

COPY

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

:
:
REGULAR MEETING :
:
:
:

TRANSCRIPT OF RECORDED
PROCEEDINGS

City Hall, 4th Floor
3715 Palisade Avenue
Union City, New Jersey

Friday, February 28, 2014
Commencing at 12:02 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
JOHNNY GARCES, COMMISSIONER
RAFAEL NOVA, COMMISSIONER, (Arrived at 12:09 p.m.)
CARLOS VALLEJO, COMMISSIONER, (Arrived at 12:05 p.m.)

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

LUCIO FERNANDEZ, CHAIRMAN

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

BRENDA G. COX, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

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

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1 THE ASSISTANT SECRETARY: Okay, may I have
2 your attention everyone?

3 We're call to order a Regular Public
4 Meeting of the Union City Redevelopment Agency.

5 This meeting has been called and scheduled
6 for today, Friday, February 28, 2014. We're
7 beginning the meeting at --

8 MS. DILLON: Twelve oh two.

9 THE ASSISTANT SECRETARY: -- 12:02.

10 This is a meeting called in compliance with
11 Chapter 231, Public Law 1975 of the Open Public
12 Meeting Act.

13 Adequate notice of the meeting has been
14 provided setting forth the date, time and
15 location of the meeting..

16 Notice of the agenda to the extent known
17 was forwarded to The Jersey Journal, The Record
18 and The Hudson Reporter and was posted on our
19 bulletin board and kept on file in the office of
20 the Municipal Clerk.

21 Before we roll call for this evening's
22 (sic) meeting, would everyone kindly rise that --
23 so that we can salute the flag?

24 The door just got closed; we'll pretend,
25 make believe.

1 MR. YANOTCHKO: Okay.

2

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

5

6 THE ASSISTANT SECRETARY: Thank you all.

7

8 ROLL CALL:

9

10 THE ASSISTANT SECRETARY: Okay, I'll roll
11 call for this evening (sic) -- for tonight's
12 (sic) meeting.

13 Lucio Fernandez?

14 Absent.

15 Eva Festa?

16 COMMISSIONER FESTA: Here.

17 THE ASSISTANT SECRETARY: Johnny Garces?

18 COMMISSIONER GARCES: Here.

19 THE ASSISTANT SECRETARY: Rafael Nova?

20 Paul Casper?

21 COMMISSIONER CASPER: Here.

22 THE ASSISTANT SECRETARY: Vincent Bonito?

23 COMMISSIONER BONITO: Here.

24 THE ASSISTANT SECRETARY: Carlos Vallejo?

25 Okay, let the record indicate that we have

1 four members present.

2 Those absent from today's meeting would be
3 Commissioner Lucio Fernandez, Rafael Nova and
4 Carlos Vallejo.

5 MR. NG: Just for the record, Commissioner
6 Fernandez is on another commitment.

7 THE ASSISTANT SECRETARY: Oh, okay.

8 MR. NG: You know, from City Hall.

9 THE ASSISTANT SECRETARY: Okay.

10 MR. NG: And if we need him, he said we can
11 call by phone probably --

12 THE ASSISTANT SECRETARY: Okay.

13 MR. NG: -- any question.

14 THE ASSISTANT SECRETARY: Okay, very good.

15 MR. NG: Thank you.

16 THE ASSISTANT SECRETARY: And so we have a
17 Board comprised of four members, which
18 constitutes a full legal quorum to establish any
19 decisions that we make tonight -- today I should
20 say.

21

22 **APPROVAL OF MINUTES FROM JANUARY 27, 2014**

23 **MEETING:**

24

25 THE ASSISTANT SECRETARY: So, if we take

1 the agenda in order as it appears before us, I'm
2 call for the first item, which is the approval of
3 the minutes of our January 27th meeting.

4 Do I have a motion to accept those minutes?

5 COMMISSIONER BONITO: Motion.

6 THE ASSISTANT SECRETARY: Motion by?

7 I'm sorry; I didn't hear who --

8 COMMISSIONER FESTA: Bonito.

9 COMMISSIONER BONITO: Me; Bonito.

10 THE ASSISTANT SECRETARY: Mr. Bonito.

11 Okay, seconded by?

12 COMMISSIONER FESTA: Second.

13 THE ASSISTANT SECRETARY: Second by Eva
14 Festa.

15 Roll call for the motion.

16 Eva Festa?

17 COMMISSIONER FESTA: Yes.

18 THE ASSISTANT SECRETARY: Johnny Garces?

19 COMMISSIONER FESTA: Yes.

20 COMMISSIONER GARCES: Yes. Yes. Yes, no,
21 because I don't remember --

22 MR. NG: No, you were here.

23 COMMISSIONER GARCES: I wasn't here? Yeah.

24 THE ASSISTANT SECRETARY: Oh, he wasn't?

25 MR. YANOTCHKO: No, he was here.

1 MR. NG: No, you were. You were here.

2 COMMISSIONER GARCES: I just don't
3 remember.

4 MR. YANOTCHKO: At least the transcript
5 says so, yes.

6 THE ASSISTANT SECRETARY: Okay. Very good.

7 COMMISSIONER GARCES: Okay.
8 That's -- I didn't remember.

9 THE ASSISTANT SECRETARY: I'm --

10 COMMISSIONER GARCES: Yes, now I remember.

11 THE ASSISTANT SECRETARY: It sure does,
12 right?

13 I'm skip over Mr. Casper; he wasn't here.
14 Vincent Bonito?

15 COMMISSIONER BONITO: Yes.

16 THE ASSISTANT SECRETARY: Okay.

17 Let the record show that the minutes of the
18 January 27th, 2014, meeting was approved.

19 Okay.

20 Then I'll pass the -- hand the meeting over
21 to counsel --

22

23 (Whereupon, Carlos Vallejo arrived at 12:05
24 p.m.)

25

1 COMMISSIONER VALLEJO: Good afternoon.

2 THE ASSISTANT SECRETARY: -- for
3 continuation.

4 And the let the record show that Carlos
5 Vallejo joined the meeting.

6 MR. YANOTCHKO: Good to see you.

7 THE ASSISTANT SECRETARY: So we have a
8 Board comprised of five members.

9 Okay and I segue to you, Mr. Counsel.

10 MR. YANOTCHKO: Thank you, Brenda.

11 Good afternoon, Commissioners, Executive
12 Director.

13 Today our primary order of business is to
14 appoint some of the positions that serve the
15 Agency in 2014; financial consultant, legal
16 counsel and auditing firm for 2014.

17 I think the thing here is continuity, as
18 these are be the same providers as last year.

19 We advertised for proposals, put it on the
20 website; got a few -- you know, a couple more
21 proposals. Generally, they're very close in
22 price.

23 And, you know, the decision was made to
24 recommend the, you know, the bookkeeper, legal
25 counsel and auditor that have served the Agency

1 the past couple years.

2

3 RESOLUTION TO APPOINT FINANCIAL
4 CONSULTANT/BOOKKEEPER FOR 2014:

5

6 MR. YANOTCHKO: So, the first Resolution is
7 a Resolution to hire Financial Consultant/
8 Bookkeeper. We put out proposals. There was
9 only one response from the firm of Donohue,
10 Gironda and Doria.

11 THE ASSISTANT SECRETARY: Um-hum.

12 MR. YANOTCHKO: It's for a contract -- it's
13 for the period of February 18th, 2014 through the
14 end of the year.

15 The fee is not to exceed \$15,000.00, unless
16 there's an amendment.

17 And that is the proposal that's, you know,
18 presented for your approval.

19 COMMISSIONER FESTA: Make a motion.

20 THE ASSISTANT SECRETARY: Okay, motion to
21 accept by Eva Festa.

22 Seconded by?

23 COMMISSIONER GARCES: Second.

24 THE ASSISTANT SECRETARY: Seconded by
25 Johnny Garces.

1 Roll call.

2 Johnny Garces?

3 COMMISSIONER GARCES: Yes.

4 THE ASSISTANT SECRETARY: Rafael Nova.

5 Eva Festa?

6 COMMISSIONER FESTA: Yes.

7 THE ASSISTANT SECRETARY: Paul Casper?

8 COMMISSIONER CASPER: Yes.

9 THE ASSISTANT SECRETARY: Okay.

10 Vincent Bonito?

11 COMMISSIONER BONITO: Yes.

12 THE ASSISTANT SECRETARY: And Carlos

13 Vallejo?

14 COMMISSIONER VALLEJO: Yes.

15 THE ASSISTANT SECRETARY: Let the record
16 show that the motion to accept the Resolution to
17 hire the financial consultants was approved by
18 the Board.

19

20 RESOLUTION TO APPOINT LEGAL COUNSEL FOR 2014:

21

22 MR. YANOTCHKO: And then we're moving to
23 agenda item number 4.

24 A Resolution to Appoint Legal Counsel --
25 General Counsel for the remainder of the year.

1 Here we put out a proposal -- a request for
2 proposals. We received three responses.

3 All the legal rates were the same because
4 there's -- there's a \$150.00 maximum. A couple
5 large firms, which also would bill for law
6 students or paralegals were also included.

7 But, you know, the recommendation was to
8 keep the current firm -- my firm, Florio and
9 Kenny as legal counsel.

10 So that's the Resolution that we have
11 before you today.

12 The amount not to exceed is \$20,000.00.
13 The hourly rate is \$150.00 per hour for
14 attorneys, which is the Agency limit.

15 And that is -- that is here for your review
16 and approval.

17 COMMISSIONER FESTA: Make a motion.

18 THE ASSISTANT SECRETARY: Okay, motion by
19 Eva Festa.

20 Seconded by?

21 COMMISSIONER GARCES: Second.

22 THE ASSISTANT SECRETARY: Johnny Garces
23 seconds.

24 Roll call for the vote.

25 Johnny Garces?

1 COMMISSIONER GARCES: Yes.

2 THE ASSISTANT SECRETARY: Eva Festa?

3 COMMISSIONER FESTA: Yes.

4 THE ASSISTANT SECRETARY: Paul Casper?

5 COMMISSIONER KASPER: Yes.

6 THE ASSISTANT SECRETARY: Vincent Bonito?

7 COMMISSIONER BONITO: Yes.

8 THE ASSISTANT SECRETARY: Carlos Vallejo?

9 COMMISSIONER VALLEJO: Yes.

10 THE ASSISTANT SECRETARY: Let the record
11 show that the Resolution to hire the law firm and
12 general counsel was approved.

13 MR. YANOTCHKO: Thank you.

14 MR. NG: Congratulations.

15 MR. YANOTCHKO: Oh, thank you.

16 Thank you, thank you.

17 MR. NG: And also congratulations for the
18 wedding. He just got married.

19 THE ASSISTANT SECRETARY: Oh.

20 MR. YANOTCHKO: Yes, yes, thank you.

21 COMMISSIONER GARCES: All right.

22 MR. YANOTCHKO: I just got married 13 days
23 ago, as we were still pounding out the snow.

24 COMMISSIONER FESTA: Oh, wow.

25 MR. YANOTCHKO: It was --

1 COMMISSIONER FESTA: Newlyweds.

2 MR. YANOTCHKO: It was a great time.

3 COMMISSIONER FESTA: Still on your
4 honeymoon.

5 MR. YANOTCHKO: Yeah.

6 MR. NG: A lot of snow.

7 MR. YANOTCHKO: Yes, absolutely.

8

9 RESOLUTION TO APPOINT AUDITING FIRM FOR 2014:

10

11 MR. YANOTCHKO: Going on to agenda item
12 number 5.

13 This is the --

14 THE ASSISTANT SECRETARY: Oh, Mr. Nova.

15

16 (Whereupon, Commissioner Nova arrived at
17 12:09 p.m.)

18

19 COMMISSIONER VALLEJO: Good afternoon.

20 MR. YANOTCHKO: How are you?

21 THE ASSISTANT SECRETARY: Let the record
22 show that Rafael Nova joined the meeting.

23 Okay, so now we have a Board comprised of
24 six members.

25 MR. YANOTCHKO: Okay, the --

1 Okay. Resolution number 5 is to hire an
2 accountant or accounting firm to provide the
3 audit or the accounting services for the period
4 of February 18th through the rest of this year.

5 We again advertised proposals on the Union
6 City website.

7 There were two responses. The Ferraioli
8 firm, which has conducted the audit for the last
9 several years was one of the responses.

10 There was another firm that was looking for
11 a higher per hour rate. Plus I think, you know
12 from the comments we've had last year, there was
13 -- you know, generally pleased with the quality
14 of the audit, you know, for the Agency that was
15 presented last summer.

16 So, the recommendation is to stay with the
17 current firm, Ferraioli, --

18 Let me read the whole firm.

19 -- Ferraioli, Wielkocz, Cerullo and Cuva to
20 fill this role again.

21 THE ASSISTANT SECRETARY: Um-hum.

22 MR. YANOTCHKO: The amount not to exceed is
23 \$11,000.00 according with their proposal.

24 THE ASSISTANT SECRETARY: Okay.

25 So do I have a motion?

1 COMMISSIONER FESTA: Motion.

2 THE ASSISTANT SECRETARY: Eva Festa;

3 motion.

4 Seconded by?

5 COMMISSIONER GARCES: Second.

6 THE ASSISTANT SECRETARY: Seconded by

7 Johnny Garces.

8 Roll call for the vote.

9 Johnny Garces?

10 COMMISSIONER GARCES: Yes.

11 THE ASSISTANT SECRETARY: Rafael Nova?

12 COMMISSIONER NOVA: Yes.

13 THE ASSISTANT SECRETARY: Okay.

14 Eva Festa?

15 COMMISSIONER FESTA: Yes.

16 THE ASSISTANT SECRETARY: Paul Casper?

17 COMMISSIONER CASPER: Yes.

18 THE ASSISTANT SECRETARY: Vincent Bonito?

19 COMMISSIONER BONITO: Yes.

20 THE ASSISTANT SECRETARY: And Carlos

21 Vallejo?

22 COMMISSIONER VALLEJO: Yes.

23 THE ASSISTANT SECRETARY: Let the record

24 show that the Resolution to hire the accounting

25 firm, as stated, Ferraioli, et al., was approved.

1 MR. YANOTCHKO: Thank you.

2

3 APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF
4 CLAIMS;

5 and

6 APPROVAL PAYMENT OF BILLS AND PREPARATION OF
7 CHECKS:

8

9 MR. YANOTCHKO: And moving on to agenda
10 items number 6 and 7, --

11 THE ASSISTANT SECRETARY: Um-hum.

12 MR. YANOTCHKO: -- the Approval and
13 Ratification of Prior Payment of Claims and the
14 Approval Payment of Bills, Preparation of Checks.

15 Number 6, the Approval Ratification of
16 Prior Payments of Claims, we do not have any for
17 this month.

18 We do have two for item number 7,
19 Resolution to Approve Payment of Bills and claims
20 presented, authorize the preparation of checks,
21 two. We have the invoice from Audio-Digital for
22 the transcription services, recording services,
23 from our January meeting; and also for auditor
24 Ferraioli, Wielkocz, Cerullo and Cuva. That's
25 their bill for the audit for the fiscal year of

1 2012.

2 And there's nothing this month under the
3 Union City Development Grant for the High School.

4 COMMISSIONER FESTA: They just completed
5 that audit now?

6 MR. YANOTCHKO: No. I believe what's going
7 on is they're being -- they're getting paid for
8 it.

9 COMMISSIONER FESTA: Okay.

10 MR. YANOTCHKO: What probably happened is
11 it was probably completed last -- 2013 --

12 THE ASSISTANT SECRETARY: Um-hum.

13 MR. YANOTCHKO: -- and then sometimes --

14 COMMISSIONER FESTA: So we still owe for
15 2013 or was that paid?

16 MR. YANOTCHKO: I'd have to talk to --
17 Susan Tacuri does -- does our bookkeeping.

18 COMMISSIONER FESTA: Okay.

19 MR. YANOTCHKO: Because sometimes she has
20 to do payments at different times to be able --
21 just to get everything under budget --

22 COMMISSIONER FESTA: Right.

23 MR. YANOTCHKO: -- and some payments get
24 delayed and --

25 COMMISSIONER FESTA: Okay.

1 MR. YANOTCHKO: But we, you know, --
2 juggles the best she can to make sure this is
3 done.

4 THE ASSISTANT SECRETARY: Um-hum.

5 MR. YANOTCHKO: But that's up for approval
6 this --

7 THE ASSISTANT SECRETARY: So do I have a
8 motion?

9 COMMISSIONER FESTA: Motion.

10 THE ASSISTANT SECRETARY: Motion by Eva
11 Festa.

12 THE ASSISTANT SECRETARY: Seconded by?

13 COMMISSIONER GARCES: Second.

14 THE ASSISTANT SECRETARY: Johnny Garces.

15 Roll call for the vote.

16 Johnny Garces?

17 COMMISSIONER GARCES: Yes.

18 THE ASSISTANT SECRETARY: Rafael Nova?

19 COMMISSIONER NOVA: Yes.

20 THE ASSISTANT SECRETARY: Eva Festa?

21 COMMISSIONER FESTA: Yes.

22 THE ASSISTANT SECRETARY: Paul Casper?

23 COMMISSIONER CASPER: Yes.

24 THE ASSISTANT SECRETARY: Vincent Bonito?

25 COMMISSIONER BONITO: Yes.

1 THE ASSISTANT SECRETARY: And Carlos
2 Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 THE ASSISTANT SECRETARY: Let the record
5 show that the Resolution for ratification of
6 claims -- prior claims and for payment of bills
7 was approved.

8 Okay.

9 Very good.

10

11 **REPORT ON STATUS OF PROJECTS:**

12

13 MR. YANOTCHKO: Okay, moving on to agenda
14 item number 8.

15 Report on Status of Projects.

16 Maybe it's been the weather but it's been a
17 -- it's been a fairly slow month since last we
18 met.

19 January was fairly busy. As we reported
20 last time we were getting ready for an audit of
21 the High School Demonstration Grant Project.

22 You know we worked hard to prepare for
23 January; the audit hasn't started. I mean we
24 haven't heard a word from the State all month but
25 that's -- that's okay.

1 We're ready for whenever it starts. You
2 know, we've gone over the documents, you know,
3 categorized everything. But it's just been slow
4 and it's not surprising they've been -- that
5 tends to be the way they -- the other audits have
6 gone from what we've heard, you know, from other
7 sources.

8 And there hasn't been --

9 MR. NG: I haven't heard anything --

10 MR. YANOTCHKO: Yeah.

11 MR. NG: -- from the State neither.

12 I spoke to someone in the Board of
13 Education, no letter -- no new letters from the
14 State.

15 MR. YANOTCHKO: Yeah.

16 MR. NG: And they say they were about to
17 start it at the beginning of this month.

18 MR. YANOTCHKO: Yes.

19 MR. NG: So the month pass probably -- in
20 March.

21 MR. YANOTCHKO: It might be March, yeah.

22 But we'll just, you know, get ready and if
23 we get a letter that the audit starts, we'll just
24 share it with everybody.

25 Because there's a good chance it starts

1 with the redeveloper, which is Summit, the
2 entity; but Epic is the company that --

3 And they'll probably ask them for documents
4 first and so on, so.

5 COMMISSIONER FESTA: They're one in the
6 same.

7 MR. YANOTCHKO: Yeah. Well, Summit's like
8 the corporate structure built for the -- you
9 know, kind of constructed for this project.

10 And then Epic's like the general contract
11 -- the corporation that survives that they -- you
12 know they kind of put a corporate entity together
13 for developments just in case, you know, trouble
14 happens, to keep liability --

15 It's common practice, yeah, --

16 THE ASSISTANT SECRETARY: Um-hum.

17 MR. YANOTCHKO: -- in developing just to
18 make sure that if one project doesn't go well, --

19 This project went well.

20 -- you know, that the rest of them don't
21 fall.

22 MR. NG: Last week I attend to the Union
23 City, City Hall, Executive Director's meetings.
24 And Justin was in the meeting. I asked Justin --
25 because I know the last news that I learned from

1 the State they will initiate the audit with a
2 visit in high school.

3 So, Justin is the person who is in charge
4 of everything. That's what I believe.

5 MR. YANOTCHKO: Uh-huh.

6 MR. NG: And in case -- I ask him in case
7 he's not in that day who going to be responsible
8 to guide those guys from the State. He said that
9 someone going to be but mostly he's hundred
10 percent all the time around the City. Could be a
11 possibility that he's not that day around -- you
12 know, around the City; anything can happen.

13 MR. YANOTCHKO: Of course.

14 MR. NG: I just want to know -- I didn't go
15 to the last meeting Board of Education; I was
16 ready to ask the same question.

17 I would like to identify that person as a
18 backup --

19 MR. YANOTCHKO: Yes.

20 MR. NG: -- in case they come by
21 surprise --

22 MR. YANOTCHKO: Yeah.

23 MR. NG: -- just to be prepared.

24 MR. YANOTCHKO: Yeah.

25 MR. NG: If we -- if you can send a letter

1 to the Superintendent and identify that person as
2 a backup, --

3 MR. YANOTCHKO: I could do that.

4 THE ASSISTANT SECRETARY: Um-hum.

5 MR. NG: I believe it's very important.

6 They won't -- they will not come back
7 because Justin -- I'm not saying that he won't --
8 he will no be there but I -- they just going to
9 visit one day and that's it. So I want to have
10 to guide them.

11 MR. YANOTCHKO: Yeah.

12 I mean I would hope that visit's a little
13 more scheduled because what this would -- I mean,
14 again, we're all speculating but what it would
15 likely happen is that they'd have somebody from
16 the State just to look around the high school.
17 Not necessarily to look at documents but just to
18 get an idea of what they're -- what the project -
19 -

20 MR. NG: Exactly.

21 MR. YANOTCHKO: -- is all about. Like --

22 MR. NG: But that person --

23 MR. YANOTCHKO: Yeah.

24 MR. NG: -- should be --

25 I mean --

1 MR. YANOTCHKO: Yeah, he should have a
2 visit. He should have a --

3 MR. NG: And --

4 MR. YANOTCHKO: He or she should have a
5 tour.

6 MR. NG: -- the knowledge.

7 MR. YANOTCHKO: Yeah.

8 MR. NG: What it is.

9 MR. YANOTCHKO: Exactly. Yeah.

10 I mean just -- just so they see everything.
11 Yeah.

12 MR. NG: My experience here -- I've been
13 here 12 years -- I don't go by the date that they
14 say --

15 MR. YANOTCHKO: Yeah.

16 MR. NG: -- because they come when they
17 want.

18 MR. YANOTCHKO: Of course.

19 MR. NG: By surprise.

20 COMMISSIONER BONITO: And that's exactly
21 what you need to be prepared for.

22 MR. NG: Exactly.

23 MR. YANOTCHKO: And I'll put that down as a
24 note for a letter for, you know, when we get back
25 to my office after our meeting just to make sure

1 we have --

2 MR. NG: And send me a cc please.

3 MR. YANOTCHKO: -- like a backup.

4 Oh, I'll cc you, --

5 MR. NG: Okay.

6 MR. YANOTCHKO: -- of course.

7 And I -- so, as far as that, the other
8 projects have been quiet.

9 That's the report I have at least for this
10 -- this month, this Regular Meeting.

11

12 PUBLIC COMMENT:

13

14 THE ASSISTANT SECRETARY: Okay, so we're
15 going to open it up to -- for public comments.

16 There being no one from the public.

17

18 OTHER BUSINESS:

19

20 THE ASSISTANT SECRETARY: Okay.

21 Is there any other businesses --

22 MR. NG: Yes.

23 THE ASSISTANT SECRETARY: -- that we may
24 want to discuss?

25 Yes?

1 MR. NG: In the past, Susan been asking me
2 about the website.

3 I think that I send Susan information or
4 the company that the City Hall is using to place
5 any information that is requested by the State to
6 be in the website.

7 I believe there's some information that
8 have to be in the website.

9 MR. YANOTCHKO: Yes.

10 MR. NG: As far as I know, it's the same
11 company that I mentioned to Susan.

12 I don't know who is -- who going to be
13 responsible to place those information there; me,
14 lawyer, Susan? I don't really know. I just want
15 to find out.

16 MR. YANOTCHKO: How about we just send an
17 email, me, you, Susan, Brenda, --

18 THE ASSISTANT SECRETARY: Um-hum.

19 MR. YANOTCHKO: -- to say let's -- let's
20 just make sure we've got every -- you know,
21 everything handled on this and, you know, just so
22 we have the -- you know, all the projects --

23 MR. NG: Um-hum.

24 MR. YANOTCHKO: -- assigned and make sure
25 all -- everything gets up there that has to be up

1 there.

2 MR. NG: Yup.

3 THE ASSISTANT SECRETARY: Okay.

4 MR. YANOTCHKO: So, that's the next follow-
5 up, too, for this -- after this meeting.

6 THE ASSISTANT SECRETARY: Okay.

7 MR. NG: And the other thing is about -- we
8 discussed this last year, about the schedule of
9 the meetings; the time. If the Commissioners are
10 good, you know, for Tuesday -- the last Tuesday
11 or the second Tuesday of the month?

12 THE ASSISTANT SECRETARY: The third
13 Tuesdays of each month.

14 MR. NG: The third Tuesday.

15 THE ASSISTANT SECRETARY: Right. At six.

16 MR. NG: If everybody is okay with the day,
17 the time?

18 I mean the Mayor's concerned with we don't
19 have enough Commissioners to handle the meeting
20 and then postpones the meeting -- cancel the
21 meeting at the last minute --

22 THE ASSISTANT SECRETARY: Um-hum.

23 MR. NG: -- brings a lot of issues, and you
24 know sometimes problems.

25 THE ASSISTANT SECRETARY: Yeah.

1 MR. NG: And now that we are here, we can
2 probably discuss a little bit if everybody's okay
3 with the schedule of days for the rest of the
4 year.

5 That was pending from last year.

6 THE ASSISTANT SECRETARY: Of course.

7 MR. YANOTCHKO: Yeah.

8 THE ASSISTANT SECRETARY: Now if I'm
9 understanding right, are we moving more into a --
10 moving it to a noon hour meeting as opposed to
11 six in the evenings on Tuesdays?

12 Does that work better for everyone?

13 COMMISSIONER BONITO: Actually, speaking
14 for myself, --

15 THE ASSISTANT SECRETARY: Um-hum.

16 COMMISSIONER BONITO: -- noon kind of works
17 better --

18 THE ASSISTANT SECRETARY: Okay.

19 COMMISSIONER BONITO: -- for myself.

20 THE ASSISTANT SECRETARY: And I have
21 captive audience here with the two gentleman and
22 you, Kennedy.

23 MR. NG: Uh-huh.

24 THE ASSISTANT SECRETARY: I'm all right
25 with, you know, making myself available.

1 Mr. Nova, is noon good for you? Or would
2 you prefer to keep it at six o'clock in the
3 evenings?

4 COMMISSIONER NOVA: Six o'clock in the
5 evening.

6 THE ASSISTANT SECRETARY: You prefer six --

7 MR. NG: Is better for you --

8 COMMISSIONER NOVA: No, at the -- at the
9 noon.

10 MR. NG: At the noon?

11 THE ASSISTANT SECRETARY: Noon would be
12 better.

13 MR. YANOTCHKO: Okay.

14 COMMISSIONER NOVA: Yes.

15 THE ASSISTANT SECRETARY: Okay.

16 MR. NG: So, he's okay with noontime.

17 THE ASSISTANT SECRETARY: And, Miss Eva,
18 how does that work for you in your lunch hour?

19 COMMISSIONER FESTA: I could do noon.

20 THE ASSISTANT SECRETARY: Noon would be
21 better?

22 COMMISSIONER FESTA: It just depends on
23 what --

24 THE ASSISTANT SECRETARY: What day it is.

25 COMMISSIONER FESTA: -- month it is.

1 THE ASSISTANT SECRETARY: What month. As
2 opposed to --

3 COMMISSIONER FESTA: Right because of my
4 Board meetings.

5 MR. NG: Uh-huh.

6 THE ASSISTANT SECRETARY: Okay but noon
7 overall --

8 COMMISSIONER FESTA: So, Tues -- yeah,
9 overall --

10 THE ASSISTANT SECRETARY: -- works
11 better --

12 COMMISSIONER FESTA: -- Tuesday, at --

13 THE ASSISTANT SECRETARY: -- at noon --

14 COMMISSIONER FESTA: -- noon. Right, --

15 THE ASSISTANT SECRETARY: -- would work
16 better for you.

17 COMMISSIONER FESTA: -- that's fine.

18 THE ASSISTANT SECRETARY: And Mr. Casper?

19 COMMISSIONER CASPER: I'm fine.

20 THE ASSISTANT SECRETARY: You're fine with
21 noon?

22 So why don't we have a vote, gentlemen and
23 lady?

24 MR. YANOTCHKO: One other -- one other
25 issue, too. Is there a certain day of the week.

1 and, you know, week of the -- of the month that's
2 -- that works best, too?

3 I think that's another thing.

4 Like we've been having third Tuesday of the
5 month at six.

6 Would it like -- would third Tuesday of the
7 month at 12 or kind of what we've --

8 What we've done here, more because it's
9 been a -- it's been postponements, we've done
10 last Friday of the month at 12.

11 Just asking what's -- what really works
12 best?

13 Is there anything that blocks up your
14 schedule?

15 And, you know, Tuesdays, Fridays, -- other
16 days to stay away from?

17 COMMISSIONER BONITO: Well, speaking for
18 myself, the date -- the day of the week is
19 irrelevant.

20 THE ASSISTANT SECRETARY: Um-hum.

21 MR. YANOTCHKO: Okay.

22 COMMISSIONER BONITO: It's more conducive
23 the time.

24 THE ASSISTANT SECRETARY: The time.

25 COMMISSIONER BONITO: I was also propose

1 maybe alternating; you do one, you know, one noon
2 and one six. But, you know, again, just speaking
3 for myself, noon works better.

4 The day of the week is irrelevant.

5 THE ASSISTANT SECRETARY: Noon works
6 better.

7 MR. YANOTCHKO: Um-hum.

8 THE ASSISTANT SECRETARY: Um-hum. Noon
9 seems to be a little bit more conducive.

10 MR. NG: Yeah.

11 Unless we have something heavy here that we
12 is expect some, you know, --

13 THE ASSISTANT SECRETARY: Um-hum. Someone
14 from the audience.

15 MR. NG: -- from the audience a lot. You
16 know, then we --

17 THE ASSISTANT SECRETARY: See unless -- our
18 agenda may mandate.

19 MR. NG: Then we always can, you know,
20 prefix everything.

21 Commissioner Fernandez spoke to me
22 yesterday --

23 THE ASSISTANT SECRETARY: Um-hum.

24 MR. NG: -- that he would like to receive
25 the agenda like a week before or --

1 THE ASSISTANT SECRETARY: Um-hum.

2 MR. NG: -- three or four days before
3 the --

4 THE ASSISTANT SECRETARY: Um-hum.

5 MR. NG: -- the meeting.

6 Also he said he's not receiving the days of
7 the meetings, he mentioned. He just learned that
8 the meeting was today yesterday.

9 THE ASSISTANT SECRETARY: And he learned
10 that -- in defense of it because it was -- it was
11 moved due to the unforeseen --

12 MR. NG: Yeah.

13 THE ASSISTANT SECRETARY: -- circumstance.

14 MR. NG: Okay.

15 THE ASSISTANT SECRETARY: But typically his
16 office knows that it's Tuesday.

17 The conflict with him is that that's --

18 MR. NG: Well, --

19 THE ASSISTANT SECRETARY: -- the
20 Commissioner's meeting also --

21 MR. NG: He asked me to ask you which email
22 are we using to send him information?

23 THE ASSISTANT SECRETARY: No, that's
24 delivered. It's delivered --

25 MR. NG: It's delivered?

1 THE ASSISTANT SECRETARY: -- to his office.

2 I don't email him.

3 MR. NG: Oh, okay.

4 THE ASSISTANT SECRETARY: Yeah. No.

5 And typically again, in this instance, what
6 occurred was, of course, the inclement weather
7 that caused the change.

8 But I do know that his biggest hindrance is
9 on the same day that we have it on Tuesday at
10 six, --

11 MR. NG: Exactly.

12 THE ASSISTANT SECRETARY: -- he has to be
13 at the Commissioner's meeting at seven.

14 MR. NG: I know the Administration wants to
15 have the Chairman of the Board --

16 THE ASSISTANT SECRETARY: Present at each
17 one.

18 MR. NG: -- present at the meeting. It's
19 very important. Because --

20 THE ASSISTANT SECRETARY: Yeah. Well, if
21 we --

22 MR. NG: -- the reason we have a Chairman
23 is to be in the meeting.

24 THE ASSISTANT SECRETARY: Most definitely.

25 MR. YANOTCHKO: Yeah.

1 COMMISSIONER BONITO: Of course.

2 MR. NG: If not, then there's no --

3 THE ASSISTANT SECRETARY: So if noon works
4 for everyone here present with enough
5 anticipation, if we all walk out of this office
6 knowing that noon on a Tuesday, -- let's --

7 MR. NG: Um-hum.

8 THE ASSISTANT SECRETARY: -- let's keep the
9 same date, noon on a Tuesday here, then that may
10 facilitate it for him to be able to --

11 MR. NG: Exactly.

12 THE ASSISTANT SECRETARY: -- to be present
13 at noon, you'll just lock in that date, so.

14 MR. NG: Um-hum.

15 THE ASSISTANT SECRETARY: Could we vote on
16 that, lady and gentlemen?

17 COMMISSIONER FESTA: I make a motion.

18 THE ASSISTANT SECRETARY: Okay.

19 Motion from Eva to hold the meetings
20 Tuesdays at noon.

21 COMMISSIONER NOVA: I second.

22 THE ASSISTANT SECRETARY: Okay, motion from
23 Eva.

24 One.

25 Seconded by Mr. Nova.

1 Okay. Can we do a vote to agree on that?

2 Johnny Garces?

3 COMMISSIONER GARCES: Yes.

4 THE ASSISTANT SECRETARY: Eva Festa?

5 COMMISSIONER FESTA: Yes.

6 THE ASSISTANT SECRETARY: Rafael Nova?

7 COMMISSIONER NOVA: Yes.

8 THE ASSISTANT SECRETARY: Paul Casper?

9 COMMISSIONER CASPER: Yes.

10 THE ASSISTANT SECRETARY: Vincent Bonito?

11 COMMISSIONER BONITO: Yes.

12 THE ASSISTANT SECRETARY: And Carlos

13 Vallejo?

14 COMMISSIONER VALLEJO: Yes.

15 THE ASSISTANT SECRETARY: Yes. Okay. Very
16 good.

17 So, let the record show that the
18 Commissioners have voted to move the meetings to
19 Tuesdays at noon going forward.

20 I will make sure to notify the newspaper of
21 the change and I will also notify Mr. Fernandez
22 of the change of date. And the venue will be
23 here as we all meet.

24 And on the record in those circumstances
25 when our agenda may warrant to include the

1 audience, then we maybe choose then to vote to
2 move it to a six o'clock in the courtroom.

3 COMMISSIONER BONITO: Correct.

4 MR. NG: Yeah. Just for the record, my
5 advice for the staff that work in City Hall, my
6 recommendation is to take the lunchtime for --
7 for this meeting --

8 THE ASSISTANT SECRETARY: Um-hum.

9 MR. NG: -- or any -- whatever you want,
10 vacation hour or personal hour, and just --

11 THE ASSISTANT SECRETARY: Okay.

12 MR. NG: -- put it in writing. Okay?

13 THE ASSISTANT SECRETARY: Very good.

14 Okay.

15 MR. YANOTCHKO: And what I'll do, I'll
16 prepare a Resolution to institute a new calendar
17 for the year --

18 THE ASSISTANT SECRETARY: Very good.

19 MR. YANOTCHKO: -- for the March meeting.

20 THE ASSISTANT SECRETARY: Very good. Thank
21 you.

22 And then when you forward that to me, then
23 I'll --

24 MR. YANOTCHKO: Yeah.

25 THE ASSISTANT SECRETARY: -- I'll publish

1 it.

2 MR. YANOTCHKO: Let's circulate it, yeah.

3 THE ASSISTANT SECRETARY: Very good. Okay.

4 Okay, do we have --

5 MR. NG: Other --

6 THE ASSISTANT SECRETARY: -- anything else
7 on the agenda, --

8 MR. NG: Other than that?

9 THE ASSISTANT SECRETARY: -- lady and
10 gentlemen?

11

12 **ADJOURNMENT:**

13

14 THE ASSISTANT SECRETARY: Well, I thank you
15 and the meeting is officially --

16 COMMISSIONER VALLEJO: Make a motion.

17 COMMISSIONER BONITO: Should we have a
18 motion?

19 MR. YANOTCHKO: Yeah.

20 THE ASSISTANT SECRETARY: Motion to --

21 Carlos Vallejo makes a motion to close the
22 meeting.

23 COMMISSIONER BONITO: Motion to close.

24 THE ASSISTANT SECRETARY: Seconded by Mr.
25 Bonito.

1 Meeting is officially closed.

2 Thank you, Carlos.

3 MR. NG: Thank you, everybody.

4 THE ASSISTANT SECRETARY: Oh, Mr. Nova, I
5 need your signature, sir.

6

7 (Whereupon, the proceedings were concluded
8 at 12:27 p.m.)

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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 held on Friday, February 28, 2014, and digitally
10 recorded.

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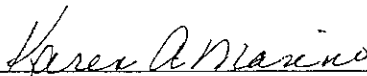
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