

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

:
:
REGULAR MEETING :
:
_____ :

TRANSCRIPT OF RECORDED
PROCEEDINGS

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

Tuesday, July 21, 2015
Commencing at 6:01 p.m.

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

VINCENT BONITO, COMMISSIONER, (Arrived at 6:11 p.m.)
PAUL CASPER, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER

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 THE ASSISTANT SECRETARY: Please take
2 notice that on Tuesday, July 21st, 2015, at
3 six p.m., a Regular Meeting is scheduled for the
4 Union City Redevelopment Agency to be held at the
5 Third Floor Conference Room, located at City
6 Hall, 3715 Palisade Avenue, Union City, New
7 Jersey.

8 Everyone please rise for the Pledge of
9 Allegiance.

10

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

13

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

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

24

25 **ROLL CALL:**

1

2 THE ASSISTANT SECRETARY: Roll call.

3

Commissioner Fernandez?

4

CHAIRMAN FERNANDEZ: Here.

5

6 THE ASSISTANT SECRETARY: Commissioner
Izquierdo is absent.

7

Commissioner Nova?

8

COMMISSIONER NOVA: Present.

9

10 THE ASSISTANT SECRETARY: Commissioner
Festa is absent.

11

Commissioner Casper?

12

COMMISSIONER CASPER: Here.

13

14 THE ASSISTANT SECRETARY: Commissioner
Bonito is absent.

15

Commissioner Vallejo?

16

COMMISSIONER VALLEJO: Here.

17

18 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
19 **JUNE 9, 2015 AND JUNE 24, 2015**

20

21 THE ASSISTANT SECRETARY: First item on the
22 agenda is Approval of the Minutes for the Meeting
23 of June 9, 2015 and June 24, 2015.

24

Is there a motion?

25

COMMISSIONER CASPER: Motion.

1 THE ASSISTANT SECRETARY: Motion by
2 Commissioner Casper.

3 COMMISSIONER NOVA: Second.

4 THE ASSISTANT SECRETARY: Second by
5 Commissioner Nova.

6 Roll call.

7 Commissioner Fernandez?

8 CHAIRMAN FERNANDEZ: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Izquierdo is absent.

11 Commissioner Nova?

12 COMMISSIONER NOVA: Yes. Yes.

13 THE ASSISTANT SECRETARY: Commissioner
14 Festa is absent.

15 Commissioner Casper?

16 COMMISSIONER CASPER: Yes.

17 THE ASSISTANT SECRETARY: Commissioner
18 Bonito is absent.

19 Commissioner Vallejo?

20 COMMISSIONER VALLEJO: I think I'm going to
21 abstain on the June 24; I think June 9, yes.

22 THE ASSISTANT SECRETARY: You abstain on
23 the 24th and June 9, yes, for Commissioner
24 Vallejo.

25

1 **2. APPROVAL OF AGENCY AUDIT FOR FISCAL YEAR 2014**

2

3 THE ASSISTANT SECRETARY: Item 2.

4 Approval of Agency Audit for the Fiscal
5 Year 2014.

6 MR. YANOTCHKO: Just for -- a few words
7 about this Resolution, Commissioners.

8 Today we have the audits provided by our --
9 our public auditor, FWCC.

10 I won't get into the spelling -- the
11 pronunciation of your last names.

12 But the audit is available and once a year
13 we have -- part of the job is to take a look at
14 it, review it, and it's -- it's here for review.

15 The two pages that especially have to be
16 reviewed are the last two; General Comments,
17 Recommendations, at the very back of the audit
18 book. So if you want to take a minute or two to
19 take a quick look, please feel free to go do so.

20 And then I think we'll have either
21 discussion or then pass the Resolution to accept
22 the audit.

23 (Whereupon, there was a pause in the
24 proceedings.)

25 THE ASSISTANT SECRETARY: Okay, everybody's

1 | good?

2 | Is there a motion to approve the Audit for
3 | Fiscal Year 2014?

4 | CHAIRMAN FERNANDEZ: Motion.

5 | THE ASSISTANT SECRETARY: Motion by
6 | Commissioner Fernandez.

7 | COMMISSIONER NOVA: Second.

8 | THE ASSISTANT SECRETARY: Second by
9 | Commissioner Nova.

10 | Roll call.

11 | Commissioner Fernandez?

12 | CHAIRMAN FERNANDEZ: Yes.

13 | THE ASSISTANT SECRETARY: Commissioner
14 | Izquierdo is absent.

15 | Commissioner Nova?

16 | COMMISSIONER NOVA: Yes.

17 | THE ASSISTANT SECRETARY: Commissioner
18 | Festa is absent.

19 | Commissioner Casper?

20 | COMMISSIONER CASPER: Yes.

21 | THE ASSISTANT SECRETARY: Commissioner
22 | Bonito is absent.

23 | Commissioner Vallejo?

24 | COMMISSIONER VALLEJO: Yes.

25 |

1 **3. ADOPTION OF REVISED CALENDAR FOR UCRA**
2 **MEETINGS FOR REMAINDER OF THE 2015 CALENDAR YEAR**

3
4 THE ASSISTANT SECRETARY: Item 3 is
5 Resolution -- is Adoption of Revised Calendar for
6 the UCRA Meetings for the Remainder of 2015
7 Calendar Year.

8 We have changed the time and the location
9 of this meeting for six p.m.

10 CHAIRMAN FERNANDEZ: Clerk, would it be
11 possible -- and the Director -- I know on Tuesday
12 -- on Tuesday, October 20th, I have an event for
13 the City.

14 Is there any way we can move it to the
15 27th? Would that be possible or -- or no?

16 MR. YANOTCHKO: I -- we can always revise
17 the -- you know, reschedule a meeting. What we
18 wanted to do right now is to get kind of the
19 general six o'clock, --

20 THE ASSISTANT SECRETARY: Yeah.

21 MR. YANOTCHKO: -- you know, third Tuesday
22 of the month.

23 But if there's a tough circumstance where
24 it might be difficult for most Commissioners --

25 CHAIRMAN FERNANDEZ: Okay.

1 MR. YANOTCHKO: -- to make it --

2 MR. NG: I mean if we have a quorum, maybe
3 you can miss this one; then --

4 CHAIRMAN FERNANDEZ: No, I can come in --

5 MR. NG: But let's -- yeah, come in --

6 CHAIRMAN FERNANDEZ: -- come in and then go
7 --

8 MR. YANOTCHKO: Yeah.

9 CHAIRMAN FERNANDEZ: Okay.

10 MR. YANOTCHKO: But, yeah, we could
11 definitely --

12 THE ASSISTANT SECRETARY: Yeah.

13 MR. YANOTCHKO: -- take a look at that --

14 THE ASSISTANT SECRETARY: We could
15 always --

16 MR. YANOTCHKO: -- a couple weeks before
17 the meeting.

18 THE ASSISTANT SECRETARY: -- we could
19 always reschedule a meeting. So, that's -- it's
20 not a problem.

21 So is there a motion to adopt this --

22 COMMISSIONER VALLEJO: Motion.

23 THE ASSISTANT SECRETARY: -- the meeting
24 schedule?

25 Motion by Commissioner Vallejo.

1 COMMISSIONER CASPER: Second.

2 THE ASSISTANT SECRETARY: Second by
3 Commissioner Casper.

4 Roll call.

5 Commissioner Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 THE ASSISTANT SECRETARY: Commissioner
8 Izquierdo is absent.

9 Commissioner Nova?

10 COMMISSIONER NOVA: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Festa is absent.

13 Commissioner Casper?

14 COMMISSIONER CASPER: Yes.

15 THE ASSISTANT SECRETARY: Commissioner
16 Bonito is absent.

17 Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19

20 **4. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**
21 **CLAIMS**

22

23 THE ASSISTANT SECRETARY: Item 4.

24 Approval and Ratification of Prior Payments
25 of Claims.

1 MR. YANOTCHKO: Okay.

2 For this Resolution we just have a couple
3 items for the prior payment of claims and it's
4 payroll for the -- I think it's from June 17th,
5 all the way through July 10th, in two -- in two
6 installments.

7 CHAIRMAN FERNANDEZ: I make a motion.

8 THE ASSISTANT SECRETARY: Motion by
9 Commissioner Fernandez.

10 COMMISSIONER CASPER: Second.

11 THE ASSISTANT SECRETARY: Second by
12 Commissioner Casper.

13 Roll call.

14 Commissioner Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 THE ASSISTANT SECRETARY: Commissioner
17 Izquierdo is absent.

18 Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Festa is absent.

22 Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 THE ASSISTANT SECRETARY: Commissioner
25 Bonito is absent.

1 Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3

4 **5. APPROVAL FOR THE PAYMENT OF BILLS AND**
5 **PREPARATION OF CHECKS**

6

7 THE ASSISTANT SECRETARY: Item 5.

8 Approval for the Payment of Bills and
9 Preparation of Checks.

10 MR. YANOTCHKO: Okay, for this Resolution
11 we have a good deal of checks to be issued. The
12 reason why tonight this Resolution has a lot of
13 items is, one, the Agency gets its subsidy from
14 the City starting from July 1st on. Now that
15 hasn't completely hit our account yet -- it's
16 after July 1st I should say.

17 So the funds aren't available but we also
18 don't have a meeting in August, so the thought of
19 our bookkeeper was really to make sure we can
20 approve the payments tonight so that when the
21 funds are available, instead of waiting for
22 another two months -- because some of the funds
23 -- some of the bills are for services that get
24 provided, you know, back in time. I think
25 there's -- there's a couple things from even last

1 year.

2 MR. NG: Yes, I had a meeting with Susan --

3 MR. YANOTCHKO: Okay.

4 MR. NG: -- this morning and she present me
5 the numbers. So, I supposed to meet with the
6 Administration this week to see what's going on.
7 Because the Administration have subsidized our
8 budget every year.

9 MR. YANOTCHKO: Um-hum.

10 MR. NG: In this case will be for 2016. I
11 don't think -- I don't think it will be a problem
12 because the -- you know, Administration isn't
13 part of the Agency.

14 MR. YANOTCHKO: Um-hum.

15 We also are going to have more payments
16 coming in from developers this year, too, in the
17 coming months or so.

18 Especially I know PBG paid its first
19 installments back in June. So I think Susan was
20 also trying to figure -- you know, figure out how
21 to utilize those funds, too. So there is more
22 money available, too. I just don't -- I think it
23 just wasn't ready for -- to prepare checks at
24 this point but she wanted to get approvals going
25 so two months wouldn't pass by.

1 THE ASSISTANT SECRETARY: Is there a motion
2 to approve payment of bills?

3 COMMISSIONER VALLEJO: Motion.

4 THE ASSISTANT SECRETARY: Motion by Carlos
5 Vallejo.

6 CHAIRMAN FERNANDEZ: Second.

7 THE ASSISTANT SECRETARY: Second by
8 Commissioner Fernandez.

9 Roll call.

10 Commissioner Fernandez?

11 CHAIRMAN FERNANDEZ: Yes.

12 THE ASSISTANT SECRETARY: Commissioner
13 Izquierdo is absent.

14 Commissioner Nova?

15 COMMISSIONER NOVA: Yes.

16 THE ASSISTANT SECRETARY: Commissioner
17 Festa is absent.

18 Commissioner Casper?

19 COMMISSIONER CASPER: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Bonito is absent.

22 Commissioner Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24

25 **6. REPORT ON STATUS OF PROJECTS**

1

2 THE ASSISTANT SECRETARY: Item 6.

3 A Report on Status of Project.

4 MR. YANOTCHKO: I have --

5 THE ASSISTANT SECRETARY: Counsel, you have
6 any --

7 MR. YANOTCHKO: A couple -- a couple status
8 reports.

9 I checked in on the High School audit. I
10 spoke to Epic, which is the redeveloper. I heard
11 that they have a couple additional questions that
12 they're in the process of answering. So I should
13 see an update soon. They mentioned it might be
14 by today but I didn't see it before I left. But
15 sometimes that comes in at the end of the night.

16 THE ASSISTANT SECRETARY: Okay.

17 MR. NG: Commissioner Bonito.

18

19 (Whereupon, Commissioner Bonito arrived at
20 6:11 p.m.)

21

22 CHAIRMAN FERNANDEZ: Just make a motion
23 that Commissioner Bonito's joining the meeting.

24 COMMISSIONER BONITO: Hello.

25 MR. NG: Hello.

1 THE ASSISTANT SECRETARY: Commissioner
2 Bonito just joined the meeting.

3 So, again, --

4 MR. NG: Well, I'm sorry -- I'm sorry.

5 The two -- couple of items remaining in the
6 -- for the auditors, are the old one or they are
7 new -- new items?

8 MR. YANOTCHKO: I didn't get the -- I
9 didn't get what questions Epic was responding to
10 but I -- part of it I just wanted to make sure
11 that something was still going on at least or
12 were they in the process --

13 MR. NG: Okay.

14 MR. YANOTCHKO: -- of reviewing all the
15 information.

16 So that's what I -- that's why I called him
17 about to see what was --

18 MR. NG: Okay, just in case we have to go
19 back to the Redevelopment Agency in the back, --

20 MR. YANOTCHKO: Yes.

21 MR. NG: -- just let me know because I'm
22 working with Dominick there we are sharing now a
23 lot of files from City Clerk and all our files
24 have one side -- one aisle. So we have to --

25 THE ASSISTANT SECRETARY: Yeah, we're going

1 | to go --

2 | MR. NG: -- figure that out.

3 | THE ASSISTANT SECRETARY: We're going to --
4 | no, it's all right, we'll straighten it out.

5 | MR. YANOTCHKO: Space is getting valuable.

6 | THE ASSISTANT SECRETARY: Well, what
7 | happened was -- well, you know, records but --

8 | MR. NG: That's okay.

9 | THE ASSISTANT SECRETARY: -- we'll talk
10 | about -- we'll talk --

11 | MR. NG: Okay.

12 | THE ASSISTANT SECRETARY: -- about that at
13 | a later date. But that's the plan is to --

14 | MR. NG: Yeah.

15 | THE ASSISTANT SECRETARY: -- to move some
16 | stuff.

17 | MR. NG: Just in case we have to go back
18 | and --

19 | THE ASSISTANT SECRETARY: No problem.

20 | MR. NG: -- and search for all the
21 | documents.

22 | THE ASSISTANT SECRETARY: Yup.

23 | MR. YANOTCHKO: Okay.

24 | THE ASSISTANT SECRETARY: No problem.

25 | Anymore --

1 MR. YANOTCHKO: Yeah, one other big --

2 THE ASSISTANT SECRETARY: -- status?

3 MR. YANOTCHKO: Yeah, big report.

4 For the Yardley project we had a meeting
5 with the redevelopers, the City, our Planning
6 Consultant David Spatz, on -- this was last
7 Monday, the 13th. We discussed a lot of issues.

8 We're at the point where it's really
9 getting down to the details. Some of them are
10 kind of small but important.

11 The Redevelopers have a lot of questions in
12 case -- and there's always kind of like a balance
13 between what happens if something goes wrong
14 where they are trying to get some flexibility.
15 Like let's say there's another recession or
16 economic downturn.

17 So I think the -- it's a lot of discussions
18 trying to balance being flexible if, you know,
19 unforeseen events happen or a bad real estate
20 market versus that we also want to make sure that
21 they stay on track with development; not to make
22 it an agreement that's so broad that they could
23 stretch out construction for years and years.
24 Because that's -- that's not what would be good
25 for the community.

1 So we discussed a lot of issues like that.

2 I mean I was just looking at my notes. One
3 issue was part of the project would involve them
4 building some affordable housing units in another
5 part of the City and they wanted to make sure
6 that they could bring in let's say an affiliate
7 or maybe a partner that knows more about doing
8 affordable housing development.

9 Those are the type of changes that we
10 discussed. Like that one, for example, is one
11 that's -- that I think is easier to approve, that
12 I think that we and the City would be okay with
13 that. Because it's -- I don't think they have as
14 much background in affordable housing.

15 There's some other issues that are -- you
16 know, that we have a lot of discussions over and,
17 you know, the timetable is to meet again in
18 August and hopefully have the final -- final
19 agreement to approve in September.

20 MR. NG: So a certain point the -- they
21 will have a presentation for the Commissioners --

22 MR. YANOTCHKO: Yes.

23 MR. NG: -- and this is a very complex
24 project. I mean everything is -- we're having a
25 lot of meetings; everything is under control.

1 THE ASSISTANT SECRETARY: Okay.

2 Good?

3 MR. YANOTCHKO: Yeah, that's -- that's it.

4

5 **8. DISCUSSION REGARDING AMENDING UCRA'S MEETING**
6 **CALENDAR**

7

8 THE ASSISTANT SECRETARY: Before we go to
9 Public Comment, this item 8, anyone has a
10 question regarding the meeting calendar?

11 Everybody's --

12 COMMISSIONER VALLEJO: Only that
13 Commissioner Fernandez's notation --

14 THE ASSISTANT SECRETARY: Okay.

15 MR. NG: Yes, the Tuesday -- the Tuesday --

16 CHAIRMAN FERNANDEZ: Yeah but I'll try --
17 I'll try to make it down there.

18 MR. NG: Yeah.

19 The Administration wants, you know, the
20 possible way to all Commissioners being in the
21 meetings from this point and on, unless, you
22 know, something conflicts it about. You have
23 another meeting -- Commissioner meeting.

24 Because with those two projects that are
25 coming, we have to get involve in both projects.

1 MR. YANOTCHKO: Well, --

2 MR. NG: It's like if we discuss one -- a
3 major point in one meeting, if the Commissioner
4 miss this meeting, then the next -- the following
5 meeting the Commissioner is going to be --

6 CHAIRMAN FERNANDEZ: Behind.

7 MR. NG: -- asking -- behind -- you know,
8 the same questions and those questions are been,
9 you know, discussed already.

10 THE ASSISTANT SECRETARY: And another
11 important point is that beginning in September,
12 right after this meeting, myself and Commissioner
13 Fernandez have to attend a Board of Commissioner
14 meeting. So we are going to have a back to back
15 meeting. So it's very important that we start on
16 -- right on six o'clock. So, --

17 COMMISSIONER VALLEJO: Not 6:01.

18 THE ASSISTANT SECRETARY: So, I appreciate
19 that --

20 COMMISSIONER CASPER: Can you make it at
21 5:45 then if that's going to be -- if that will
22 help you guys out at all?

23 Can -- can we change it?

24 CHAIRMAN FERNANDEZ: No, -- as long as we
25 get out of here by --

1 THE ASSISTANT SECRETARY: I don't think --
2 yeah --

3 CHAIRMAN FERNANDEZ: -- by --

4 THE ASSISTANT SECRETARY: I mean --

5 CHAIRMAN FERNANDEZ: -- 6:30, 6:45, we're
6 fine.

7 THE ASSISTANT SECRETARY: Yeah. That's
8 fine.

9 So, there are no other items on the agenda.

10

11 **7. PUBLIC COMMENT**

12

13 THE ASSISTANT SECRETARY: Is anyone from
14 the public wish to comment on any items on the
15 agenda, please state -- come forward and state
16 your name for the record.

17 COMMISSIONER VALLEJO: Mr. Fox (phonetic)?

18 THE ASSISTANT SECRETARY: See none.

19

20 **ADJOURNMENT**

21

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

24 CHAIRMAN FERNANDEZ: Motion.

25 THE ASSISTANT SECRETARY: Motion by

1 Commissioner Fernandez.

2 COMMISSIONER CASPER: Second.

3 THE ASSISTANT SECRETARY: Second by
4 Commissioner Casper.

5 All in favor?

6

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

8

9 THE ASSISTANT SECRETARY: Thank you very
10 much.

11

12 Whereupon, the proceedings were concluded
13 at 6:17 p.m.)

14

15

16

17

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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, July 21, 2015 and recorded on
10 tape.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon