIERDO: A motion to close
8 the meeting.

9 MR. YANOTCHKO: Oh, no. No. Oh, motion on
10 -- motion for this Resolution, for --

11 COMMISSIONER IZQUIERDO: Oh to --

12 COMMISSIONER FESTA: No, no.

13 COMMISSIONER IZQUIERDO: -- to approve the
14 --

15 MR. YANOTCHKO: To extend the time.

16 COMMISSIONER IZQUIERDO: To extend it.

17 MR. YANOTCHKO: Yeah. Put out --

18 COMMISSIONER IZQUIERDO: Yeah. Motion to
19 extend it. Yeah.

20 MR. YANOTCHKO: Okay. So --

21 COMMISSIONER BONITO: I'll second it.

22 MR. YANOTCHKO: Izquierdo makes the motion.

23 MR. NG: By Commissioner Bonito.

24 MR. YANOTCHKO: Mr. Bonito seconds it.

25 Okay.

1 Chairperson Fernandez?

2 CHAIRMAN FERNANDEZ: Yes.

3 MR. YANOTCHKO: Okay.

4 Commissioner Izquierdo?

5 COMMISSIONER IZQUIERDO: Yes.

6 MR. YANOTCHKO: Commissioner Nova?

7 COMMISSIONER NOVA: Yes.

8 MR. YANOTCHKO: Commissioner Festa?

9 COMMISSIONER FESTA: Yes.

10 MR. YANOTCHKO: Commissioner Casper?

11 COMMISSIONER CASPER: Yes.

12 MR. YANOTCHKO: Commissioner Bonito?

13 COMMISSIONER BONITO: Yes.

14 MR. YANOTCHKO: And Commissioner Vallejo

15 had to leave a little earlier.

16 And now, I think we're at the end of the
17 agenda.

18 So, if there's a motion --

19 CHAIRMAN FERNANDEZ: Before we -- before we
20 motion.

21 MR. YANOTCHKO: Okay.

22 CHAIRMAN FERNANDEZ: The seminar tomorrow,
23 seven p.m.?

24 THE DEPUTY CLERK: Cancelled.

25 Okay.

1 MR. YANOTCHKO: It's cancelled? It is
2 cancelled.

3 CHAIRMAN FERNANDEZ: You guys are killing
4 me.

5 MR. YANOTCHKO: Thank you.

6 COMMISSIONER BONITO: Is that the one on
7 substance abuse?

8 MR. YANOTCHKO: I just --

9 MR. NG: No. This is something different
10 than that.

11 COMMISSIONER BONITO: Oh, okay.

12 THE DEPUTY CLERK: The substance abuse one
13 is still happening. So, if you want to attend
14 that.

15 COMMISSIONER BONITO: Yeah, because there's
16 no seminar tomorrow.

17 MR. YANOTCHKO: Yes. Yes. I know.

18 COMMISSIONER BONITO: That's the one I have
19 in mind.

20 MR. YANOTCHKO: And I -- I apologize. I
21 got word that there was a likely going to be a
22 seminar for Wednesday night on -- for the Land
23 Use Boards. And I did hear it was likely going
24 to be cancelled.

25 And -- and thanks, Erin, for -- for

1 updating us.

2 COMMISSIONER IZQUIERDO: Yeah. But that's
3 -- I mean, it's for us members of the Board?

4 MR. YANOTCHKO: It would be for Board
5 members. Of course, their attorneys, executive
6 directors.

7 This also includes, and it's probably even
8 more applicable to the Zoning Board --

9 COMMISSIONER IZQUIERDO: Um hum.

10 MR. YANOTCHKO: -- the Planning Board and
11 the Zoning Board of Adjustment.

12 COMMISSIONER IZQUIERDO: Um hum. Okay.

13 CHAIRMAN FERNANDEZ: But it's cancelled.

14 MR. YANOTCHKO: But it's cancelled. It was
15 cancelled and -- and yeah. We'll --

16 THE DEPUTY CLERK: I think they're going to
17 do -- so, the seminar was being put on by Eric
18 Nemeth, who is our attorney --

19 MS. DILLON: Can you just step up here?

20 THE DEPUTY CLERK: I'm sorry. I should
21 know better. I'm sorry. I apologize.

22 MS. DILLON: That's all right.

23 THE DEPUTY CLERK: For those of you who
24 don't know me, I'm the Deputy Clerk.

25 The seminar was being put on Eric Nemeth,

1 | who is the attorney from the JIIF, who is our
2 | insurance carrier. And it was basically just a
3 | training to notify members on how to handle
4 | potential litigation.

5 | This Board, it doesn't really apply to as
6 | much as, say, the Planning Board or the Zoning or
7 | the Board of Adjustment, because they have more
8 | litigation that they're dealing with. But it was
9 | just to inform you this is how the process works.
10 | Very generic training.

11 | But we think we're going to go in a
12 | different direction. It might be better to do it
13 | in an Executive Session so that members have the
14 | ability to be -- feel free to ask questions and
15 | get into maybe some specifics, if there are any.

16 | So, I think that was the better approach
17 | and it will be rescheduled for another time.

18 | MR. YANOTCHKO: So, possibly, a part of a
19 | Regular Meeting in Executive Session?

20 | THE DEPUTY CLERK: Correct.

21 | MR. YANOTCHKO: Okay.

22 | MR. NG: Yeah. Thank you, Erin.

23 | MR. YANOTCHKO: Thank you, Erin.

24 | CHAIRMAN FERNANDEZ: One last thing, going
25 | back to the minutes. I'd like to change my vote

1 to yes; I looked over the minutes. So, I was
2 able to vote yes. Change my vote to yes, Debbie.

3 MS. DILLON: I will.

4 CHAIRMAN FERNANDEZ: They're great minutes,
5 by the way.

6 MS. DILLON: Oh, thank you so much.

7 CHAIRMAN FERNANDEZ: Merry Christmas. Merry
8 Christmas. Happy New Year. Happy New Year.
9 Love it.

10 MS. DILLON: You say it; it's there.

11 CHAIRMAN FERNANDEZ: I wish it was -- what
12 do you call, the context in how you say it. You
13 said it with love or he said it --

14 MS. DILLON: I can't add that.

15 CHAIRMAN FERNANDEZ: Anger.

16 MS. DILLON: I can't add that.

17 CHAIRMAN FERNANDEZ: Just joking.

18 COMMISSIONER BONITO: Just for my
19 understanding, this proposal we heard tonight is
20 in the proposal stage. We haven't voted to move
21 it forward to --

22 CHAIRMAN FERNANDEZ: No vote on it tonight.

23 MR. YANOTCHKO: No, I wasn't going to do
24 that.

25 COMMISSIONER BONITO: Okay.

1 MR. YANOTCHKO: No.

2 COMMISSIONER BONITO: No, because -- all
3 right.

4 Thank you for the clarification.

5 MR. YANOTCHKO: No. Wanted to introduce --

6 COMMISSIONER BONITO: Right. Introduce is
7 a nice word.

8 MR. YANOTCHKO: Potential project. Yes.

9 MR. NG: So, they simply have a -- you
10 know, general feedback from the --

11 COMMISSIONER BONITO: Oh, yeah. Yeah.

12 MR. NG: -- architect about the project, of
13 course.

14 COMMISSIONER BONITO: We still on the
15 record?

16 MS. DILLON: Yes, you are.

17 COMMISSIONER BONITO: Oh, good evening,
18 folks.

19 MR. NG: It's too soon for voting like --

20 COMMISSIONER BONITO: Thank you.

21 MR. NG: I think we cover everything
22 tonight.

23

24 **ADJOURNMENT:**

25

1 MR. YANOTCHKO: Is there a motion to -- to
2 adjourn the meeting?

3 COMMISSIONER FESTA: Motion.

4 MR. YANOTCHKO: Okay.

5 Motion from Chairperson Fernandez.

6 Oh, Mr. Nova seconds. Okay.

7 So, roll call.

8 Chairperson Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 MR. YANOTCHKO: Yes.

11 Commissioner Izquierdo?

12 COMMISSIONER IZQUIERDO: Yes.

13 MR. YANOTCHKO: Yes.

14 Commissioner Nova?

15 COMMISSIONER NOVA: Yes.

16 MR. YANOTCHKO: Commissioner Festa?

17 COMMISSIONER FESTA: Yes.

18 MR. YANOTCHKO: Commissioner Casper?

19 COMMISSIONER CASPER: Yes.

20 MR. YANOTCHKO: Commissioner Bonito?

21 COMMISSIONER BONITO: Yes.

22 MR. YANOTCHKO: And Commissioner Vallejo
23 had to leave early.

24 And with that, we're closed.

25

1 (Whereupon, the proceedings were concluded
2 at 6:13 p.m.)
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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, 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, January 23, 2018 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon