

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
: \_\_\_\_\_

City Hall  
Third Floor Conference Room  
3715 Palisade Avenue  
Union City, New Jersey

Tuesday, September 16, 2014  
Commencing at 12:10 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  
CARLOS VALLEJO, COMMISSIONER, (Arrived at 12:15 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:

DOMINICK CANTATORE, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

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

A L S O P R E S E N T cont'd:

JOHN J. CURLEY, ESQ.  
Attorney for Developers

JOHN P. CAPAZZI, AIA  
President, RSC Architects

BRIAN AITCHISON, R.A., AIA  
Senior Project Manager, RSC Architects

ANTHONY LO CONTE, Developer

MIGUEL A. HECTOR, Developer

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1 MS. DILLON: Go ahead.

2 THE ASSISTANT SECRETARY: Please take  
3 notice that on Tuesday, September 16, 2014, at 12  
4 p.m., a Regular Meeting is scheduled for the  
5 Union City Redevelopment Agency to be held at  
6 City Hall, located at 3715 Palisade Avenue, 3<sup>rd</sup>  
7 Floor Conference Room, Union City, New Jersey.

8 Will everybody please rise for the Pledge  
9 of Allegiance?

10

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

13

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

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

23

24 **ROLL CALL:**

25

1 THE ASSISTANT SECRETARY: Roll call.  
2 Commissioner Fernandez?

3 CHAIRMAN FERNANDEZ: Here.

4 THE ASSISTANT SECRETARY: Commissioner  
5 Garces?

6 COMMISSIONER GARCES: Here.

7 THE ASSISTANT SECRETARY: Commissioner  
8 Nova?

9 COMMISSIONER NOVA: Yes.

10 THE ASSISTANT SECRETARY: Commissioner  
11 Festa?

12 COMMISSIONER FESTA: Here.

13 THE ASSISTANT SECRETARY: Commissioner  
14 Casper?

15 COMMISSIONER CASPER: Here.

16 THE ASSISTANT SECRETARY: Commissioner  
17 Bonito?

18 COMMISSIONER BONITO: Here.

19 THE ASSISTANT SECRETARY: Commissioner  
20 Vallejo?

21 Absent.

22

23 **APPROVAL OF MINUTES FROM THE JULY 15, 2014**

24 **MEETING:**

25

1 THE ASSISTANT SECRETARY: First item on the  
2 agenda is Approval of Minutes from July 15, 2014.

3 COMMISSIONER FESTA: Make a motion.

4 THE ASSISTANT SECRETARY: Motion made by  
5 Commissioner Festa.

6 COMMISSIONER NOVA: Second.

7 THE ASSISTANT SECRETARY: Second by  
8 Commissioner Nova.

9 Roll call.

10 Commissioner Fernandez?

11 CHAIRMAN FERNANDEZ: Abstain.

12 THE ASSISTANT SECRETARY: Commissioner  
13 Fernandez; abstain.

14 Commissioner Garces?

15 COMMISSIONER GARCES: Yes.

16 THE ASSISTANT SECRETARY: Commissioner  
17 Nova?

18 COMMISSIONER NOVA: Yes.

19 THE ASSISTANT SECRETARY: Commissioner  
20 Festa?

21 COMMISSIONER FESTA: Yes.

22 THE ASSISTANT SECRETARY: Commissioner  
23 Casper?

24 COMMISSIONER CASPER: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Bonito?

2 COMMISSIONER BONITO: Yes.

3 THE ASSISTANT SECRETARY: Commissioner  
4 Vallejo is not here.

5

6 **PRESENTATION REGARDING NEW PROJECT PROPOSAL FOR**  
7 **YARDLEY BUILDING REDEVELOPMENT AREA:**

8

9 THE ASSISTANT SECRETARY: Second item is  
10 Presentation Regarding New Project Proposal for  
11 the Yardley Building Redevelopment Area.

12 MR. YANOTCHKO: I'll just give a -- just a  
13 brief introduction here for the Commissioners.

14 We have a new applicant for -- being  
15 designated redeveloper at the Yardley Building  
16 area site, which has been a redevelopment area  
17 which has had a lot of activity over the years  
18 but we have a new proposal.

19 The gentlemen over here; this is Miguel  
20 Hector and Anthony LoConte.

21 Recently bought the land -- or maybe  
22 several months ago purchased the land that was  
23 acquired for redevelopment on this site. They  
24 have a few plans and ideas and a concept that  
25 they want to talk to us about today.

1           They're also joined by their attorney, Jack  
2 Curley. And then -- and Brian Aitchison and John  
3 Capazzi of RSC Architects.

4           And I'm just going to turn the floor over  
5 to the gentleman and let them begin.

6           MR. CURLEY: Thanks, very much.

7           MS. DILLON: Can I just ask you to step  
8 over by Mr. Garces?

9           MR. YANOTCHKO: You want to come around  
10 this way?

11          MS. DILLON: Yes.

12          MR. YANOTCHKO: Just by the microphone.

13          MS. DILLON: Right there.

14          MR. YANOTCHKO: Yeah.

15          CHAIRMAN FERNANDEZ: By the microphone.

16          THE ASSISTANT SECRETARY: Right here.

17          MR. YANOTCHKO: Right there.

18          MR. CURLEY: Oh.

19          MS. DILLON: Thank you.

20          MR. YANOTCHKO: Close to it.

21          MR. CURLEY: Commissioners, thank you for  
22 having us up for your meeting, and Executive  
23 Director.

24           I represent the applicants who are seeking  
25 redeveloper designation for the property within



1 the Yardley Redevelopment Plan. They wish to go  
2 forward with a development on that property that  
3 meets your criteria set forth in the  
4 Redevelopment Plan.

5 We are here today with our architects to  
6 make a brief presentation to the Commissioners so  
7 that you will see our initial concept plan.

8 And with that I would like to call upon Mr.  
9 Capazzi and Mr. Aitchison to present the concept  
10 for development of the site.

11 MR. NG: Thank you.

12 (Whereupon, there was a pause in the  
13 proceedings.)

14 MR. AITCHISON: Okay. So, --

15 MS. DILLON: Just name for the record  
16 please?

17 MR. AITCHISON: Brian Aitchison, --

18 MS. DILLON: Thank you.

19 MR. AITCHISON: -- RSC Architects.

20 MR. CAPAZZI: And John Capazzi, RSC  
21 Architects.

22 MR. AITCHISON: So, the plan as presented  
23 here is for four towers on the site. A total of  
24 725 units, matching the count that was previously  
25 approved by the committee on a previous project.

1           Over here you could see the four towers  
2 that are in each color on here. But we have --  
3 we have two towers at 24 stories, the central  
4 tower at 27 stories, and then a north tower at 17  
5 stories.

6           And --

7

8           (Whereupon, Commissioner Vallejo arrived at  
9 12:15 p.m.)

10

11           COMMISSIONER VALLEJO: Good afternoon; I  
12 apologize for arriving late.

13           CHAIRMAN FERNANDEZ: Please let the record  
14 show that Commissioner Carlos Vallejo has joined  
15 the meeting.

16           Gentlemen, please proceed.

17           MR. AITCHISON: Okay.

18           So just, quickly, we're presenting a  
19 concept, there are four towers. The two side  
20 towers are 24 stories, the center tower is 27  
21 stories, and the north tower is 17 stories.

22           They're going to be built on a platform  
23 that has 600 parking spaces below and it and back  
24 -- (indiscernible) -- spaces.

25           And the plaza deck is going to provide

1 amenities for the -- for the community; pool, two  
2 tennis courts, a basketball court, garden and  
3 lawn landscaped areas, and a patio for events.

4 And the bases of the towers will have a  
5 health club, will have event rooms that work with  
6 the outside; various amenities for the community.

7 The Palisade Avenue side will have entries  
8 -- will have the entries to the various buildings  
9 and -- but largely will be parking in a two-story  
10 masonry base that will have windows on it to  
11 mirror the housing and scale of the neighborhood.  
12 With a main entry here between towers one and  
13 two. Parking into the garage, in and out via  
14 driveways that largely match the driveway.

15 The north driveway is where the curb cut  
16 occurs now coming across in front of the stair up  
17 from the lower viaduct. So that curb cut is  
18 exactly where -- that curb cut is exactly where  
19 the existing curb cut is and then there'll be two  
20 more curb cuts for the entry into the driveway  
21 and the turnaround for the drop off, which will  
22 also access the pedestal -- top of the platform.

23 That's basically the outline of what the  
24 proposal is. Again, --

25 MR. NG: I'm sorry.

1 MR. AITCHISON: -- 725 units.

2 MR. NG: Can you tell the Commissioners how  
3 many apartments are we talking about all  
4 together?

5 MR. AITCHISON: Seven hundred and twenty-  
6 five apartments for the whole complex.

7 MR. NG: And how many parking spaces will  
8 be per apartment?

9 MR. AITCHISON: Six hundred parking spaces.  
10 It's -- the number is approximately .75 parking  
11 spaces per unit. A little more than that but  
12 just about that.

13 MR. CURLEY: Mr. Aitchison, could you just  
14 address the phasing concept for construction of  
15 the project?

16 MR. AITCHISON: Right.

17 So the phasing concept is that the south  
18 tower will be the first tower to be constructed,  
19 along with its base for parking and onsite  
20 parking. And then as that apartment is -- as  
21 those units are filled up and that tower is  
22 filled up, construction will start on the center.  
23 So it will move forward in fashion as the units  
24 are rented.

25 THE ASSISTANT SECRETARY: Could you tell us

1 | how many bedrooms total for --

2 |           I'm sure you're going to have one, two and  
3 | three bedroom --

4 |           MR. AITCHISON: Correct.

5 |           THE ASSISTANT SECRETARY: -- units.

6 |           Right?

7 |           MR. AITCHISON: Yes.

8 |           THE ASSISTANT SECRETARY: So what's the  
9 | breakdown?

10 |           MR. AITCHISON: Well the breakdown is shown  
11 | on here and -- I don't have the percentage on  
12 | here but we have -- we have a total of -- we  
13 | don't really total.

14 |           MR. CAPAZZI: We don't total.

15 |           MR. AITCHISON: We don't total them but  
16 | essentially in tower one it's 84 one bedroom, 105  
17 | two bedroom, and 21 three bedroom.

18 |           MR. CAPAZZI: Majority are two bedroom  
19 | units.

20 |           MR. AITCHISON: And that's pretty -- that's  
21 | a pretty representative of the -- the two  
22 | bedrooms --

23 |           I did do a total, -- percentage, I should  
24 | have prepared that and I -- I believe it was --

25 |           THE ASSISTANT SECRETARY: I'm sorry; you

1 | say 84, 105, --

2 | MR. AITCHISON: Eighty-four, 105 and 21.

3 | THE ASSISTANT SECRETARY: And 21?

4 | COMMISSIONER FESTA: They're all different  
5 | towers.

6 | MR. AITCHISON: Three bedroom.

7 | COMMISSIONER FESTA: That's just one tower.

8 | MR. CAPAZZI: That's just the one tower.

9 | MR. AITCHISON: One tower.

10 | MR. CAPAZZI: That's a total of 210 units.

11 | MR. AITCHISON: Right.

12 | And that actually is the same for both the  
13 | first and third towers.

14 | And then the second towers has 48 one  
15 | bedrooms, 96 two bedrooms, and 48 three bedrooms.

16 | So, two to one in terms of two bedroom  
17 | versus one and three bedroom.

18 | And tower four is the same.

19 | So, the floor plate design of the -- tower  
20 | one and three are identical and of tower two and  
21 | four are identical.

22 | And it's the height that makes the  
23 | difference between tower four and tower two in  
24 | terms of the count.

25 | MR. NG: What type of -- I'm guessing those

1 are businesses places on the bottom?

2 COMMISSIONER FESTA: No.

3 MR. AITCHISON: No.

4 COMMISSIONER FESTA: It's a garage.

5 MR. AITCHISON: No, it's just --

6 MR. NG: Only garage.

7 MR. AITCHISON: It's all garage.

8 MR. NG: No business --

9 MR. AITCHISON: No business -- no business  
10 on the street level is currently --

11 There tend to be a couple of small retail  
12 spaces within the complex. Just a convenience  
13 store and dry cleaning outlet, and there will be  
14 a salon related --

15 MR. NG: Um-hum.

16 MR. AITCHISON: -- to the health club that  
17 will be on --

18 Those will be up all -- that will be up on  
19 the plaza deck.

20 The retail establishments will be either on  
21 the plaza deck or down in the base somewhere  
22 accessed by the lobbies. That's not -- this  
23 level hasn't been fully developed yet.

24 Basically, the parking has been --

25 MR. CAPAZZI: It's a concept.

1 MR. AITCHISON: -- roughly -- has been  
2 roughly grouped out.

3 MR. NG: What will be the impact in term of  
4 the traffic in -- around the community?

5 MR. AITCHISON: Well, it's a residential --

6 MR. CAPAZZI: Traffic study has not been  
7 done yet.

8 MR. AITCHISON: Yeah.

9 MR. NG: Not been done yet.

10 MR. CAPAZZI: Right.

11 But the goal is that this is really a --

12 MS. DILLON: One step closer, Mr.

13 Capazzi, --

14 MR. CAPAZZI: Yes.

15 MS. DILLON: -- please.

16 MR. CAPAZZI: The goal is this is a  
17 commuter's -- mass transit --

18 COMMISSIONER FESTA: Right.

19 MR. CAPAZZI: -- access to this, not  
20 vehicles. And the market you're really going  
21 after are people that are utilizing mass transit.

22 MR. NG: Okay.

23 MR. CAPAZZI: So would utilize the Light  
24 Rail, get into New York City or --

25 MR. AITCHISON: Younger.



1 MR. CAPAZZI: -- the bus and get into the  
2 City.

3 MR. AITCHISON: Don't have cars. Or rent  
4 cars.

5 COMMISSIONER FESTA: You mentioned the  
6 recreational space. You say it's for community  
7 use?

8 MR. AITCHISON: Yes.

9 COMMISSIONER FESTA: Now, --

10 MR. AITCHISON: It's for this -- it's for  
11 the residents' use.

12 COMMISSIONER FESTA: For residents.

13 MR. AITCHISON: -- for tenants' use.

14 COMMISSIONER FESTA: All right.

15 MR. AITCHISON: Tenants' use.

16 COMMISSIONER FESTA: Oh, fitness club and  
17 everything's just for the tenants only?

18 MR. AITCHISON: Correct.

19 COMMISSIONER VALLEJO: How high is the  
20 tower number one?

21 MR. AITCHISON: This one or this one?

22 COMMISSIONER VALLEJO: Number one.

23 COMMISSIONER FESTA: The one with the 27 --

24 MR. NG: To the right or to the left?

25 MR. AITCHISON: Twenty-seven --

1           COMMISSIONER VALLEJO: To the right. The  
2 right is the number one --

3           MR. CAPAZZI: Twenty-four, 27, 24.

4           MR. AITCHISON: Yeah, the height though.  
5 Two hundred and ninety feet; 260 feet.

6           MR. NG: It will be affecting any county  
7 roads?

8           MR. CAPAZZI: No, just Palisade Avenue.

9           MR. AITCHISON: Just Palisade Ave.

10          MR. NG: Just Palisade Ave?  
11 Not even the sewer line?

12          MR. CURLEY: Palisade Avenue is a county  
13 road.

14          MR. AITCHISON: It's a county road.

15          MR. CURLEY: Yes.

16          MR. NG: So this have to be approved by the  
17 County, too.

18          MR. AITCHISON: Absolutely.

19          MR. CAPAZZI: Oh, sure.

20          MR. NG: Okay. That's my -- that was my  
21 question.

22          COMMISSIONER FESTA: I've never been into  
23 the Yardley section, but I kind of --

24                 Inside, that's where that wall is, like  
25 going down to the viaduct?

1 MR. CAPAZZI: That's viaduct.

2 COMMISSIONER FESTA: So, all that stone --

3 MR. CAPAZZI: No, the wall is actually  
4 further south.

5 COMMISSIONER FESTA: Oh, it is?

6 MR. CAPAZZI: Yes.

7 COMMISSIONER FESTA: Okay.

8 MR. AITCHISON: No, the -- the stone wall  
9 is there. There's the viaduct wall.

10 MR. NG: Yeah.

11 COMMISSIONER FESTA: Okay.

12 MR. AITCHISON: So we stand right on top of  
13 that. Not right on top of it; we're set back  
14 from it. Obviously, it has to be --

15 COMMISSIONER FESTA: So that has to go  
16 through like all these studies.

17 Right?

18 Because those -- aren't those rocks like --

19 MR. CAPAZZI: Yeah but we'll be  
20 independent. We're not putting any load on those  
21 rocks. We'll be supporting --

22 COMMISSIONER FESTA: Okay.

23 MR. CAPAZZI: -- the rock that's --

24 MR. AITCHISON: The towers will be sitting  
25 up on the flat top for the most part. Some of

1 the edges, this is on the slope but, you know, it  
2 will be built -- it will be built up.

3 COMMISSIONER CASPER: Is that going to be  
4 pilings? You driving pilings?

5 MR. CAPAZZI: Probably not.

6 MR. AITCHISON: That's all --

7 MR. CAPAZZI: That's all solid rock.

8 MS. DILLON: Has to be one person at a time  
9 please.

10 MR. AITCHISON: All solid rock.

11 CHAIRMAN FERNANDEZ: Yeah, just for  
12 clarification, this Board is being asked to  
13 consider the need to extend the redevelopment of  
14 this property.

15 Is that correct?

16 We are not -- we're not voting to approve  
17 the project itself?

18 MR. CURLEY: No, you're -- you're being  
19 asked to approve the individuals who have  
20 purchased the property as redevelopers --

21 CHAIRMAN FERNANDEZ: Okay.

22 MR. CURLEY: -- so that they can engage in  
23 discussions with your professional staff and work  
24 out a redevelopment agreement based upon an  
25 approved concept plan.

1           This concept plan may be tweaked and  
2 changed but eventually we'd hope to have a plan  
3 that's acceptable to the Board of Commissioners  
4 that meets all the criteria of the redevelopment  
5 plan. And that is financially feasible for us to  
6 build.

7           CHAIRMAN FERNANDEZ: All right.

8           So I want to make that clear with all of  
9 us, that we are not approving a project. We are  
10 approving the two people -- or the entities who  
11 are purchasing this property to -- as  
12 redevelopers to develop the area. That's what  
13 we're doing.

14           Just to make sure everybody's clear on that  
15 point.

16           MR. YANOTCHKO: And if I may, just to  
17 clarify one other point?

18           We're going to -- the vote on that  
19 resolution will be at a later meeting. You know  
20 we may have a special meeting later this month.  
21 We'll check with everybody's schedules but that's  
22 -- it's not going to be today.

23           What we want to do is just give everybody,  
24 you know, a chance to meet the applicants and to,  
25 you know, get a sense of what the concept plan

1 was for this site.

2 MR. AITCHISON: And I'd just like to  
3 restate we did this to conform to the previously  
4 approved redevelopment plan, in terms of mass,  
5 location, siting --

6 MR. CAPAZZI: The parking.

7 MR. AITCHISON: -- coverage. All of the --  
8 all of the parking. All of those -- stay within  
9 all those parameters that were previously  
10 approved so that we weren't charting new  
11 territory in that way.

12 MS. DILLON: I need you to stand up, Mr.  
13 Bonito, --

14 COMMISSIONER BONITO: Okay.

15 MS. DILLON: -- because of the room.

16 COMMISSIONER BONITO: Sure.

17 MS. DILLON: Thank you.

18 COMMISSIONER BONITO: Will there be an  
19 opportunity afforded for the public-at-large,  
20 especially the people who live in that area, to  
21 have a say in this and to bring them up-to-date  
22 on what's happening?

23 So my question is will the community in  
24 that area have an opportunity to respond to this?

25 MR. CURLEY: The answer to that is yes.

1 The project is required to go through the site  
2 plan review process under the Municipal Land Use  
3 Law.

4 So whatever concept plan is approved by  
5 this Board, in whatever fashion this Board  
6 chooses to approve it, that plan still has to go  
7 with public notice --

8 COMMISSIONER BONITO: Um-hum.

9 MR. CURLEY: -- to homes within 200 feet  
10 and published public notice to a hearing before  
11 the Planning Board for site plan approval.

12 No variances of the nature that you would  
13 have a Zoning Board of Adjustment are being  
14 requested because the uses and the densities are  
15 all in-line with a previously approved  
16 redevelopment plan that was adopted by City  
17 Council.

18 COMMISSIONER BONITO: Thank you.

19 MR. NG: This is the time for all  
20 Commissioners to ask questions or any, you know,  
21 thing that come out to your mind. So --

22 COMMISSIONER CASPER: What is the total  
23 cost of -- the projected total cost of this  
24 project?

25 A VOICE: We -- I mean we have ideas of

1 | what --

2 |           A VOICE: I mean --

3 |           MR. LoCONTE: We have some rough numbers  
4 | but I think it's around --

5 |           MS. DILLON: You need to stand --

6 |           MR. LoCONTE: -- a hundred and fifty --

7 |           MS. DILLON: -- and identify yourself for  
8 | the record, sir --

9 |           THE ASSISTANT SECRETARY: Yeah.

10 |           MS. DILLON: -- so I can get your comments  
11 | please.

12 |           MR. LoCONTE: My name is Anthony LoConte.  
13 | I'm one of the principals in the project.

14 |           And we have some -- a rough ballpark  
15 | figure, between a hundred and fifty to two  
16 | hundred million dollars. The total project.

17 |           COMMISSIONER CASPER: That's for the four?

18 |           MR. LoCONTE: It's four phases. It's one  
19 | phase; the apartments get rented -- C.O.'d and  
20 | rented. And that triggers the second phase.

21 |           So it's not like we're going to put 750  
22 | units on the market at one time. It's going to  
23 | be phased in.

24 |           MR. NG: By phases; correct.

25 |           MR. LoCONTE: So that, you know, as far as



1 a financial thing, you're not taking that big of  
2 a risk at one time.

3 So we're going to do this cautiously.  
4 Yeah.

5 CHAIRPERSON FERNANDEZ: Counsel, can you  
6 explain once again to all the Commissioners what  
7 we're doing here today so there's no confusion  
8 that we're not -- we're not voting on the  
9 project; we are voting on the change of  
10 ownership.

11 MR. YANOTCHKO: Yes. Yes.

12 Well, really -- the only thing we're  
13 voting --

14 First, this is a presentation to give you  
15 -- to give everybody some information about the  
16 project and the -- and the applicants. To have  
17 them introduce themselves; tell us a little bit  
18 of their plans.

19 Today the only vote we're holding is to  
20 terminate the redevelopment agreement with the  
21 past redeveloper who has sold the property and  
22 has consented to withdrawing their status as  
23 redeveloper.

24 We will hold another meeting shortly that  
25 will consider designating new redevelopers. And

1 Mr. LoConte and Mr. Hector are the two applicants  
2 for that. And that will be at a later meeting.

3 And then after that we will -- it will be  
4 subject to negotiating a redevelopment agreement  
5 that, you know, kind of finalizes a lot of the  
6 aspects of the project.

7 CHAIRMAN FERNANDEZ: So this vote today is  
8 not to approve Mr. LoConte and Mr. Hector. It's  
9 to set free the prior --

10 MR. YANOTCHKO: Yes.

11 And the presentation has got an informative  
12 point to it. It's not -- it's not, you know,  
13 hear it is, vote right away.

14 MR. NG: Um-hum.

15 MR. YANOTCHKO: It's just to get everybody  
16 a chance to ask questions, learn about the  
17 project and learn about the prospective  
18 redevelopers.

19 CHAIRMAN FERNANDEZ: Any other questions?

20 COMMISSIONER FESTA: How much are you  
21 looking to rent the units for?

22 Like once the first phase is done and you  
23 start --

24 MR. LoCONTE: I didn't hear the question;  
25 I'm sorry?

1           COMMISSIONER FESTA: How much are you  
2 looking to rent the units for?

3           Or you're selling them?

4           MR. LoCONTE: No.

5           A VOICE: No, no.

6           MR. LoCONTE: No.

7           Well, we don't know what the market's going  
8 to be at that time but it's sort of speculative  
9 because Union City doesn't have an instrument  
10 like this, doesn't have anything like this, so  
11 it's a bit speculative.

12           But I think our market is West Hoboken;  
13 it's not really New York.

14           COMMISSIONER FESTA: Right.

15           MR. LoCONTE: Because we're looking down at  
16 West Hoboken. So we figure if we can be anywhere  
17 from five to seven dollars a square foot below  
18 West Hoboken, I think we have a good market.

19           Because we have great views and we're  
20 targeting that customer.

21           So we know exactly who we're targeting.  
22 You know and I think it's going to be a great  
23 thing for Union City also. I think this will be  
24 like the gateway.

25           So we really believe in it and we love the

1 location. I mean I know the location. I've  
2 lived down there for practically all my life, so  
3 I know the location of this, so. It's a great  
4 site.

5 CHAIRMAN FERNANDEZ: If there's no more  
6 questions, let's move on with number 2.

7 THE ASSISTANT SECRETARY: No more question,  
8 right?

9 MR. YANOTCHKO: Or anymore presentation or  
10 anything like that?

11 MR. CURLEY: No. But certainly if there is  
12 a special meeting and there are questions that  
13 are open, we'll come back and if we know in  
14 advance we can be --

15 MR. LoCONTE: Do we know when that special  
16 meeting is held?

17 MR. YANOTCHKO: We haven't set it up yet  
18 but we will --

19 MR. LoCONTE: When?

20 MR. YANOTCHKO: -- we'll give everybody  
21 plenty of notice. It's --

22 MR. LoCONTE: Okay.

23 MR. YANOTCHKO: -- probably going to be  
24 late September/early October earliest.

25 MR. LoCONTE: Okay. Fine.

1           So, we'll -- I guess we'll be meeting the  
2 same Board?

3           MR. YANOTCHKO: Yes.

4           MR. LoCONTE: Correct.

5           MR. CURLEY: Right, so if there are any  
6 other --

7           MR. LoCONTE: So the purpose of this  
8 meeting really was to introduce ourselves?

9           MR. YANOTCHKO: Yes. Yes. That's --

10          MR. LoCONTE: And to basically get to know  
11 who we are and, you know, the former redeveloper  
12 basically consented to his release.

13          Right?

14          MR. YANOTCHKO: Yes. Exactly.

15          MR. LoCONTE: And we're going to --  
16 basically at the next meeting, with your  
17 approval, we could be appointed the redeveloper  
18 of the site.

19          And that's really what -- it was just a  
20 get-to-know-type of --

21          MR. YANOTCHKO: Exactly.

22          MR. LOCONTE: -- meeting.

23          And give you on like a heads-up on what  
24 we're thinking. So you got some time to digest  
25 and --

1 THE ASSISTANT SECRETARY: Okay?

2 COMMISSIONER VALLEJO: Beautiful.

3 THE ASSISTANT SECRETARY: Yeah.

4 Is there a motion?

5 COMMISSIONER FESTA: Motion.

6 THE ASSISTANT SECRETARY: Motion; Eva

7 Festa.

8 COMMISSIONER VALLEJO: Second the motion.

9 CHAIRMAN FERNANDEZ: This is number 2,

10 right?

11 THE ASSISTANT SECRETARY: Second by --

12 Yeah.

13 -- Carlos Vallejo.

14 Roll call.

15 Commissioner Fernandez?

16 CHAIRMAN FERNANDEZ: Yes.

17 THE ASSISTANT SECRETARY: Commissioner

18 Garces?

19 COMMISSIONER GARCES: Yes.

20 THE ASSISTANT SECRETARY: Commissioner

21 Nova?

22 COMMISSIONER NOVA: Yes.

23 THE ASSISTANT SECRETARY: Commissioner

24 Festa?

25 COMMISSIONER FESTA: Yes.

1 THE ASSISTANT SECRETARY: Commissioner  
2 Casper?

3 COMMISSIONER CASPER: Yes.

4 THE ASSISTANT SECRETARY: Commissioner  
5 Bonito?

6 COMMISSIONER BONITO: Yes.

7 THE ASSISTANT SECRETARY: Carlos Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9

10 **RESOLUTION TO TERMINATE AMENDED AND RESTATED**  
11 **REDEVELOPMENT AGREEMENT WITH YARDLEY PPI-I:**

12

13 THE ASSISTANT SECRETARY: Item 3 is a  
14 Resolution to Terminate Amended and Restated  
15 Redevelopment Agreement with Yardley PPI-I.

16 COMMISSIONER FESTA: I make a motion.

17 THE ASSISTANT SECRETARY: Is there a  
18 motion?

19 By Commissioner Festa.

20 COMMISSIONER CASPER: Second.

21 THE ASSISTANT SECRETARY: Second by  
22 Commissioner Casper.

23 Roll call.

24 Commissioner Fernandez?

25 CHAIRMAN FERNANDEZ: Again, this will

1 terminate the developer -- the previous  
2 developer; not to --

3 MR. YANOTCHKO: Yes.

4 CHAIRMAN FERNANDEZ: -- not to --

5 COMMISSIONER FESTA: Right.

6 CHAIRMAN FERNANDEZ: -- accept the new  
7 developer. Just to terminate.

8 Then I vote yes.

9 THE ASSISTANT SECRETARY: Yes by  
10 Commissioner Fernandez.

11 Commissioner Garces?

12 COMMISSIONER GARCES: Yes.

13 THE ASSISTANT SECRETARY: Commissioner  
14 Nova?

15 COMMISSIONER NOVA: Yes.

16 THE ASSISTANT SECRETARY: Commissioner  
17 Festa?

18 COMMISSIONER FESTA: Yes.

19 THE ASSISTANT SECRETARY: Commissioner  
20 Casper?

21 COMMISSIONER CASPER: Yes.

22 THE ASSISTANT SECRETARY: Commissioner  
23 Bonito?

24 COMMISSIONER BONITO: Yes.

25 THE ASSISTANT SECRETARY: Commissioner



1 Vallejo?

2 COMMISSIONER VALLEJO: Yes, Mr. Cantatore.

3

4 **RESOLUTION TO ADOPT 2014 BUDGET:**

5

6 THE ASSISTANT SECRETARY: Item 4,

7 Resolution to Adopt --

8 MR. YANOTCHKO: Oh. Oh, could I just make

9 a -- just a quick pause here.

10 So, that's the end of the consideration of  
11 Yardley on this agenda today.

12 So, you're free to stay; you're free to go.  
13 Thank you very much for your presentation today,  
14 all of you, for --

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

17 CHAIRMAN FERNANDEZ: Okay.

18 THE ASSISTANT SECRETARY: Item 4.

19 A Resolution to Adopt 2014 Budget.

20 Is there a motion?

21 CHAIRMAN FERNANDEZ: Can someone go over  
22 that budget please?

23 MR. YANOTCHKO: Yes. Yes.

24 Do we have the Resolution from Susan  
25 Tacuri?

1 THE ASSISTANT SECRETARY: Should be in  
2 there.

3 MR. YANOTCHKO: Okay.

4 That's correct.

5 MR. NG: Third page, --

6 MR. YANOTCHKO: Yes.

7 Okay. I am going to go over this Budget  
8 Resolution. And then I am going to just pass the  
9 entire Resolution, which has a copy of the budget  
10 attached just for everybody's review.

11 The Resolution as is follows:

12 Whereas, the Annual Budget and Capital  
13 Budget Program for the Union City Redevelopment  
14 Agency for the fiscal year beginning January 1<sup>st</sup>,  
15 2014 and ending December 31<sup>st</sup>, 2014, has been  
16 presented for adoption before the governing body  
17 of the Union City Redevelopment Agency at its  
18 Open Public Meeting of September 16<sup>th</sup>, 2014;

19 Whereas, the Annual Budget and Capital  
20 Budget presented for adoption reflects each item  
21 of revenue and appropriation in the same amount  
22 and title as set forth at the introduced and  
23 approved budget, including all amendments  
24 thereto, if any, which have been approved by the  
25 Director of Division of Local Government

1 Services.

2           The Annual Budget as presented for adoption  
3 reflects total revenues of \$121,000.00; total  
4 appropriations, including any accumulated deficit  
5 of \$121,000.00; and total unrestricted net assets  
6 utilized of zero dollars.

7           The Capital Budget as presented for  
8 adoption reflects total capital appropriations of  
9 zero dollars and total unrestricted net assets  
10 planned to be utilized of zero dollars.

11           And, for your consideration, by Resolution,  
12 the -- this Board of Commissioners will consider  
13 this Annual Budget and Capital Budget Program of  
14 the Union City Redevelopment Agency for the  
15 Fiscal Year beginning at January 1<sup>st</sup>, 2014 and  
16 ending at December 31<sup>st</sup> of 2014.

17           And this is also resolving that the -- that  
18 this budget, as presented for adoption, reflects  
19 the same item of revenue and appropriation in the  
20 same amount and title that was introduced at a  
21 meeting -- I believe it was in June or July of  
22 this year that we considered -- that this body,  
23 the Board of Commissioners of the UCRA, reviewed  
24 and approved earlier this year.

25           And I will just pass this around for

1 review.

2 (Whereupon, there was a pause in the  
3 proceedings.)

4 MR. NG: I just wanted to inform that I sit  
5 -- I sat down with Susan Tacuri to review all the  
6 numbers and everything that have -- is being  
7 proposed.

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

10 MR. NG: Mr. Yanotchko, is this budget  
11 already in the -- in the website?

12 MR. YANOTCHKO: I --

13 MR. NG: Two thousand fourteen?

14 MR. YANOTCHKO: I would have to check to  
15 make sure. I know some of the budgets are  
16 already there. I know it's the budget that was  
17 approved by the DCA Local Government Services.  
18 So it's been reviewed and approved by the State.

19 And it's the same identical budget that was  
20 approved at an earlier meeting.

21 MR. NG: Um-hum.

22 MR. YANOTCHKO: I think there was a little  
23 more -- I think it's a little larger budget than  
24 most years, partly because of the audit  
25 expense -- you know, the --

1 MR. NG: Um-hum.

2 MR. YANOTCHKO: -- the expense for the  
3 Union City High School Project, the State audit,  
4 which takes up a lot of legal time unfortunately.

5 MR. NG: All right. I understand.

6 THE ASSISTANT SECRETARY: What's on the  
7 website I think it's the last three years, which  
8 is up to 2013. So, eventually this will --

9 MR. NG: It will be in the -- in next  
10 month's package?

11 THE ASSISTANT SECRETARY: -- will be  
12 replacing the, you know, the 2010 -- I mean --  
13 yeah, the 2011 will go away and then this will  
14 take its place.

15 MR. NG: Maybe It will be a good idea, Mr.  
16 Yanotchko, if you tell the Commissioners -- if  
17 you can inform the regulation in the State that  
18 they have to have all these documents have to be  
19 in the website.

20 MR. YANOTCHKO: Oh, yes. Yes.

21 What we've basically done, we've put --  
22 also, a lot of thanks to Dominick for really  
23 getting the website up and running as part of the  
24 Union City city website.

25 We already have the budgets from prior

1 | years, the last three years, posted on the  
2 | website. And that's just a recent requirement in  
3 | state law. And even going forward, the Local  
4 | Government Services aren't even going to consider  
5 | budgets to be approved unless you have it up on  
6 | the website.

7 |           So, that's -- that's good that we have  
8 | that.

9 |           And like Dominick said it's going to be on  
10 | a rolling basis. You know, it's usually the  
11 | first three years -- the three most recent years  
12 | of approved budgets are going to be on the  
13 | website.

14 |           So, the 2011 budget will get removed and  
15 | 2014 will be on that.

16 |           MR. NG: So what we have actually is -- it  
17 | is a link in the City website. But in the future  
18 | is -- is a requirement from the State the Agency  
19 | have their own -- its own website and we are in  
20 | the process and steps to follow to -- you know,  
21 | to -- (indiscernible) -- that.

22 |           THE ASSISTANT SECRETARY: Yeah, because not  
23 | only -- not only the budget and the audits have  
24 | to be on the website, it's mandatory that three  
25 | years worth of agendas have to be also on the

1 website.

2 So, at some point I believe that we would  
3 discussion to have your own website as far as the  
4 Redevelopment Agency --

5 MR. NG: Yeah.

6 THE ASSISTANT SECRETARY: -- is concerned.

7 MR. NG: We are in the process and we are  
8 actually talking -- you know, sending an email  
9 through lawyers and all this stuff and  
10 Redevelopment Agency.

11 THE ASSISTANT SECRETARY: Any other  
12 question on the Budget?

13 Good?

14 Is there a motion --

15 COMMISSIONER FESTA: Motion.

16 THE ASSISTANT SECRETARY: -- to approve  
17 item 4?

18 COMMISSIONER FESTA: Motion.

19 THE ASSISTANT SECRETARY: Motion by Eva  
20 Festa.

21 COMMISSIONER BONITO: Second.

22 THE ASSISTANT SECRETARY: Second by Vincent  
23 Bonito.

24 Roll call.

25 Commissioner Fernandez?

1 CHAIRMAN FERNANDEZ: Yes.

2 THE ASSISTANT SECRETARY: Commissioner  
3 Garces?

4 COMMISSIONER GARCES: Yes.

5 THE ASSISTANT SECRETARY: Commissioner  
6 Nova?

7 COMMISSIONER NOVA: Yes.

8 THE ASSISTANT SECRETARY: Commissioner  
9 Festa?

10 COMMISSIONER FESTA: Yes.

11 THE ASSISTANT SECRETARY: Commissioner  
12 Casper?

13 COMMISSIONER CASPER: Yes.

14 THE ASSISTANT SECRETARY: Commissioner  
15 Bonito?

16 COMMISSIONER BONITO: Yes.

17 THE ASSISTANT SECRETARY: Commissioner  
18 Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20

21 **APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**

22 **CLAIMS:**

23

24 THE ASSISTANT SECRETARY: Item 5.

25 Approval and Ratification of Prior Payments



1 of Claims.

2 Is there a motion?

3 COMMISSIONER FESTA: Make a motion.

4 THE ASSISTANT SECRETARY: Motion by

5 Commissioner --

6 COMMISSIONER VALLEJO: Second the motion.

7 THE ASSISTANT SECRETARY: -- Festa.

8 Second by Commissioner Vallejo.

9 Roll call.

10 Commissioner Fernandez?

11 CHAIRMAN FERNANDEZ: Yes.

12 THE ASSISTANT SECRETARY: Commissioner

13 Garces?

14 COMMISSIONER GARCES: Yes.

15 THE ASSISTANT SECRETARY: Commissioner

16 Nova?

17 COMMISSIONER NOVA: Yes.

18 THE ASSISTANT SECRETARY: Commissioner

19 Festa?

20 COMMISSIONER FESTA: Yes.

21 THE ASSISTANT SECRETARY: Commissioner

22 Casper?

23 COMMISSIONER CASPER: Yes.

24 THE ASSISTANT SECRETARY: Commissioner

25 Bonito?

1 COMMISSIONER BONITO: Yes.

2 THE ASSISTANT SECRETARY: Commissioner  
3 Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5

6 **APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION**  
7 **OF CHECKS:**

8

9 THE ASSISTANT SECRETARY: Item 6.

10 Approval for the Payments of Bills and  
11 Preparation of Checks.

12 Is there a motion?

13 CHAIRMAN FERNANDEZ: Can you just tell us  
14 what bills we have?

15 MR. YANOTCHKO: Yeah.

16 Do we have the Resolution in your pile  
17 there?

18 THE ASSISTANT SECRETARY: Yeah.

19 CHAIRMAN FERNANDEZ: Just in the future,  
20 can we get copies of these please?

21 THE ASSISTANT SECRETARY: Yes.

22 CHAIRMAN FERNANDEZ: It would be very  
23 helpful.

24 MR. YANOTCHKO: I could read that if you  
25 want me, too?

1 THE ASSISTANT SECRETARY: I'm sorry.

2 MR. YANOTCHKO: Yes.

3 By the way the first one had -- the one  
4 that we just went through, Prior Payment of  
5 Claims, there were no Prior Payment of Claims. I  
6 looked at the Resolution ahead of time; zero  
7 dollars, zero dollars.

8 This one there are some bills to -- and  
9 claims to authorize and authorize the preparation  
10 of checks.

11 First one is a transfer to payroll account  
12 from the Union City Redevelopment Agency;  
13 \$5,000.00.

14 The second bill is our auditors, Ferraioli,  
15 Weilkotz, Cerullo and Cuva; \$5,500.00. That's  
16 half of what the audit for the fiscal year 2013  
17 will -- half of the bill for that.

18 Community Housing and Planning Associates,  
19 planning services; that's David Spatz's company.  
20 From March 26<sup>th</sup> of 2014 through July 18<sup>th</sup> of 2014;  
21 \$1,137.50.

22 From Florio and Kenny, legal bills for one,  
23 two, three, four, five invoices; in the total  
24 amount of \$5,805.00.

25 And then Audio-Digital, the bill for the

1 Regular Meeting transcription recording, July  
2 15<sup>th</sup>, 2014, in the amount of \$413.00.

3 I will pass this along since,  
4 unfortunately, we don't have an extra copy today.

5 And just to complete this we have no -- no  
6 bills for the Union City Redevelopment Agency  
7 Stadium Demo Grant. That's zero dollars.

8 So just all from the general budget for  
9 this -- this meeting.

10 CHAIRMAN FERNANDEZ: Motion?

11 COMMISSIONER FESTA: I make a motion.

12 THE ASSISTANT SECRETARY: Motion by  
13 Commissioner Festa.

14 COMMISSIONER NOVA: I second.

15 THE ASSISTANT SECRETARY: Second by  
16 Commissioner Nova.

17 Roll call.

18 Commissioner Fernandez?

19 CHAIRMAN FERNANDEZ: Yes.

20 THE ASSISTANT SECRETARY: Commissioner  
21 Garces?

22 COMMISSIONER GARCES: Yes.

23 THE ASSISTANT SECRETARY: Commissioner  
24 Nova?

25 COMMISSIONER NOVA: Yes.

1 THE ASSISTANT SECRETARY: Commissioner  
2 Festa?

3 COMMISSIONER FESTA: Yes.

4 THE ASSISTANT SECRETARY: Commissioner  
5 Casper?

6 COMMISSIONER CASPER: Yes.

7 THE ASSISTANT SECRETARY: Commissioner  
8 Bonito?

9 COMMISSIONER BONITO: Yes.

10 THE ASSISTANT SECRETARY: Commissioner  
11 Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13

14 **REPORT ON STATUS OF PROJECTS:**

15

16 THE ASSISTANT SECRETARY: Item 7.

17 Basically -- Report on Status of Project.

18 If there's any reports or anything or --

19 MR. NG: Well, if I may something?

20 MR. YANOTCHKO: Yes, sir.

21 MR. NG: Just for the future, if we have  
22 the other meeting, the Special Meeting to approve  
23 this project, et cetera, et cetera, I know I -- I  
24 think that you send me an email saying that we  
25 will be -- a good practice to have the meeting in

1 other place, like in the court so in case we have  
2 a lot of people from the public.

3 And I don't know what would be your idea at  
4 least?

5 MR. YANOTCHKO: I think that's the best  
6 thing to do. Give it -- I think the best things  
7 possible would be give it as much notice as  
8 possible and try to --

9 I think what we'll do in the next few days,  
10 just send out an email or a letter just on maybe  
11 a couple days that we could -- you know, the  
12 maximum amount of Commissioners would be  
13 available for a six o'clock meeting. We'll see  
14 what we can get --

15 MR. NG: That's good.

16 MR. YANOTCHKO: -- for that venue.

17 Just because in situations like that, if  
18 it's -- even though this -- now, remember, the  
19 next vote on this will not be approval of a plan  
20 of buildings of this height or anything like  
21 that. It's just to approve the -- Mr. LoConte  
22 and Mr. --

23 MR. NG: Um-hum.

24 MR. YANOTCHKO: -- Mr. Hector as  
25 redevelopers. They've already purchased the

1 property and they're bringing through this plan.

2 The final details of the plan are going to  
3 be -- are going to be negotiated through the next  
4 several months.

5 But, in any event, I think it's best just  
6 to give the public a maximum opportunity to  
7 participate. Whether the public shows up or not,  
8 that's -- you know, that's out of our hands. But  
9 that's -- that's what I'd recommend.

10 MR. NG: And the reason to be at six p.m.  
11 is because the public will be, I mean, available  
12 at that time; not at 12 o'clock lunchtime.

13 COMMISSIONER BONITO: Yeah, I agree. It  
14 should be held in -- it should be -- a meeting  
15 like that should take place in the courtroom  
16 chamber this way you give public opportunity for  
17 space and what have you. And six p.m. ideal for,  
18 you know, coming home and organizing and the  
19 rest. So, I agree that the public meeting should  
20 take place in the court chamber, absolutely.

21 CHAIRMAN FERNANDEZ: I move the Report of  
22 Status; make a motion.

23 THE ASSISTANT SECRETARY: Motion made by  
24 Commissioner Fernandez.

25 COMMISSIONER FESTA: Second.

1 THE ASSISTANT SECRETARY: Second by  
2 Commissioner Festa.

3 Roll call.

4 Commissioner Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 THE ASSISTANT SECRETARY: Commissioner  
7 Garces?

8 COMMISSIONER GARCES: Yes.

9 THE ASSISTANT SECRETARY: Commissioner  
10 Nova?

11 COMMISSIONER NOVA: Yes.

12 THE ASSISTANT SECRETARY: Commissioner  
13 Festa?

14 COMMISSIONER FESTA: Yes.

15 THE ASSISTANT SECRETARY: Commissioner  
16 Casper?

17 COMMISSIONER CASPER: Yes.

18 THE ASSISTANT SECRETARY: Commissioner  
19 Bonito?

20 COMMISSIONER BONITO: Yes.

21 THE ASSISTANT SECRETARY: Commissioner  
22 Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24

25 **PUBLIC COMMENT:**



1

2 THE ASSISTANT SECRETARY: Is any other  
3 member of the public that wish to comment at this  
4 time?

5

None?

6

7 **ADJOURNMENT:**

8

9 THE ASSISTANT SECRETARY: All in favor to  
10 adjourn?

11

12 (Whereupon, there was a chorus of ayes.)

13

14 (Whereupon, there was a pause in the  
15 proceeding.)

16

17 (Whereupon, the proceedings were concluded  
18 at 12:48 p.m.)

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 held on Tuesday, September 16, 2014, and  
10 digitally recorded.

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25 Monitored and Proofread by: Deborah Dillon