

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

Tuesday, July 15, 2014
Commencing at 12:03 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
CARLOS VALLEJO, COMMISSIONER

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

RAFAEL NOVA, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

DOMINICK CANTATORE, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

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

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1 MS. DILLON: On the record.

2 THE ASSISTANT SECRETARY: Good.

3 Please take notice that on Tuesday, July
4 15th, 2014, at 12 p.m., a Regular Meeting
5 scheduled for the Union City Redevelopment Agency
6 to be held at the designated conference room on
7 the 4th Floor of City Hall, 3715 Palisade Avenue,
8 Union City, New Jersey.

9 There are items on the agenda.

10 The first one is the Notice.

11 MR. YANOTCHKO: I think -- oh, we should do
12 the Pledge, right?

13 THE ASSISTANT SECRETARY: Oh, that's right.

14 MR. YANOTCHKO: Move on to the Pledge.

15 Yes.

16 THE ASSISTANT SECRETARY: Everyone please
17 rise for the Pledge of Allegiance.

18

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

21

22 THE ASSISTANT SECRETARY: So the first item
23 is Notice.

24 David? I'm not sure what --

25 MR. YANOTCHKO: Okay.

1 Well, we've just done the Notice. We read
2 the act.

3 So now the next item is going over to the
4 Approval of the Minutes from the June --

5 COMMISSIONER GARCES: We got roll call.

6 COMMISSIONER FESTA: Roll call.

7 MR. YANOTCHKO: Oh, roll call. I'm sorry.
8 I'm sorry. Sorry.

9 THE ASSISTANT SECRETARY: We should add
10 that on the --

11 MR. YANOTCHKO: Yeah.

12 THE ASSISTANT SECRETARY: -- agenda.

13

14 **ROLL CALL:**

15

16 THE ASSISTANT SECRETARY: Okay, so roll
17 call.

18 We have Johnny Garces?

19 COMMISSIONER GARCES: Here.

20 THE ASSISTANT SECRETARY: Rafael Nova?
21 He's absent.

22 Eva Maria Festa?

23 COMMISSIONER FESTA: Here.

24 THE ASSISTANT SECRETARY: Is here.

25 Lucio Fernandez; absent.

1 Paul Casper is here.

2 COMMISSIONER CASPER: Here.

3 THE ASSISTANT SECRETARY: Vincent Bonito?

4 COMMISSIONER BONITO: Here.

5 THE ASSISTANT SECRETARY: Carlos Vallejo?

6 Is absent.

7 Okay, so --

8 MR. NG: Just for the record, I just wanted
9 to state that Dominick it's the first day today
10 replacing Brenda and --

11

12 (Whereupon, Commissioner Vallejo arrived at
13 12:05 p.m.)

14

15 THE ASSISTANT SECRETARY: Carlos Vallejo
16 is --

17 COMMISSIONER VALLEJO: Good afternoon,
18 everyone.

19 THE ASSISTANT SECRETARY: -- present.

20 COMMISSIONER BONITO: Good afternoon.

21 MR. NG: Good afternoon.

22 Is any way confusing, whatever it is, you
23 know, --

24 THE ASSISTANT SECRETARY: We'll get it.

25 MR. NG: -- is his first day.

1 THE ASSISTANT SECRETARY: We'll get it
2 through.

3 MR. NG: You know, a little by little going
4 to be just right on the track.

5 THE ASSISTANT SECRETARY: Okay.

6

7 **APPROVAL OF MINUTES FROM THE JUNE 17, 2014**

8 **MEETING:**

9

10 THE ASSISTANT SECRETARY: Second item is
11 Approval of Minutes from June 17th, 2014, minutes.

12 Is there a --

13 MR. YANOTCHKO: First, -- one thing I think
14 we should add is that -- the appearance of Carlos
15 Vallejo who's appeared here at the meeting at --

16 MS. DILLON: I have.

17 MR. YANOTCHKO: Thank you very much.

18 THE ASSISTANT SECRETARY: Let's do --

19 Do we do a vote on every item?

20 MR. YANOTCHKO: Yes.

21 THE ASSISTANT SECRETARY: Okay.

22 MR. YANOTCHKO: Now do we have -- do we
23 have a copy of the minutes?

24 THE ASSISTANT SECRETARY: I did not --

25 You sent it to me.

1 MS. DILLON: Yes, I did.

2 THE ASSISTANT SECRETARY: I did not bring
3 them up. But I have it.

4 MR. YANOTCHKO: Okay.

5 MS. DILLON: They're certified --

6 MR. YANOTCHKO: They're certified.

7 MS. DILLON: -- by the transcriber and
8 myself.

9 MR. YANOTCHKO: Okay.

10 MS. DILLON: So, generally, in other
11 Boards, they just approve --

12 MR. YANOTCHKO: Approve the minutes.

13 MS. DILLON: -- to accept them.

14 MR. YANOTCHKO: Okay.

15 MS. DILLON: Because they are verbatim.

16 MR. YANOTCHKO: Okay.

17 MS. DILLON: They stand in a court of law.
18 If that helps?

19 MR. YANOTCHKO: Thank you.

20 So, with that background, since the minutes
21 have been recorded verbatim, we could either have
22 a motion to approve the minutes from the June
23 17th, 2014 meeting; or, if you'd want to table it
24 for the September meeting, that's okay, too.

25 But if you want to make a motion to approve

1 | the June 17th meeting, the floor is open.

2 | COMMISSIONER FESTA: Make a motion.

3 | COMMISSIONER VALLEJO: Second the motion.

4 | THE ASSISTANT SECRETARY: Motion made by --

5 | COMMISSIONER FESTA: Eva.

6 | THE ASSISTANT SECRETARY: -- Miss Eva.

7 | Second by Carlos Vallejo.

8 | Do a roll call?

9 | COMMISSIONER FESTA: Right.

10 | THE ASSISTANT SECRETARY: Roll call.

11 | Johnny Garces?

12 | COMMISSIONER GARCES: Yes.

13 | THE ASSISTANT SECRETARY: Rafael Nova?

14 | Absent.

15 | Eva Maria Festa?

16 | COMMISSIONER FESTA: Yes.

17 | THE ASSISTANT SECRETARY: Lucio Fernandez;

18 | absent.

19 | Paul Casper?

20 | COMMISSIONER CASPER: Yes.

21 | THE ASSISTANT SECRETARY: Vincent Bonito?

22 | COMMISSIONER BONITO: Yes.

23 | THE ASSISTANT SECRETARY: Carlos Vallejo?

24 | COMMISSIONER VALLEJO: Yes.

25 |

1 **RESOLUTION TO APPOINT THE ASSISTANT SECRETARY TO**
2 **THE AGENCY:**

3

4 THE ASSISTANT SECRETARY: Third item is the
5 Resolution to Appoint the Assistant Secretary to
6 the Agency.

7 MR. YANOTCHKO: Assistant Secretary, I'll
8 -- or about-to-be-appointed Assistant Secretary,
9 I'll take over this item.

10 We have a Resolution. Of course, Brenda
11 Cox retired as of June 30th. So we have a vacancy
12 for position of Assistant Secretary. Luckily we
13 have Dominick Cantatore here who's qualified to
14 serve as the Assistant Secretary to this Agency.

15 And so we have a Resolution before you to
16 appoint Dominick as the Assistant Secretary
17 retroactively from July 1st, 2014 through the rest
18 of this year. And the annual stipend is the same
19 per year; \$5,000.00.

20 And if we have a motion, we can consider
21 this Resolution.

22 COMMISSIONER VALLEJO: Motion to approve
23 the --

24 THE ASSISTANT SECRETARY: Motion made by
25 Carlos Vallejo.

1 COMMISSIONER FESTA: Second.

2 THE ASSISTANT SECRETARY: Second by Eva
3 Festa.

4 Roll call.

5 Johnny Garces?

6 COMMISSIONER GARCES: Yes.

7 THE ASSISTANT SECRETARY: Rafael Nova; is
8 absent.

9 Eva Festa?

10 COMMISSIONER FESTA: Yes.

11 THE ASSISTANT SECRETARY: Lucio Fernandez
12 is absent.

13 Paul Casper?

14 COMMISSIONER CASPER: Yes.

15 THE ASSISTANT SECRETARY: Vincent Bonito?

16 COMMISSIONER BONITO: Yes.

17 THE ASSISTANT SECRETARY: Carlos Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19

20 **RESOLUTION TO INTRODUCE THE 2014 AGENCY BUDGET:**

21

22 THE ASSISTANT SECRETARY: Fourth item is a
23 Resolution to Introduce the 2014 Agency Budget.

24 MR. YANOTCHKO: Yes, Assistant Secretary.

25 I have here the long form of the Union City

1 Redevelopment Agency Authority Budget, which I
2 will pass along for review.

3 But I also have a pretty short chart that
4 shows you what the budget is like for fiscal
5 2014. It's a higher budget than previous years.

6 Mostly we have increased accounting and
7 legal fees from the audit of the Demonstration
8 Project. And the other problem is just a lack of
9 administrative fees coming in from new projects.
10 The most we're getting is, you know, -- and I
11 think it might have been the last fee that we
12 would get from the Demonstration Project as it's
13 being closed out.

14 So there's -- the budget goes to items such
15 as accounting; auditing; legal fees; salary;
16 professional services, including preparing
17 transcripts, training, insurance. And there was
18 an overage, unfortunately from last year, of
19 \$19,000.00.

20 I'm going to show -- just pass along this
21 chart as a breakdown of where money is going to.

22 The other part of this is that the
23 Redevelopment Agency is getting a subsidy from
24 the City of Union City to meet the budget, to
25 meet the expenses.

1 Kennedy met with the Administration with
2 the budget and it was approved recently. So,
3 we're now ready to move on the budget once we got
4 approval of the subsidy that's necessary to fund
5 the budget and the expenses.

6 MR. NG: We're just going to take a little
7 for the --

8 MR. YANOTCHKO: Yeah, of course.

9 While you're looking through the budget,
10 just to get an idea, the other Resolution we have
11 on is a Resolution to Accept the Subsidy from the
12 City of Union City.

13 The City has agreed to pay a subsidy of
14 \$121,000.00 for this Agency's fiscal year budget,
15 which is 2014. That covers, basically, from July
16 1st through the June 30th of 2015.

17 COMMISSIONER BONITO: I have a quick
18 question.

19 MR. YANOTCHKO: Yes?

20 COMMISSIONER BONITO: What's the source of
21 funding --

22 MS. DILLON: Keep your voice up, Mr.
23 Bonito, --

24 COMMISSIONER BONITO: Yes.

25 MS. DILLON: -- because of the noise.

1 COMMISSIONER BONITO: What is the source of
2 funding or sources of funding for the subsidy?

3 MR. YANOTCHKO: It's going to --

4 COMMISSIONER BONITO: Where does the City
5 get it from?

6 MR. YANOTCHKO: I -- that I'm not a hundred
7 percent sure. But it's the -- yeah, I just know
8 it's a City-approved -- you know, they saw the
9 money in their budget or at least the money to be
10 able to give this --

11 COMMISSIONER BONITO: Okay.

12 MR. YANOTCHKO: -- subsidy.

13 COMMISSIONER BONITO: Thank you.

14 THE ASSISTANT SECRETARY: So, we --

15 MR. NG: Because we have to remember --
16 I'm sorry.

17 Actually, the Agency has not --

18 MS. DILLON: Mr. Ng, I'm sorry, could you
19 sit forward?

20 MR. NG: The --

21 Yeah.

22 MS. DILLON: Because of the --

23 MR. NG: Okay.

24 MS. DILLON: -- noise.

25 MR. NG: Actually, the Agency has not any

1 developments going on. So we don't have money to
2 pay our expenses, you know, et cetera, et cetera.
3 And then that's why the City have to subsidize
4 the budget for the last three years, I believe,
5 last four years.

6 COMMISSIONER BONITO: Oh, yeah, no I -- I
7 understand that.

8 I was just asking, you know, where -- where
9 the City itself gets that money from to
10 subsidize. That's all.

11 MR. YANOTCHKO: I can follow up on that
12 question --

13 COMMISSIONER BONITO: If you would, please.

14 MR. YANOTCHKO: -- for you if --

15 COMMISSIONER BONITO: Yeah.

16 MR. YANOTCHKO: -- to see if we can get
17 the --

18 COMMISSIONER BONITO: Yeah, --

19 MR. YANOTCHKO: -- exact source.

20 COMMISSIONER BONITO: -- I like to know
21 where dollars and cents are going.

22 MR. YANOTCHKO: Exactly.

23 Yes. And -- but at the same time we're
24 kind of confronted with costs for the wrap-up
25 of --

1 COMMISSIONER BONITO: And I ask that --

2 MR. YANOTCHKO: -- one very big project.

3 COMMISSIONER BONITO: -- respectfully.

4 MR. YANOTCHKO: Oh, no, no. Of course.

5 COMMISSIONER FESTA: Right, so I make a
6 motion --

7 THE ASSISTANT SECRETARY: Is there --

8 MR. YANOTCHKO: Okay.

9 COMMISSIONER FESTA: -- on the budget.

10 THE ASSISTANT SECRETARY: Is there a motion
11 for item 4?

12 COMMISSIONER VALLEJO: Second the motion.

13 THE ASSISTANT SECRETARY: Second by Eva
14 Festa.

15 COMMISSIONER FESTA: First.

16 THE ASSISTANT SECRETARY: I mean first; Eva
17 Festa.

18 COMMISSIONER FESTA: Um-hum.

19 THE ASSISTANT SECRETARY: Second by Carlos
20 Vallejo.

21 MS. DILLON: This is just to introduce?

22 MR. YANOTCHKO: This is introduce, yes.

23 MS. DILLON: Okay.

24 Because you discussed the other item; I
25 just want to make sure.

1 MR. YANOTCHKO: Yeah, we're going to do --

2 MS. DILLON: Okay.

3 MR. YANOTCHKO: -- separately. Yes.

4 MR. NG: That's going to be number 4; item
5 number 4?

6 THE ASSISTANT SECRETARY: Number 4, yes.

7 Roll call.

8 Johnny Garces?

9 COMMISSIONER GARCES: Yes.

10 THE ASSISTANT SECRETARY: Rafael Nova's
11 absent.

12 Eva Festa?

13 COMMISSIONER FESTA: Yes.

14 THE ASSISTANT SECRETARY: Lucio Fernandez
15 is absent.

16 Paul Casper?

17 COMMISSIONER CASPER: Yes.

18 THE ASSISTANT SECRETARY: Vincent Bonito?

19 COMMISSIONER BONITO: Yes.

20 THE ASSISTANT SECRETARY: Carlos Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22

23 **RESOLUTION APPROVING SUBSIDY FROM THE CITY OF**

24 **UNION CITY:**

25

1 THE ASSISTANT SECRETARY: Is there a motion
2 on item 5; Resolution Approving Subsidy for the
3 City of Union City?

4 COMMISSIONER FESTA: Motion.

5 THE ASSISTANT SECRETARY: Motion by Eva
6 Festa.

7 COMMISSIONER VALLEJO: Second the motion.

8 THE ASSISTANT SECRETARY: Second by Carlos
9 Vallejo.

10 Roll call.

11 Johnny Garces?

12 COMMISSIONER GARCES: Yes.

13 THE ASSISTANT SECRETARY: Rafael Nova's
14 absent.

15 Eva Maria Festa?

16 COMMISSIONER FESTA: Yes.

17 THE ASSISTANT SECRETARY: Lucio Fernandez;
18 absent.

19 Paul Casper?

20 COMMISSIONER CASPER: Yes.

21 THE ASSISTANT SECRETARY: Vincent Bonito?

22 COMMISSIONER BONITO: Yes.

23 THE ASSISTANT SECRETARY: Carlos Vallejo?

24 COMMISSIONER VALLEJO: Yes.

25

1 **RESOLUTION CONCERNING APPOINTMENT OF AGENCY'S**
2 **EXECUTIVE DIRECTOR:**

3

4 THE ASSISTANT SECRETARY: Item 6 is a
5 Resolution Concerning Appointment of Agency's
6 Executive Director.

7 MR. YANOTCHKO: Yes, I'll just take you
8 briefly through this -- the Commissioners through
9 this Resolution.

10 Here we're doing a Resolution to reappoint,
11 reconfirm Kennedy Ng as our Executive Director.
12 He's served as the Executive Director of this
13 Agency since March 2nd, 2010.

14 Went back looking through all of the
15 records of your very first appointment. You have
16 the qualifications to serve.

17 In this budget, due to the increased duties
18 of the Executive Director, -- the biggest one
19 being the high school audit, which requires a lot
20 more meetings and oversight, -- there is a
21 provision to increase the annual stipend for the
22 Executive Director from 10,000 per year to 15,000
23 per year.

24 This has been approved by the City of Union
25 City and is part of the budget that has just been

1 introduced.

2 So this Resolution would really work to
3 reconfirm Kennedy's appointment -- or reappoint
4 Kennedy and to acknowledge that increase in
5 stipend.

6 COMMISSIONER GARCES: I make a motion.

7 THE ASSISTANT SECRETARY: Motion by Johnny
8 Garces.

9 COMMISSIONER FESTA: Second.

10 THE ASSISTANT SECRETARY: Second by Eva
11 Festa.

12 Roll call.

13 Johnny Garces?

14 COMMISSIONER GARCES: Yes.

15 THE ASSISTANT SECRETARY: Rafael Nova's
16 absent.

17 Eva Festa?

18 COMMISSIONER FESTA: Yes.

19 THE ASSISTANT SECRETARY: Lucio Fernandez;
20 absent.

21 Paul Casper?

22 COMMISSIONER CASPER: Yes.

23 THE ASSISTANT SECRETARY: Vincent Bonito?

24 COMMISSIONER BONITO: Yes.

25 THE ASSISTANT SECRETARY: Carlos Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2

3 **APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**
4 **CLAIMS:**

5

6 THE ASSISTANT SECRETARY: Item 7.

7 Approval and Ratification of Prior Payments
8 of Claims.

9 COMMISSIONER FESTA: There is none.

10 MR. YANOTCHKO: Yes, number 7, there -- as
11 Commissioner Festa points out, there is none for
12 this cycle -- for this meeting.

13

14 **APPROVAL PAYMENT OF BILLS AND PREPARATION OF**
15 **CHECKS:**

16

17 MR. YANOTCHKO: So, we'll go on to item
18 number 7 (sic), the Approval and Ratification of
19 Prior Payments and Claims (sic).

20 You know we have -- we have several.

21 We have a bill for Audio-Digital in the
22 amount of \$419.00.

23 Our bookkeepers in the amount of 4,500;
24 Donohue, Girona and Doria.

25 To Florio and Kenny, invoices for legal

1 work for nine hundred and six thousand, one
2 hundred twenty dollars.

3 And a very small catastrophic illness fund
4 assessment in the amount of \$3.00.

5 Going on to the Demonstration Agency Grant;
6 there's just a very small invoice of \$45.00 for
7 legal fees.

8 And those are two -- you know, the two main
9 items for reviewing and approving Payment of
10 Bills and Claims and Authorizing the Preparation
11 of Checks for this month.

12 COMMISSIONER FESTA: Make a motion.

13 THE ASSISTANT SECRETARY: Motion made by
14 Eva Festa.

15 COMMISSIONER VALLEJO: Second the motion.

16 THE ASSISTANT SECRETARY: Second by Carlos
17 Vallejo.

18 Roll call.

19 Johnny Garces?

20 COMMISSIONER GARCES: Yes.

21 THE ASSISTANT SECRETARY: Rafael Nova's
22 absent.

23 Eva Festa?

24 COMMISSIONER FESTA: Yes.

25 THE ASSISTANT SECRETARY: Lucio Fernandez;

1 absent.

2 Paul Casper?

3 COMMISSIONER CASPER: Yes.

4 THE ASSISTANT SECRETARY: Vincent Bonito?

5 COMMISSIONER BONITO: Yes.

6 THE ASSISTANT SECRETARY: Carlos Vallejo?

7 COMMISSIONER VALLEJO: Yes.

8 THE ASSISTANT SECRETARY: Item 8 is
9 Approval Payment of Bills and Preparation of
10 Checks.

11 MS. DILLON: Did you say number 8?

12 THE ASSISTANT SECRETARY: Number 8.

13 MS. DILLON: We just voted on number --

14 MR. YANOTCHKO: We just did that. Yeah.

15 Yeah, actually we just skipped ahead.

16 I'm --

17 THE ASSISTANT SECRETARY: I'm sorry.

18 MR. YANOTCHKO: Yeah, let's just --

19 That's okay.

20 THE ASSISTANT SECRETARY: Sorry.

21

22 **REPORT ON STATUS OF PROJECTS:**

23

24 ACTING CITY CLERK: Number 9.

25 Report on Status of Projects?

1 MR. YANOTCHKO: I could give a brief
2 report.

3 MR. NG: Something else --

4 MR. YANOTCHKO: Yeah.

5 As far as the High School audit, we got
6 some just general feedback from the State asking
7 for - you know, more information on the items
8 that have not been fully documented yet. Most --
9 it's construction invoices and items that are
10 going to be provided by the redeveloper, Epic
11 or --

12 Well, actually Summit was the redeveloper;
13 Epic's its parent company.

14 And we should have more of a -- you know,
15 more guidance for the next time we meet during
16 the Status of Projects portion of our meeting.

17 THE ASSISTANT SECRETARY: Okay.

18 Is there a motion?

19 COMMISSIONER BONITO: I'll make a motion.

20 THE ASSISTANT SECRETARY: Motion made by
21 Vincent Bonito.

22 COMMISSIONER GARCES: Second.

23 THE ASSISTANT SECRETARY: Second by Johnny
24 Garces.

25 Roll call.

1 Johnny Garces?

2 COMMISSIONER GARCES: Yes.

3 THE ASSISTANT SECRETARY: Rafael Nova's
4 absent.

5 Eva Festa?

6 COMMISSIONER FESTA: Yes.

7 THE ASSISTANT SECRETARY: Lucio Fernandez;
8 absent.

9 Paul Casper?

10 COMMISSIONER CASPER: Yes.

11 THE ASSISTANT SECRETARY: Vincent Bonito?

12 COMMISSIONER BONITO: Yes.

13 THE ASSISTANT SECRETARY: Carlos Vallejo?

14 CARLOS VALLEJO: Yes.

15

16 **PUBLIC COMMENT:**

17

18 THE ASSISTANT SECRETARY: We have no -- no
19 other item on the agenda.

20 MR. YANOTCHKO: Well, we --

21 COMMISSIONER FESTA: Public comment.

22 THE ASSISTANT SECRETARY: Anyone wish to
23 public -- make a public comment at this time?

24 MR. YANOTCHKO: Yes. We'll open up for
25 public comments.

1 And seeing that there are no members of the
2 public here, is there a motion to close the
3 public comment section of the meeting?

4 COMMISSIONER VALLEJO: Motion.

5 THE ASSISTANT SECRETARY: Motion to close
6 by Carlos Vallejo.

7 COMMISSIONER CASPER: Second.

8 THE ASSISTANT SECRETARY: Second by Paul
9 Casper.

10 Roll call.

11 Johnny Garces?

12 COMMISSIONER GARCES: Yes.

13 THE ASSISTANT SECRETARY: Rafael Nova is
14 absent.

15 Eva Festa?

16 COMMISSIONER FESTA: Yes.

17 THE ASSISTANT SECRETARY: Lucio Fernandez?
18 Absent.

19 Paul Casper?

20 COMMISSIONER CASPER: Yes.

21 THE ASSISTANT SECRETARY: Vincent Bonito?

22 COMMISSIONER BONITO: Yes.

23 THE ASSISTANT SECRETARY: Carlos Vallejo?

24 CARLOS VALLEJO: Yes.

25 MR. NG: And before --

1 THE ASSISTANT SECRETARY: And there a
2 motion to adjourn?

3 MR. NG: Well, before adjournment, I just
4 want to congratulate you, you know, as --

5 THE ASSISTANT SECRETARY: Thank you.

6 MR. NG: -- Secretary -- new Secretary. I
7 know you're going to do -- going to be doing a
8 good job.

9 MR. YANOTCHKO: Excellent.

10 THE ASSISTANT SECRETARY: Okay. Appreciate
11 it. Thank you very much. I try.

12 MR. YANOTCHKO: Thank you.

13 Hey, it's -- it's everybody's first time
14 and all that --

15 MR. NG: Yeah.

16 You did very good.

17 COMMISSIONER BONITO: Is the record still
18 -- is the record still on?

19 MS. DILLON: The record is on. Waiting
20 for --

21 COMMISSIONER BONITO: Okay.

22 MS. DILLON: -- a motion to adjourn.

23 THE ASSISTANT SECRETARY: Is there a motion
24 to adjourn?

25 COMMISSIONER BONITO: I was going to make a

1 | brief statement --

2 | THE ASSISTANT SECRETARY: Oh, --

3 | MR. NG: Yes.

4 | COMMISSIONER BONITO: -- about Brenda --
5 | not resigning -- retiring.

6 | Just expressing, you know, gratitude for
7 | all of her services to the Agency and wishing her
8 | a well-deserved retirement.

9 | So, respectfully submitted.

10 | MR. YANOTCHKO: Thank you.

11 | MR. NG: Very good. Very good.

12 | THE ASSISTANT SECRETARY: Anybody else?

13 | COMMISSIONER CASPER: I would like to
14 | welcome Dominick. And I'm sure you're going to
15 | do a very nice job, too, Dominick.

16 | THE ASSISTANT SECRETARY: Thank you, sir.

17 | MR. YANOTCHKO: Absolutely.

18 | THE ASSISTANT SECRETARY: Anybody else wish
19 | to comment?

20 | Johnny?

21 | MR. NG: A question for --

22 | COMMISSIONER GARCES: Just welcome aboard.

23 | THE ASSISTANT SECRETARY: Okay.

24 | Thank you.

25 | MR. NG: -- the Commissioners.

1 Are we okay with this time?

2 Remember that we discussed --

3 COMMISSIONER VALLEJO: Perfect.

4 MR. NG: -- the 12 --

5 I think for me it work perfect.

6 THE ASSISTANT SECRETARY: It's a good time.

7 The only -- I think question, this area is kind
8 of tight and noisy and I don't think it's good
9 for the audio. Sometime we get interference and
10 we should look at --

11 MR. NG: Yeah.

12 THE ASSISTANT SECRETARY: -- maybe meet
13 somewhere else.

14 I recommend -- I mean I have a nice office,
15 big. You know, nice room. I don't know if we
16 could meet there or not. Maybe something that
17 David should look into it and consider for the
18 next meeting.

19 But that's my recommendation at this time.

20 COMMISSIONER BONITO: Rotating floors.

21 MR. NG: I'm going to talk to the

22 Administration about a new room.

23 MR. YANOTCHKO: Um-hum.

24 MR. NG: I think that I mention that it
25 probably could be like a conflict of interest

1 | doing the meeting in City Clerk inside.

2 | COMMISSIONER BONITO: Yeah.

3 | MR. NG: We can check on that.

4 | THE ASSISTANT SECRETARY: Oh, --

5 | MR. NG: But --

6 | THE ASSISTANT SECRETARY: Yeah.

7 | MR. NG: The legal side. I don't know. We
8 | can check on that with --

9 | MR. YANOTCHKO: With --

10 | MR. NG: -- Christine Vanek and --

11 | THE ASSISTANT SECRETARY: Yeah.

12 | MR. YANOTCHKO: Yeah, Christine Vanek.

13 | MR. NG: -- Scarinci's office.

14 | MR. YANOTCHKO: Although, yes. Yes, quick
15 | announcement. Christine Vanek has been appointed
16 | to be a Judge in this County.

17 | THE ASSISTANT SECRETARY: Yeah.

18 | MR. NG: Yeah.

19 | MR. YANOTCHKO: So, we wish her the best,
20 | too.

21 | COMMISSIONER GARCES: Wow.

22 | MR. YANOTCHKO: Yeah. She's --

23 | COMMISSIONER GARCES: That's good.

24 | MR. YANOTCHKO: Yeah.

25 | MR. NG: I'm very happy for her.

1 MR. YANOTCHKO: Yeah. Absolutely.

2 MR. NG: We could probably use the UEZ
3 office -- the former UEZ office.

4 Yeah, I know that they've been fixing
5 everything in there but in the past we used that
6 office in there.

7 THE ASSISTANT SECRETARY: Okay. Well, --

8 MR. NG: It's very private. You know,
9 doors on it.

10 THE ASSISTANT SECRETARY: Right.

11 MR. NG: And if no problem, we can do it in
12 your office.

13 THE ASSISTANT SECRETARY: Well, yeah.
14 Absolutely. I have no -- I mean, you know, --

15 MR. NG: We just gotta --

16 THE ASSISTANT SECRETARY: -- just to, like
17 I say, --

18 MR. NG: -- double-check and --

19 THE ASSISTANT SECRETARY: -- we'll wait
20 for --

21 MR. NG: -- the legal side.

22 THE ASSISTANT SECRETARY: -- David to get
23 back to --

24 MR. NG: Yeah.

25 MR. YANOTCHKO: Yeah.

1 THE ASSISTANT SECRETARY: -- to us on that.

2 But --

3

4 **ADJOURNMENT:**

5

6 THE ASSISTANT SECRETARY: Is there a motion
7 to adjourn?

8 COMMISSIONER FESTA: Motion.

9 THE ASSISTANT SECRETARY: Motion made by
10 Eva Festa.

11 COMMISSIONER VALLEJO: Second.

12 THE ASSISTANT SECRETARY: Second by Carlos
13 Vallejo.

14 Roll call.

15 Johnny Garces?

16 COMMISSIONER GARCES: Yes.

17 THE ASSISTANT SECRETARY: Rafael Nova's
18 absent.

19 Eva Festa?

20 COMMISSIONER FESTA: Yes.

21 THE ASSISTANT SECRETARY: Lucio Fernandez?

22 Absent.

23 Paul Casper?

24 COMMISSIONER CASPER: Yes.

25 THE ASSISTANT SECRETARY: Vincent Bonito?

1 COMMISSIONER BONITO: Yes.

2 THE ASSISTANT SECRETARY: Carlos Vallejo?

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4 (Whereupon, the proceedings were concluded

5 at 12:22 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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5 I, KAREN A. MARINO, assigned transcriber,
6 do hereby affirm that the foregoing is a true and
7 accurate transcript in the matter of the REGULAR
8 MEETING of the UNION CITY REDEVELOPMENT AGENCY,
9 held on Tuesday, July 15, 2014, and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon