

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, September 18, 2018
Commencing at 4:36 p.m.

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

PAUL CASPER, COMMISSIONER
EVA FESTA, 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

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.
BY: MICHAEL T. WILKOS, ESQ.
Board Attorneys

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
PLEDGE OF ALLEGIANCE	3
ROLL CALL	4
AGENDA	
1. APPROVAL OF THE MINUTES FROM THE MEETING OF JULY 17, 2018	10
2. RESOLUTION REGARDING ACCEPTANCE OF SUBSIDY FROM THE CITY OF UNION CITY FOR FUNDING OF THE AGENCY'S BUDGET	11
3. RATIFICATION OF PRIOR PAYMENT OF CLAIMS	18
4. APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION OF CHECKS	20
5. REPORT ON STATUS OF PROJECTS	21
6. PUBLIC COMMENT	33
7. OTHER BUSINESS	34
ADJOURNMENT	38

1 MR. NG: We're -- we're going to start the
2 meeting. Then after she -- the same -- the
3 meeting, I'm -- I'm going to take a moment for a
4 couple words --

5 MR. YANOTCHKO: Okay.

6 MR. NG: -- that I have to share.

7 Okay?

8 MR. YANOTCHKO: Okay.

9 THE ASSISTANT SECRETARY: Okay.

10 MR. YANOTCHKO: Thank you.

11 THE ASSISTANT SECRETARY: Please take
12 notice that on Tuesday, September 18, 2018, at
13 4:30 p.m., a Regular Meeting is scheduled for the
14 Union City Redevelopment Agency to be held in the
15 Third Floor Conference Room, located at City
16 Hall, 3715 Palisade Avenue, Union City, New
17 Jersey.

18 Please rise for the Pledge of Allegiance.

19

20 (Whereupon, the Pledge of Allegiance was
21 said by all.)

22

23 THE ASSISTANT SECRETARY: Adequate notice
24 of this meeting has been provided as follows:

25 Notice of this meeting setting forth the

1 | time, date, location and the agenda, to the
2 | extent known, was forwarded to The Jersey
3 | Journal, The Record, and the Hudson Reporter, has
4 | been posted on the bulletin board in City Hall
5 | and has been made available to the public in the
6 | office of the Municipal Clerk.

7 |

8 | **ROLL CALL:**

9 |

10 | THE ASSISTANT SECRETARY: Mr. Yanotchko,
11 | you want to do the roll call?

12 | MR. YANOTCHKO: Okay. I could do that.

13 | Roll call.

14 | Chairperson Fernandez?

15 | CHAIRMAN FERNANDEZ: Here.

16 | MR. YANOTCHKO: Is here.

17 | Commissioner Izquierdo?

18 | COMMISSIONER IZQUIERDO: Here.

19 | MR. YANOTCHKO: Is here.

20 | Commissioner Nova?

21 | COMMISSIONER NOVA: Here.

22 | MR. YANOTCHKO: Commissioner Festa?

23 | COMMISSIONER FESTA: Here.

24 | MR. YANOTCHKO: Commissioner Casper?

25 | COMMISSIONER CASPER: Here.

1 MR. YANOTCHKO: Commissioner Bonito is
2 absent.

3 And then Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Here.

5 MR. YANOTCHKO: Is here.

6 MR. NG: Well, before you -- David, before
7 you go through the agenda, I wanted to let the --
8 the Board know that Mr. Yanotchko is -- today's
9 his -- his last day.

10 CHAIRMAN FERNANDEZ: Ah, --

11 MR. NG: Feel very sad.

12 CHAIRMAN FERNANDEZ: Wow.

13 MR. NG: He's running away from us but it's
14 for good --

15 CHAIRMAN FERNANDEZ: Why you like that?

16 MR. NG: He can go over.

17 CHAIRMAN FERNANDEZ: Unbelievable.

18 MR. YANOTCHKO: Yeah. I'm --

19 Thanks.

20 Thanks, Kennedy.

21 I'm -- my wife and I are relocating to her
22 hometown, which is Rochester, New York.

23 COMMISSIONER FESTA: Nice.

24 MR. YANOTCHKO: It's pretty cold there.

25 CHAIRMAN FERNANDEZ: Yeah.

1 MR. YANOTCHKO: But it's -- it's a nice
2 place; good place for a little -- for a little
3 family. We just had a -- a baby back in May, as
4 you might remember.

5 COMMISSIONER FESTA: Oh, congratulations.

6 MR. YANOTCHKO: And -- yeah, she's, you
7 know, it's -- it's going really well there. And
8 it's -- it's kind of tough to do when it's just
9 you two taking care of a baby.

10 She's got a lot of family there. Her
11 grandmother can't keep -- can't keep away when
12 the baby's been in Jersey. So, it's to kind of
13 help grandma's commute. We're going to go up
14 there and I'll -- I'll miss you all.

15 COMMISSIONER FESTA: Yeah.

16 CHAIRMAN FERNANDEZ: Well, congratulations.

17 THE ASSISTANT SECRETARY: Good luck.

18 COMMISSIONER IZQUIERDO: Congratulations.

19 CHAIRMAN FERNANDEZ: Thank you.

20 MR. NG: Yeah.

21 MR. YANOTCHKO: Thank you. It's -- it's
22 been a pleasure working with you the last -- last
23 few years.

24 MR. NG: I got -- I got to tell you that
25 I've been working with a lot of lawyers given my

1 almost -- my whole career in, you know, Hudson
2 County. And -- and you have been very
3 professional.

4 We're going to miss you.

5 I will -- I -- I will miss you personally,
6 you know, with all my Redevelopment things, you
7 know.

8 MR. YANOTCHKO: Thank you.

9 MR. NG: I know we started almost at the
10 same time here on this Board. We have been
11 learning -- learning things that we didn't know.

12 MR. YANOTCHKO: We had a lot to learn
13 together.

14 MR. NG: Yeah.

15 MR. YANOTCHKO: Yes.

16 At the start.

17 MR. NG: So, good luck.

18 CHAIRMAN FERNANDEZ: Congratulations and
19 good luck, David.

20 MR. YANOTCHKO: Thank you very much.

21 THE ASSISTANT SECRETARY: Congrats.

22 MR. YANOTCHKO: Thank you.

23 MR. NG: You may introduce your partner,
24 maybe there --

25 MR. YANOTCHKO: Oh, yes, yes.

1 MR. NG: -- will be taking --

2 MR. YANOTCHKO: Of course.

3 This is -- so, Commissioners, this is
4 Michael Wilkos from my firm. And Mike should be
5 taking over after -- after I'm going, you know,
6 starting with the October meeting and -- and
7 other stuff.

8 He came with us for some meetings last week
9 were here in Union City. So, you know, -- you
10 know, teaching him what -- what goes on. You
11 know, where -- in -- in the drive up and all that
12 stuff. We're -- talks about what to do and then,
13 you know, talking about the projects to get him
14 up to speed.

15 And at -- at the same time I don't -- I'm
16 probably not going to be completely, completely
17 out. Although, like I'm -- the plan right now is
18 for me to work remotely for part-time during the
19 -- during the week.

20 I'm not admitted in New York yet. So I got
21 to get my -- my bar application --

22 COMMISSIONER FESTA: Mmm.

23 MR. YANOTCHKO: -- and get -- you know, get
24 -- get approved there.

25 And so the plan is do some remote work,

1 | which might be on some other things. I don't
2 | know if it's going to be exactly what this --
3 | with UCRA. But -- so, yeah, I'll still be
4 | around, you know, and -- and, you know, email and
5 | -- and phones, it's -- it's pretty easy to do
6 | that.

7 | MR. NG: Very good.

8 | So, welcome -- welcome aboard.

9 | MR. WILKOS: Thank -- thank you,
10 | Commissioners, for -- for having me.

11 | I've been with the Florio law firm for a
12 | number of years now. I've been admitted since
13 | 2011 and represented public entities in -- in a
14 | number of matters.

15 | And, as David said, he's gotten me up to
16 | speed on many of your initiatives that you're
17 | working on. And I look to -- look forward to
18 | working with all of you and continuing David's
19 | great work with the Board.

20 | MR. NG: Thank you.

21 | Welcome.

22 | MR. WILKOS: Thank you.

23 | COMMISSIONER IZQUIERDO: Welcome.

24 | MR. NG: All right. We're ready.

25 | MR. YANOTCHKO: Okay.

1 So, we'll go -- we'll go back to the
2 agenda.

3

4 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
5 **JULY 17, 2018:**

6

7 MR. YANOTCHKO: Item number 1 is Approval
8 of the Minutes from the meeting of July 17th,
9 2018.

10 We have some copies around, if you --

11 I think -- I know some Commissioners have
12 already taken a look.

13 COMMISSIONER IZQUIERDO: Yes.

14 A motion to approve the --

15 MR. YANOTCHKO: Okay.

16 COMMISSIONER IZQUIERDO: -- minutes.

17 MR. YANOTCHKO: Motion from Commissioner
18 Izquierdo.

19 And a second?

20 COMMISSIONER VALLEJO: Second.

21 MR. YANOTCHKO: Second from Commissioner
22 Vallejo.

23 Roll call.

24 Commiss-- Chairperson Fernandez?

25 CHAIRMAN FERNANDEZ: Yes.

1 MR. YANOTCHKO: Is a yes.

2 Commissioner Izquierdo?

3 COMMISSIONER IZQUIERDO: Yes.

4 MR. YANOTCHKO: Commissioner Nova?

5 COMMISSIONER NOVA: Yes.

6 MR. YANOTCHKO: Commissioner Festa?

7 COMMISSIONER FESTA: Yes.

8 MR. YANOTCHKO: Commissioner Casper?

9 COMMISSIONER CASPER: Abstain.

10 MR. YANOTCHKO: Abstain.

11 Commissioner Bonito?

12 Absent.

13 And then Commissioner Vallejo?

14 COMMISSIONER VALLEJO: Yes.

15 MR. YANOTCHKO: Is a yes.

16 So the ayes have it.

17

18 **2. RESOLUTION REGARDING ACCEPTANCE OF SUBSIDY**

19 **FROM THE CITY OF UNION CITY FOR FUNDING OF THE**

20 **AGENCY'S BUDGET:**

21

22 MR. YANOTCHKO: Let's -- and going on to
23 the next part of the agenda, the first Resolution
24 we have on is Regarding the Acceptance of the
25 Subsidy from the City of Union City for Funding

1 | the Agency Budget.

2 | The Union -- like most years we have some
3 | annual expenses. I think they've been a little
4 | less this year but some banking charges,
5 | professional fees, legal, accounting, the audit's
6 | always a fee.

7 | We have some -- you know, we're in
8 | different stages of projects at this point. I
9 | have a -- I have a short update on Development
10 | Authority audit --

11 | CHAIRMAN FERNANDEZ: This might be a
12 | conflict --

13 | MR. YANOTCHKO: -- right after this.

14 | So, since we prob-- we won't get enough
15 | fees to kind of cover the whole budget, the City
16 | is giving us a subsidy in the budget of a hundred
17 | twenty-six thousand dollars. So, this is --

18 | And I -- my understanding, that's already
19 | been approved at the Board of Commissioner level.
20 | So this is really the acceptance on the -- by the
21 | UCRA Board for this -- for this subsidy.

22 | COMMISSIONER FESTA: Make a motion.

23 | MR. YANOTCHKO: Make a motion. It's --

24 | COMMISSIONER NOVA: Second.

25 | MR. YANOTCHKO: Motion from Commissioner

1 Festa.

2 Commissioner Nova for the --

3 COMMISSIONER IZQUIERDO: Just a -- as a
4 clarification at least to understand what we
5 voting to.

6 MR. YANOTCHKO: Okay.

7 COMMISSIONER IZQUIERDO: So you're saying
8 that we don't -- this amount of money is coming
9 from where?

10 MR. YANOTCHKO: The City budget.

11 COMMISSIONER IZQUIERDO: City budget?

12 MR. YANOTCHKO: Directly from the City
13 budget, yes.

14 COMMISSIONER IZQUIERDO: Oh. Okay.

15 All right.

16 And -- and you say it's a subsidy because
17 we don't have -- we don't make --

18 MR. YANOTCHKO: Well, --

19 COMMISSIONER IZQUIERDO: -- enough money --

20 MR. YANOTCHKO: -- what usually happens
21 is --

22 And we've had some projects stall.

23 COMMISSIONER IZQUIERDO: Um-hum.

24 MR. YANOTCHKO: Fortunately PBG Realty is
25 one that could help out on this and -- and they

1 recently got approved again.

2 What the developers are supposed to do is
3 pay -- once they get a redevelopment agreement,
4 pay some administrative fees, pay our
5 professional fees. So that will take off again
6 but we don't have enough to cover everything.

7 COMMISSIONER IZQUIERDO: Oh, okay.

8 MR. YANOTCHKO: Yeah.

9 COMMISSIONER IZQUIERDO: So in previous
10 years did you have that?

11 MR. YANOTCHKO: Some -- some years we've
12 done the sub--

13 It's been a while since we haven't done the
14 subsidy; probably back in --

15 MR. NG: Back when we --

16 MR. YANOTCHKO: -- the big days --

17 MR. NG: -- when we build the --

18 MR. YANOTCHKO: -- with the school.

19 MR. NG: -- high school.

20 COMMISSIONER IZQUIERDO: Um-hum.

21 MR. YANOTCHKO: Because at that point there
22 was a lot happening. And the school was such a
23 big project.

24 COMMISSIONER IZQUIERDO: Um-hum.

25 MR. YANOTCHKO: You know, you're talking

1 about a project that it's in -- well over a
2 hundred million dollars. So at that point there
3 are fees that get passed down --

4 COMMISSIONER IZQUIERDO: Um-hum.

5 MR. YANOTCHKO: -- and paid by the
6 redeveloper.

7 Right now we don't have the projects like
8 that.

9 The Yardley one's been stalled.

10 The PBG getting off the ground after they
11 were knocked down in the courts but approved
12 again. So that's -- that's one that we'll -- we
13 should be able to add soon in getting them off
14 tolling their agreement.

15 But, yeah, there are -- yeah, we got -- we
16 haven't had as much and it's probably been since
17 the -- the high school demonstration project that
18 we're -- we haven't -- where we've needed the --
19 you know since then we've needed the help. Yeah.

20 MR. NG: Hopefully, we'll -- we will get a
21 couple projects soon here --

22 COMMISSIONER IZQUIERDO: Okay.

23 MR. NG: -- continue the Agency going back
24 here.

25 COMMISSIONER IZQUIERDO: Well, the -- the

1 Agency is a creation by law on the -- on the
2 State level, yeah?

3 MR. YANOTCHKO: A creation by law?

4 Well, the State passed a statute to allow
5 for redevelopment agencies. And then what a town
6 or city can do is choose to -- to make one or not
7 make one if they don't --

8 It's kind of like -- it's something out
9 there, so the -- then the city has to pass an
10 ordinance to -- to create an agency in that city.

11 COMMISSIONER IZQUIERDO: Oh but we don't
12 have a budget that comes from the State?

13 MR. YANOTCHKO: Not directly. No.

14 COMMISSIONER IZQUIERDO: No. Oh.

15 MR. YANOTCHKO: No.

16 COMMISSIONER IZQUIERDO: Oh, okay.

17 All right, so, --

18 Okay.

19 Thank you, --

20 MR. YANOTCHKO: Okay.

21 COMMISSIONER IZQUIERDO: -- for the
22 explanation.

23 MR. YANOTCHKO: Okay. Sure.

24 So, getting back to the motion.

25 I had a first from Commissioner Festa.

1 Second; Nova -- Commissioner Nova I believe
2 so.

3 COMMISSIONER NOVA: Yes.

4 MR. YANOTCHKO: Roll call.

5 Chairperson Fernandez?

6 CHAIRMAN FERNANDEZ: Just as a legal
7 matter, do I need to recuse myself or abstain
8 from this?

9 MR. YANOTCHKO: I -- I would abstain.
10 Yeah.

11 CHAIRMAN FERNANDEZ: Yeah.

12 So, I'm -- I'm abstaining.

13 MR. YANOTCHKO: Abstain.

14 COMMISSIONER IZQUIERDO: And why is that?

15 COMMISSIONER FESTA: He's a Commissioner.

16 CHAIRMAN FERNANDEZ: Because I'm a --

17 COMMISSIONER VALLEJO: He's a Commissioner.

18 MR. YANOTCHKO: He sits on the Board of
19 Commissioners.

20 COMMISSIONER IZQUIERDO: Oh, oh, because
21 you vote --

22 MR. YANOTCHKO: Yes.

23 COMMISSIONER VALLEJO: It's a conflict of
24 interest.

25 COMMISSIONER IZQUIERDO: Oh. Oh you vote

1 for that.

2 MR. YANOTCHKO: Yeah.

3 CHAIRMAN FERNANDEZ: So I'm recusing myself
4 on that.

5 MR. YANOTCHKO: Yes.

6 COMMISSIONER IZQUIERDO: Okay.

7 MR. YANOTCHKO: Yes.

8 THE ASSISTANT SECRETARY: Okay.

9 MR. YANOTCHKO: Commissioner Izquierdo?

10 COMMISSIONER IZQUIERDO: Yes.

11 MR. YANOTCHKO: Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 MR. YANOTCHKO: Commissioner Festa?

14 COMMISSIONER FESTA: Yes.

15 MR. YANOTCHKO: Commissioner Casper?

16 COMMISSIONER CASPER: Yes.

17 MR. YANOTCHKO: Commissioner Bonito is
18 absent.

19 Commissioner Vallejo?

20 COMMISSIONER VALLEJO: Yes.

21 MR. YANOTCHKO: That's a yes.

22

23 **3. RATIFICATION OF PRIOR PAYMENT OF CLAIMS:**

24

25 MR. YANOTCHKO: Next we're going to the

1 Prior -- the Ratification of Prior Payment of
2 Claims.

3 This is really, as you said before,
4 payroll; the stipends for Executive Director and
5 Assistant Secretary, what we have.

6 So do I have a motion for --

7 COMMISSIONER VALLEJO: Motion.

8 MR. YANOTCHKO: Motion from Commissioner
9 Vallejo.

10 COMMISSIONER IZQUIERDO: Second.

11 MR. YANOTCHKO: Second from Commissioner
12 Izquierdo.

13 Roll call.

14 Chairperson Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 MR. YANOTCHKO: Is a yes.

17 Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. YANOTCHKO: Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. YANOTCHKO: Commissioner Festa?

22 COMMISSIONER FESTA: Yes.

23 MR. YANOTCHKO: Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 MR. YANOTCHKO: Commissioner Bonito is

1 absent.

2 Commissioner Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 MR. YANOTCHKO: Is a yes.

5 Okay.

6 So that Resolution passes.

7

8 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**
9 **PREPARATION OF CHECKS:**

10

11 MR. YANOTCHKO: Next one we've got on the
12 calendar -- or the agenda, I'm sorry, Resolution
13 to Approve Payment of Bills, Claims presented,
14 and to authorize preparation of checks.

15 We've got three here.

16 First we've got Audio-Digital Transcription
17 Services.

18 We've got Alpha Dog, which is the website
19 provider/maintainer.

20 And then Florio, Kenny, Raval, for legal
21 are the -- the bills for this -- this month.

22 Do I have a -- a motion?

23 COMMISSIONER FESTA: Motion.

24 MR. YANOTCHKO: Motion from Commissioner
25 Festa.

1 COMMISSIONER NOVA: Second.

2 MR. YANOTCHKO: Second from Commissioner

3 Nova.

4 Roll call.

5 Chairperson Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. YANOTCHKO: Is a yes.

8 Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Yes.

10 MR. YANOTCHKO: 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 is

17 absent.

18 Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 MR. YANOTCHKO: Is a yes.

21

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

23

24 MR. YANOTCHKO: Okay.

25 Going on to number 5.

1 Report on Status of Projects.

2 What -- the main -- the main report I have
3 is Executive Director Kennedy Ng and I had a
4 meeting with -- yeah, I had some meetings on the
5 2704 Kennedy Boulevard Project. First with the
6 Administration to get some guidance and some --
7 some -- hear some concerns out about the project.

8 And then we also had a meeting with the
9 lawyer for the -- for the proposed redevelopers
10 -- with Bianca last Friday to talk about just --
11 just some issues with the project and to see if
12 -- see if some changes could be made.

13 We -- we highlighted some issues that were
14 brought up in our meetings when we've had the
15 redevelop-- the developers present. Most -- most
16 importantly, traffic and parking are the two
17 biggies really.

18 We talked about seeing if they could see if
19 affordable housing could be put into this
20 project.

21 We're also -- we're -- we also talked a
22 little bit about the scale, to see if they could
23 enlarge some of the units. I think as -- as some
24 of you have definitely brought up there's -- a
25 couple of the units are on the -- the smaller

1 side. It doesn't meet the -- the exact criteria
2 of the redevelopment area requirements.

3 Like there's a couple one bedrooms that are
4 a little short on square footage. I think some
5 of the two bedrooms are even a little more short.

6 So, basically, we've asked them to go back;
7 see what they can do with the plan to tweak it,
8 if it can be compliant in all -- all aspects and
9 if they can bring that back to us shortly.

10 So, ball's in their court. I -- I don't
11 think they'll take long to respond. And we
12 should have -- I'd like to have something, you
13 know, for us to kind of like go forward with in
14 the next few months.

15 MR. NG: Good.

16 MR. YANOTCHKO: Let's see.

17 And then just for the High School
18 Demonstration project, which has been quiet
19 forever on the -- whether this -- the audit with
20 the State would ever be wrapped up again.

21 Also, what's happened is there's been a
22 change in Trenton. So the School's Development
23 Authority has completely changed personnel. And
24 to our understanding the audit is over -- mostly
25 the points on the audit that might be corrected

1 or some -- maybe some money going back one way or
2 the other is through -- is through the
3 redeveloper, Epic -- or -- or I mean the parent
4 company of the redeveloper.

5 Supposedly they have settled and they're --
6 and Epic and the School Development Authority
7 have an understanding. And I've -- I've gotten a
8 -- I've gotten word of that. I haven't seen the
9 final paperwork yet but should be any day now
10 from that. And the -- and, you know, that's also
11 been what the understanding of the counsel for
12 the Board of Education is.

13 So hopefully, hopefully, hopefully
14 that's --

15 COMMISSIONER IZQUIERDO: And -- and the
16 outcomes of that negotiation comes to the -- the
17 Board?

18 MR. YANOTCHKO: Well, I mean it's -- I -- I
19 don't know if we'll get a -- I mean it -- it's
20 more the State's audit but, you know, we'll
21 report back the findings.

22 I know -- I -- I think we -- they had very
23 few concerns about the Agency and I think -- my
24 understanding was that was just a draft and I
25 think -- I sent a response to any concerns they

1 had about the Agency. And I -- you know, like my
2 -- my understanding the final process they were
3 going to -- that they had no concerns about the
4 Agency.

5 COMMISSIONER IZQUIERDO: Okay.

6 MR. YANOTCHKO: It's -- it's almost been so
7 long --

8 MR. NG: We --

9 MR. YANOTCHKO: -- at this point.

10 MR. NG: And remember, David, that three or
11 four years ago we spent a lot of time putting all
12 the files together?

13 MR. YANOTCHKO: Yes.

14 MR. NG: So by that time was concerns about
15 where the file was -- where -- you know, we put
16 it together. So we finally got on an office.
17 The office has been moved three or four times.
18 Finally we -- they move it to -- to this side. I
19 got to show you where the -- the cabinets are.

20 And I think if they need some
21 documentations we are ready to -- to -- to
22 provide it.

23 COMMISSIONER IZQUIERDO: Oh, okay.

24 Oh, so they can request --

25 MR. NG: Yeah.

1 COMMISSIONER IZQUIERDO: -- paperwork from
2 the --

3 MR. NG: Of course.

4 COMMISSIONER IZQUIERDO: -- from the
5 Agency.

6 Oh, okay.

7 MR. YANOTCHKO: I think -- and I think at
8 this point it's more of just finalizing what the
9 conclusions are, --

10 MR. NG: Yeah.

11 CHAIRMAN FERNANDEZ: Right.

12 MR. YANOTCHKO: -- you know, at this point.

13 And -- and here's the other thing is I -- I
14 think the auditors have -- have changed
15 completely.

16 I mean I think the -- the -- this was --

17 MR. NG: Three hundred percent.

18 MR. YANOTCHKO: -- the staff auditors --
19 and I -- I think it was getting less by the time
20 we put --

21 MR. NG: Yeah. Yeah.

22 MR. YANOTCHKO: -- go through with this --

23 MR. NG: Remember the --

24 MR. YANOTCHKO: -- cutbacks --

25 MR. NG: -- it was when --

1 MR. YANOTCHKO: -- budget cutbacks.

2 MR. NG: -- Christie was the -- the
3 Governor. And we -- before Christie was -- they
4 started doing the -- the auditors movements.

5 And then new people came to the Board.

6 MR. YANOTCHKO: Yes.

7 MR. NG: And then now probably everybody --
8 everybody's new in this Administration now in
9 Trenton.

10 COMMISSIONER IZQUIERDO: Oh, okay.

11 MR. NG: So, --

12 COMMISSIONER IZQUIERDO: No, no, what I'm
13 -- my question was more like whatever comes out
14 as a result of what's happening is not coming to
15 the Board?

16 We don't have anything --

17 MR. YANOTCHKO: Well, you'll -- you'll --

18 COMMISSIONER IZQUIERDO: -- to -- to --

19 MR. YANOTCHKO: -- not necessarily approve
20 but to -- but to checkout what the -- what the --
21 what the conclusions are, yeah.

22 COMMISSIONER IZQUIERDO: Oh.

23 MR. YANOTCHKO: I mean but not necessarily
24 vote on them.

25 COMMISSIONER IZQUIERDO: Oh, okay.

1 MR. NG: No.

2 MR. YANOTCHKO: Because that would be the,
3 you know, SDA's opinion that we -- the opinion of
4 their auditors.

5 COMMISSIONER IZQUIERDO: Um-hum.

6 Okay.

7 MR. YANOTCHKO: Yeah.

8 And, plus, -- another thing that reminded
9 me this whole thing, remember we have that
10 website --

11 Maybe he's still out there somewhere.

12 -- that --

13 MR. NG: It was through Epic.

14 MR. YANOTCHKO: Epic. Yeah, that was --

15 MR. NG: Yeah.

16 MR. YANOTCHKO: -- that was really bright
17 to put that together --

18 MR. NG: Yeah.

19 MR. YANOTCHKO: -- just as --

20 Because they had over a -- and most of the
21 questions didn't deal with the Agency. Most of
22 it was Epic having to account for every dollar
23 and --

24 MR. NG: That was a good idea.

25 MR. YANOTCHKO: -- and the expenses and

1 stuff.

2 What they did is they -- they put it
3 together so they had a website which would save
4 and store all the documents.

5 MR. NG: Um-hum.

6 MR. YANOTCHKO: Because they're concern was
7 would the State go back and say, hey, you didn't
8 really give us that.

9 But I mean it's kind of saved there, which
10 is the nice part about it.

11 MR. NG: It is a website. All the answers
12 and -- and documents that they ask us to provide
13 or dispose of the district -- the school
14 district. Everything went to that -- to that
15 website. So it's safe in there.

16 Even if we don't have the paperwork, I mean
17 the hard copies still there.

18 COMMISSIONER IZQUIERDO: Um-hum. Um-hum.

19 MR. NG: And that's a good thing.

20 COMMISSIONER IZQUIERDO: For public access?

21 MR. YANOTCHKO: Not --

22 MR. NG: Oh, yeah, I don't think -- yeah.

23 MR. YANOTCHKO: No. No. You have to have
24 like a code to get in --

25 MR. NG: No. No.

1 MR. YANOTCHKO: -- and stuff like that.

2 MR. NG: That's a company.

3 MR. YANOTCHKO: It's usually between the --
4 the lawyers and the people work-- who work and to
5 respond --

6 COMMISSIONER IZQUIERDO: Um-hum.

7 MR. YANOTCHKO: -- to the request. Like --

8 MR. NG: It's like a --

9 MR. YANOTCHKO: -- like I had a code --

10 MR. NG: -- a digital file --

11 MR. YANOTCHKO: Yeah.

12 MR. NG: -- system.

13 MR. YANOTCHKO: To put stuff in. Yeah.
14 You'd -- you'd have to have a code to upload
15 stuff.

16 COMMISSIONER IZQUIERDO: Um-hum.

17 MR. YANOTCHKO: And that's -- that's really
18 the --

19 MR. NG: Um-hum.

20 MR. YANOTCHKO: -- report on the Status of
21 Projects.

22 COMMISSIONER IZQUIERDO: And Yardley?

23 MR. YANOTCHKO: Yardley? There's been
24 nothing going on.

25 COMMISSIONER IZQUIERDO: Okay.

1 MR. YANOTCHKO: They have not come back. I
2 don't -- I don't know -- I don't know where
3 that's going.

4 MR. NG: We don't have anything new
5 about --

6 COMMISSIONER IZQUIERDO: Yardley?

7 MR. NG: -- that project.

8 COMMISSIONER IZQUIERDO: Um-hum.

9 MR. NG: So when -- when something come up
10 I'll -- we -- we will be sharing.

11 COMMISSIONER IZQUIERDO: So -- so,
12 basically, those three things; Yardley, 2704
13 and --

14 MR. NG: And PBG.

15 COMMISSIONER IZQUIERDO: -- high school.

16 MR. YANOTCHKO: Yeah.

17 And PBG, --

18 MR. NG: PBG.

19 MR. YANOTCHKO: -- which should -- we
20 should get that started again since they got
21 their approval at the -- the Planning Board.

22 MR. NG: Planning Board.

23 MR. YANOTCHKO: They should be ready to go
24 again. Or at least we can ask them if they're
25 ready to go and check on them.

1 MR. NG: All right.

2 Number 6.

3 MR. YANOTCHKO: Okay. So, --

4 Oh, motion to accept the Status of

5 Projects?

6 COMMISSIONER VALLEJO: Motion.

7 MR. YANOTCHKO: Motion from Commissioner

8 Vallejo.

9 COMMISSIONER NOVA: Second.

10 MR. YANOTCHKO: Second from Commissioner

11 Nova.

12 Roll call.

13 Chairperson Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 MR. YANOTCHKO: Is a yes.

16 Commissioner Izquierdo?

17 COMMISSIONER IZQUIERDO: Yes.

18 MR. YANOTCHKO: A yes.

19 Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. YANOTCHKO: Commissioner Festa?

22 COMMISSIONER FESTA: Yes.

23 MR. YANOTCHKO: Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 MR. YANOTCHKO: Commissioner Bonito is

1 absent.

2 And then Commissioner Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 MR. YANOTCHKO: Yes.

5

6 **6. PUBLIC COMMENT:**

7

8 MR. YANOTCHKO: Now we're going on to
9 number 6, the Public Comment portion of this
10 agenda.

11 And this is the time where we ask if
12 there's any members of the public here and wish
13 to be heard on any topics.

14 And so it's open for that.

15 Although I -- I don't know if I see any
16 members of the public.

17 Motion?

18 CHAIRMAN FERNANDEZ: There's a lady hiding
19 back there.

20 MR. YANOTCHKO: Okay.

21 MR. NG: No.

22 COMMISSIONER VALLEJO: Motion to close.

23 MR. YANOTCHKO: Motion to close -- close
24 the Public Comment portion from Commissioner
25 Vallejo.

1 Second?

2 COMMISSIONER NOVA: Second.

3 MR. YANOTCHKO: Second; Commissioner Nova.

4 Roll call.

5 Chairperson Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. YANOTCHKO: Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. YANOTCHKO: 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: That's a yes.

16 Commissioner Bonito; absent.

17 Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19 MR. YANOTCHKO: Yes.

20 Okay.

21

22 **7. OTHER BUSINESS:**

23

24 MR. YANOTCHKO: Number 7.

25 Any new business that comes before the

1 Board?

2 MR. NG: The only thing that -- probably at
3 this time will be the -- Lady should have
4 lawyer's information so they can --

5 MR. YANOTCHKO: Oh, Michael's information.

6 MR. NG: Yeah, Michael.

7 MR. YANOTCHKO: We'll make sure.

8 MR. NG: So make sure, too.

9 THE ASSISTANT SECRETARY: Yeah, we'll
10 exchange after the meeting.

11 MR. YANOTCHKO: Yes.

12 THE ASSISTANT SECRETARY: Thank you.

13 MR. WILKOS: Thank you.

14 MR. YANOTCHKO: Michael might have already
15 taken care of that --

16 MR. WILKOS: Yeah.

17 MR. YANOTCHKO: -- just now.

18 CHAIRMAN FERNANDEZ: By the way, folks, if
19 you want to email me, I -- my City web-- my City
20 email is working again, so --

21 MR. NG: Oh, that's very good. Yeah.

22 CHAIRMAN FERNANDEZ: -- don't be shy.

23 MR. NG: That's great to know.

24 CHAIRMAN FERNANDEZ: So, you can send me --

25 MR. NG: It's great to know.

1 CHAIRMAN FERNANDEZ: Yeah.

2 (Indiscernible).

3 It messed up -- it messed up all my phone
4 numbers; it erased all my contacts. But we got
5 it working.

6 MR. NG: Oh my God.

7 CHAIRMAN FERNANDEZ: Yeah. Our IP, you
8 know, guys; a-okay by me.

9 MR. NG: Well, Mr. Yanotchko, I really
10 appreciate the years that you have put into this
11 office and I have learned a lot from you. And I
12 -- and we all think that you have been very
13 professional and always on time, always sharing
14 everything that's been happening, you know, about
15 the office, about the Agency.

16 So keep in contact with us.

17 MR. YANOTCHKO: I -- I will.

18 MR. NG: Please.

19 MR. YANOTCHKO: Thank -- thank you,
20 Kennedy.

21 I -- I definitely will.

22 COMMISSIONER IZQUIERDO: And I second
23 Kennedy's words.

24 MR. YANOTCHKO: Oh. Thank you.

25

1 **ADJOURNMENT :**

2

3 COMMISSIONER IZQUIERDO: So, a motion to
4 close the meeting.

5 MR. YANOTCHKO: Okay.

6 Motion -- motion from Commissioner
7 Izquierdo.

8 And then second?

9 COMMISSIONER NOVA: Second.

10 MR. YANOTCHKO: Close.

11 Second commissioner Nova.

12 So, roll call.

13 Chairperson Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 MR. YANOTCHKO: Is a yes.

16 Commissioner Izquierdo?

17 COMMISSIONER IZQUIERDO: Yes.

18 MR. YANOTCHKO: Yes.

19 Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. YANOTCHKO: Is a yes.

22 Commissioner Festa?

23 COMMISSIONER FESTA: Yes.

24 MR. YANOTCHKO: Commissioner Casper?

25 COMMISSIONER CASPER: Yes.

1 MR. YANOTCHKO: Commissioner Bonito is
2 absent.

3 And then we've got Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. YANOTCHKO: Is a yes.

6 And that's it; we are closed.

7 MR. NG: Thank you.

8 COMMISSIONER VALLEJO: Thank you.

9 CHAIRMAN FERNANDEZ: David, all the best to
10 you and your family.

11 MR. YANOTCHKO: Thank you very much.

12 CHAIRMAN FERNANDEZ: It was a pleasure.

13 MR. YANOTCHKO: Thank you.

14

15 (Whereupon, the proceedings were concluded
16 at 5:00 p.m.)

17

18

19

20

21

22

23

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, September 18, 2018 and
10 digitally recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon