

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, March 15, 2016
Commencing at 6:05 p.m.

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

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN

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

EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
CARLOS VALLEJO, 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

SUSAN COLDITZ, Chief Financial Officer

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1 THE ASSISTANT SECRETARY: Are we ready?

2 Okay?

3 Please take notice that on Tuesday, March
4 15, 2016, at six p.m., a Regular Meeting is
5 scheduled for the Union City Redevelopment Agency
6 to be held at the Conference Room located on
7 Third Floor, City Hall, 3715 Palisade Avenue,
8 Union City, New Jersey.

9 Everyone please rise for the Pledge of
10 Allegiance.

11

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

14

15 THE ASSISTANT SECRETARY: This meeting --

16 MS. COLDITZ: It's a big flag.

17 THE ASSISTANT SECRETARY: I'm sorry.

18 Adequate notice of this meeting has been
19 provided as follows:

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

1 of the Municipal Clerk.

2

3 **ROLL CALL:**

4

5 THE ASSISTANT SECRETARY: Roll call.

6 Commissioner Fernandez?

7 CHAIRMAN FERNANDEZ: Here.

8 THE ASSISTANT SECRETARY: Commissioner
9 Izquierdo?

10 Is absent.

11 Commissioner Nova?

12 Is absent.

13 COMMISSIONER NOVA: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Festa?

16 I mean Commissioner Nova is here.

17 COMMISSIONER CASPER: Nova's here.

18 THE ASSISTANT SECRETARY: Sorry.

19 MS. COLDITZ: I was going to say --

20 THE ASSISTANT SECRETARY: Commissioner
21 Festa?

22 Is absent.

23 Commissioner Casper?

24 COMMISSIONER CASPER: Here.

25 THE ASSISTANT SECRETARY: Commissioner

1 Bonito?

2 COMMISSIONER BONITO: Here.

3 THE ASSISTANT SECRETARY: Commissioner
4 Vallejo?

5 Is absent.

6

7 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
8 **FEBRUARY 16, 2016**

9

10 THE ASSISTANT SECRETARY: First item on the
11 agenda is Approval of the Minutes of the Meeting
12 of February 16, 2016.

13 CHAIRMAN FERNANDEZ: Make a motion.

14 THE ASSISTANT SECRETARY: Motion by
15 Commissioner Fernandez.

16 COMMISSIONER CASPER: Second.

17 THE ASSISTANT SECRETARY: Second by
18 Commissioner Casper.

19 Roll call.

20 Commissioner Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 THE ASSISTANT SECRETARY: Commissioner
23 Izquierdo?

24 Is absent.

25 Commissioner Nova?

1 COMMISSIONER NOVA: Yes.

2 THE ASSISTANT SECRETARY: Commissioner
3 Festa?

4 Is absent.

5 Commissioner Casper?

6 COMMISSIONER CASPER: Yes.

7 THE ASSISTANT SECRETARY: Commissioner
8 Bonito?

9 COMMISSIONER BONITO: Here. Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Vallejo?

12 Is absent.

13

14 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
15 **OF CLAIMS**

16

17 THE ASSISTANT SECRETARY: Item 2 is
18 Approval and Ratification of Prior Payments of
19 Claims.

20 Can I have a motion on item 2?

21 COMMISSIONER CASPER: Motion.

22 THE ASSISTANT SECRETARY: Motion by
23 Commissioner Casper.

24 COMMISSIONER NOVA: Second.

25 THE ASSISTANT SECRETARY: Second by

1 Commissioner Nova.

2 Roll call.

3 Commissioner Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Izquierdo?

7 Is absent.

8 Commissioner Nova?

9 COMMISSIONER NOVA: Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Festa?

12 Is absent.

13 Commissioner Casper?

14 COMMISSIONER CASPER: Yes.

15 THE ASSISTANT SECRETARY: Commissioner
16 Bonito?

17 COMMISSIONER BONITO: Yes.

18 THE ASSISTANT SECRETARY: Commissioner
19 Vallejo?

20 CHAIRMAN FERNANDEZ: Check that out.

21 THE ASSISTANT SECRETARY: Is absent.

22

23 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**

24 **PREPARATION OF CHECKS**

25

1 THE ASSISTANT SECRETARY: Item 3.

2 MS. COLDITZ: Oh, thank you.

3 THE ASSISTANT SECRETARY: Approval for the
4 Payments of Bills and Preparation of Checks.

5 MR. YANOTCHKO: Just one -- for one minute
6 here; I just wanted to give a little detail on
7 this.

8 So for the preparation of checks, the --
9 the bills that we have are for Audio-Digital
10 Transcript; Florio and Kenny, for the legal
11 services.

12 Audio-Digital is 390.

13 My firm is \$2,481.46.

14 And then AlphaDog, that's the website
15 provider, it must be their maintenance fee --

16 MS. COLDITZ: Yes.

17 MR. YANOTCHKO: -- of 449.

18 CHAIRMAN FERNANDEZ: Yup.

19 MR. YANOTCHKO: And then the other thing
20 that we have -- like a small win is that the
21 School's Development Authority approved an
22 invoice that I'm sure was filed a long time ago
23 from -- on the high school project, for
24 \$92,689.62.

25 So part of it -- part of the vote tonight

1 is to approve that so it goes to the redeveloper
2 and properly distributed.

3 THE ASSISTANT SECRETARY: Any questions?

4 CHAIRMAN FERNANDEZ: You checked it?

5 MR. NG: Yeah.

6 CHAIRMAN FERNANDEZ: Yeah.

7 MS. COLDITZ: I checked it.

8 MR. NG: Yeah.

9 And I signed it.

10 CHAIRMAN FERNANDEZ: And you signed it.

11 I make a motion.

12 THE ASSISTANT SECRETARY: Motion by

13 Commissioner Fernandez.

14 COMMISSIONER NOVA: 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 Izquierdo?

22 Is absent.

23 Commissioner Nova?

24 COMMISSIONER NOVA: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Festa?

2 Is absent.

3 Commissioner Casper?

4 COMMISSIONER CASPER: Yes.

5 THE ASSISTANT SECRETARY: Commissioner

6 Bonito?

7 COMMISSIONER BONITO: Yes.

8 THE ASSISTANT SECRETARY: Commissioner

9 Vallejo?

10 Is absent.

11

12 **4. RESOLUTION REQUESTING A LATE FILING**

13 **SUBMISSION OF THE AGENCY FY2016 BUDGET**

14

15 THE ASSISTANT SECRETARY: Item 4 is

16 Resolution Requesting a Late Filing Submission of
17 the Agency FY2016 Budget.

18 Sue, do you want to --

19 MS. COLDITZ: Yes. I want --

20 The reason this -- we have to file this is

21 it's required by the State being that we didn't

22 do it 60 days before the beginning of the year.

23 What happened was we didn't have

24 everybody's W-2s, proof of income, that we could

25 send to them and we need and without it we can't

1 really send it.

2 CHAIRMAN FERNANDEZ: Do you have them now?

3 MS. COLDITZ: I have them now but if
4 everybody can get me '15, like as soon as
5 possible, I can make sure the budget's done on
6 time this year.

7 I have everything else. I just need '15
8 from the -- the Board members.

9 CHAIRMAN FERNANDEZ: What did I -- did I
10 give you --

11 MS. COLDITZ: I don't -- I think you gave
12 me --

13 You didn't need '15 for this one. But I
14 got one '15 one. But the rest -- one I got for
15 '12 and one I got for '14 -- a couple I got for
16 '14, which is the one you need for '16.

17 So for the next year's budget, '17, I need
18 '15.

19 MR. NG: So you will --

20 MS. COLDITZ: Because you don't have your
21 W --

22 MR. NG: Susan, you will need '15 for --

23 MS. COLDITZ: For everybody.

24 MR. NG: -- everybody.

25 MS. COLDITZ: I think I have Carlos'

1 | though.

2 | MR. NG: Just -- just the Commissioners
3 | or --

4 | MS. COLDITZ: Just the Commissioners.

5 | MR. NG: Oh. Okay.

6 | CHAIRMAN FERNANDEZ: I gave you -- but the
7 | one I gave you --

8 | MS. COLDITZ: But did you give me '15 for
9 | the school --

10 | CHAIRMAN FERNANDEZ: -- W-2.

11 | MS. COLDITZ: Then if you gave me '15 -- if
12 | -- if not, --

13 | I'll send a little memo to everybody.

14 | CHAIRMAN FERNANDEZ: Yeah.

15 | MS. COLDITZ: This way you get it and then
16 | you can get it to me.

17 | I'd like to get it on the 60 days before --

18 | MR. NG: Susan, is all of the Commissioners
19 | that work for the government?

20 | MS. COLDITZ: A public entity.

21 | MR. NG: Or --

22 | Not like -- you don't --

23 | MS. COLDITZ: No. No.

24 | THE ASSISTANT SECRETARY: Right. No. I
25 | don't have --

1 MS. COLDITZ: You don't -- I have a letter
2 from you. So, --

3 MR. NG: And so Mr. Nova he don't --

4 MS. COLDITZ: Yes, he -- no, I just --

5 MR. NG: Okay.

6 MS. COLDITZ: -- need certain -- I think
7 there's three or four people.

8 THE ASSISTANT SECRETARY: Yeah.

9 MS. COLDITZ: I have Carlos' but I might
10 have yours.

11 I'll check to see --

12 CHAIRMAN FERNANDEZ: Last week. Last week.

13 MS. COLDITZ: -- if it's '15.

14 CHAIRMAN FERNANDEZ: Because you text me --

15 MR. NG: Yeah.

16 MS. COLDITZ: It might be '15.

17 CHAIRMAN FERNANDEZ: -- and then I made a
18 copy of W-2.

19 MR. NG: Yeah.

20 MS. COLDITZ: I have it. I have it in my
21 file.

22 MR. NG: I think you -- (indiscernible) --
23 that you accept --

24 CHAIRMAN FERNANDEZ: Yeah.

25 MR. NG: -- you --

1 MS. COLDITZ: I store -- I have everything
2 in a book.

3 CHAIRMAN FERNANDEZ: Okay.

4 MS. COLDITZ: Big binder.

5 CHAIRMAN FERNANDEZ: Okay.

6 MS. COLDITZ: Because I want to make sure
7 the '17 gets out on time.

8 CHAIRMAN FERNANDEZ: Right.

9 MS. COLDITZ: I don't like being late.

10 CHAIRMAN FERNANDEZ: Okay.

11 MR. NG: Mr. Bonito, did you come back the
12 other -- the other day for 2000 --

13 COMMISSIONER BONITO: No. And -- and I
14 thought I had it with me. I have to -- I have to
15 look -- I know it's home someplace. I have to
16 just --

17 MS. COLDITZ: Yeah.

18 COMMISSIONER BONITO: -- I -- I --

19 MR. NG: Okay.

20 MS. COLDITZ: I got '12, so I need --

21 MR. NG: Yeah, see --

22 MS. COLDITZ: Yeah.

23 MR. NG: -- he got confused. That's why --

24 MS. COLDITZ: That's okay. I put what he
25 had on there and with the hopes for '15 that

1 | they'll let it go.

2 | MR. NG: Okay.

3 | COMMISSIONER BONITO: No but I have to
4 | find --

5 | MS. COLDITZ: And they might.

6 | COMMISSIONER BONITO: Yeah.

7 | MS. COLDITZ: Because '15 went down to the
8 | State for approval; once it comes back --

9 | MR. NG: Um-hum.

10 | MS. COLDITZ: -- we can adopt.

11 | MR. NG: Um-hum.

12 | MS. COLDITZ: Not that it makes a
13 | difference, '15's over with but it has to be
14 | done. The auditors are coming; --

15 | COMMISSIONER BONITO: Oh, absolutely.

16 | MS. COLDITZ: -- they're going to look for
17 | it too.

18 | COMMISSIONER BONITO: Sure. Sure.

19 | MS. COLDITZ: And as soon as tomorrow, I'll
20 | send this all down to the State for approval.
21 | So, hopefully we'll get approval back.

22 | I told them we wanted to adopted both of
23 | them the next meeting.

24 | MR. NG: Um-hum.

25 | MS. COLDITZ: So let's hope they send them

1 back.

2 MR. NG: Okay.

3 THE ASSISTANT SECRETARY: Any other
4 question on the item 4?

5 CHAIRMAN FERNANDEZ: Make a motion.

6 THE ASSISTANT SECRETARY: Seeing none.
7 Motion?

8 Commissioner Fernandez.

9 COMMISSIONER NOVA: Second.

10 THE ASSISTANT SECRETARY: Second by
11 Commissioner Nova.

12 Roll call.

13 Commissioner Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 THE ASSISTANT SECRETARY: Commissioner
16 Izquierdo?

17 Is absent.

18 Commissioner Nova?

19 COMMISSIONER NOVA: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Festa?

22 Is absent.

23 Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Bonito?

2 COMMISSIONER BONITO: Yes.

3 THE ASSISTANT SECRETARY: Commissioner
4 Vallejo?

5 Is absent.

6 We have no other items on the agenda.

7

8 **5. REPORT ON STATUS OF PROJECTS**

9

10 THE ASSISTANT SECRETARY: Counsel, do you
11 have any status on upcoming project or --

12 MR. YANOTCHKO: I -- just -- just a couple
13 quick like updates.

14 It's my understanding that PBG got its
15 approval at the -- I think it's the Feb -- late
16 February Planning Board Meeting.

17 So, I -- I expect that we'll see more of
18 that going through.

19 You know, there might have been one or two
20 objectors. They think they've -- they think
21 they're on strong ground though.

22 So -- so that's -- that's interesting news.
23 Yardley.

24 We continue to have a lot of meetings to
25 work on some like tough issues to finish it up.

1 We have another one late this month to
2 discuss with the redevelopers and their counsel
3 --

4 CHAIRMAN FERNANDEZ: When -- once they're
5 done with -- with us, they go to the Zoning
6 Board?

7 MR. YANOTCHKO: They go to the Zoning
8 Board, yeah, at that point.

9 I mean they -- I think the way we have it
10 set up, we -- we get to see what's called their
11 preliminary plan. It would be a lot like what we
12 did with PBG.

13 Like our role is just to see that in terms
14 of the plan regulations that it -- it matches
15 what it's supposed to match.

16 Like the building's -- the building's not
17 too high. The build -- like there's enough
18 coverage of area. Things like that. Parking; if
19 there's any parking regulations. That's --
20 that's kind of our job.

21 And Planning and Zoning looks at a lot more
22 stuff than -- than we do.

23 And then just in the very early stages we
24 -- we, you know, had a developer who's interested
25 in probably a brand new project.

1 This is at the very early stages, so
2 hopefully we can get our first meeting started on
3 that.

4 It -- it will probably be sometime before
5 that would -- you know, become -- come before
6 this Board because I -- there's -- there's a lot
7 of steps. And a lot of times with redevelopment
8 areas it -- it starts at the Board of
9 Commissioners and the Zoning Board level first;
10 and then we -- we come in afterwards. But --

11 CHAIRMAN FERNANDEZ: A -- a new project
12 where?

13 MR. YANOTCHKO: It's -- it's up in -- kind
14 of like the northern part of Union City. We're
15 thinking -- it's -- I think it's around like 39th,
16 40th Streets.

17 MR. NG: No. The --

18 MS. COLDITZ: Really?

19 MR. NG: There's the old factories where
20 the --

21 MS. COLDITZ: Yeah.

22 MR. NG: -- the Union City High School
23 was previously.

24 THE ASSISTANT SECRETARY: Between Kennedy
25 and Bergenline, --

1 CHAIRMAN FERNANDEZ: Yeah.

2 THE ASSISTANT SECRETARY: -- I think.

3 MR. NG: Yeah.

4 CHAIRMAN FERNANDEZ: Silk Mill.

5 MR. NG: Is -- Silk Mill.

6 CHAIRMAN FERNANDEZ: Silk Mill.

7 MR. NG: Yeah.

8 My wife --

9 MS. COLDITZ: I used to walk by that every
10 day as a kid.

11 CHAIRMAN FERNANDEZ: Yeah. For the whole -
12 - for the whole building?

13 MR. YANOTCHKO: We're -- well, you know,
14 I've only had a -- we've had a really preliminary
15 meeting with their lawyers, you know, just trying
16 to introduce it. And then we're going to have
17 more of like a -- a formal meeting to see like
18 exactly what the plan is.

19 And these plans always -- always develop.
20 But these -- for -- for a quick proposal, they
21 seemed like they had a lot of --

22 MR. NG: Um-hum.

23 CHAIRMAN FERNANDEZ: Redeveloping the area
24 as a whole, like razing it and putting something
25 new or --

1 MR. YANOTCHKO: I think -- I think --

2 CHAIRMAN FERNANDEZ: -- working within the
3 structure?

4 MR. YANOTCHKO: -- really just -- I -- I
5 think really working with the structure. Because
6 I think there's a lot of buildings is what I
7 was --

8 MS. COLDITZ: Yeah, --

9 MR. YANOTCHKO: -- learning --

10 MS. COLDITZ: -- because it's the whole
11 block.

12 MR. YANOTCHKO: -- when I --

13 CHAIRMAN FERNANDEZ: Yeah. Whole block.

14 MR. YANOTCHKO: Yeah.

15 MS. COLDITZ: I used to walk by it every
16 single day.

17 MR. YANOTCHKO: Is that cost-effective?
18 Maybe like 15, 20 buildings?

19 Well, I mean --

20 MS. COLDITZ: If they're paying for it.

21 MR. YANOTCHKO: Yeah.

22 MS. COLDITZ: Maybe it's because they're
23 old buildings, maybe they don't want to tear them
24 down?

25 THE ASSISTANT SECRETARY: Or they want to

1 maintain the structure of the building.

2 CHAIRMAN FERNANDEZ: That would be great.

3 THE ASSISTANT SECRETARY: It's
4 historical preservation.

5 MR. YANOTCHKO: I think they do.

6 CHAIRMAN FERNANDEZ: And if they'll go --
7 if they go that route it would be great. I would
8 think it's cost prohibitive of them. Just the
9 roofing alone. My god. Because you have all
10 these steeples --

11 MR. NG: Um-hum.

12 CHAIRMAN FERNANDEZ: -- and all that kind
13 of stuff. You know?

14 COMMISSIONER BONITO: That's right across
15 from the White Castle?

16 CHAIRMAN FERNANDEZ: Yeah.

17 MS. COLDITZ: Yeah.

18 COMMISSIONER BONITO: On that side street?

19 MS. COLDITZ: That -- that whole street
20 there.

21 MR. NG: Yeah. You got a gas station and
22 White Castle --

23 COMMISSIONER BONITO: Yeah.

24 MR. NG: -- on the -- a small --

25 MR. YANOTCHKO: Oh, that'd be great.

1 MS. COLDITZ: Um-hum.

2 MR. NG: -- furniture factory.

3 COMMISSIONER CASPER: That will be very
4 good.

5 MR. NG: I understand the Administration
6 want us to meet with --

7 MR. YANOTCHKO: Exactly.

8 MR. NG: -- with the people interested in
9 that. I receive the -- the email from David
10 Spatz --

11 MR. YANOTCHKO: Yeah.

12 MR. NG: -- and Mayor --

13 MR. YANOTCHKO: Yes.

14 MR. NG: -- spoke to him.

15 So probably we're going to be -- be --

16 MR. YANOTCHKO: Yeah.

17 I -- I think --

18 CHAIRMAN FERNANDEZ: Has there been --

19 MR. YANOTCHKO: -- I think --

20 CHAIRMAN FERNANDEZ: Has there --

21 I'm sorry to cut you off.

22 Has it been recently resold or it's the
23 same -- same owners?

24 MR. YANOTCHKO: You know a lot of this --
25 we -- we just had a very initial meeting.

1 It was basically they -- they -- attorney
2 to attorney, you know just giving us kind of like
3 the outline of the project, just to see if it's
4 something the City would be interested in.

5 You know that's what -- that's the first
6 step is just to see, before they start getting
7 themselves worked up. But they have -- they have
8 a -- more of a comprehensive plan, I think, than
9 some other places. Like they -- they did have
10 like some ideas for each building.

11 CHAIRMAN FERNANDEZ: That's great.

12 MS. COLDITZ: Um-hum.

13 MR. YANOTCHKO: A kind of mixed use.

14 So, --

15 MS. COLDITZ: We can use more.

16 CHAIRMAN FERNANDEZ: Yeah. It's like a --
17 you -- you've been to Baltimore?

18 MS. COLDITZ: Um-hum.

19 CHAIRMAN FERNANDEZ: That whole pier area?

20 MS. COLDITZ: Oh my god, that's amazing.

21 That's --

22 CHAIRMAN FERNANDEZ: Chelsea --

23 MS. COLDITZ: -- completely changed.

24 CHAIRMAN FERNANDEZ: Even Chelsea Pier --

25 MS. COLDITZ: Yeah.

1 CHAIRMAN FERNANDEZ: -- down by the
2 Meatpacking District.

3 MS. COLDITZ: Yeah.

4 CHAIRMAN FERNANDEZ: When they do stuff
5 like that it's awesome.

6 THE ASSISTANT SECRETARY: Yeah.

7 CHAIRMAN FERNANDEZ: That'd be great for
8 the City.

9 MR. YANOTCHKO: Yeah.

10 So we -- we -- you know, we're excited
11 about talking to them very soon and -- and, you
12 know, just going with the first steps.

13 It's -- it's a really lengthy process
14 anytime we do this.

15 I -- I know David Spatz has an idea or two
16 on this.

17 MR. NG: Um-hum.

18 MR. YANOTCHKO: But we're -- we're looking
19 forward to hearing what they have to say.

20 CHAIRMAN FERNANDEZ: Cool.

21 Thank you.

22 MR. YANOTCHKO: You're welcome.

23 THE ASSISTANT SECRETARY: Any other
24 questions?

25 CHAIRMAN FERNANDEZ: I'll make a motion to

1 accept Report on Status of Projects.

2 THE ASSISTANT SECRETARY: Motion --

3 COMMISSIONER BONITO: I'll second it.

4 THE ASSISTANT SECRETARY: Motion by

5 Commissioner Fernandez.

6 Second --

7 COMMISSIONER BONITO: Second.

8 THE ASSISTANT SECRETARY: -- by

9 Commissioner Bonito.

10 Roll call.

11 Commissioner Fernandez?

12 CHAIRMAN FERNANDEZ: Yes.

13 THE ASSISTANT SECRETARY: Commissioner

14 Izquierdo?

15 Is absent.

16 Commissioner Nova?

17 COMMISSIONER NOVA: Yes.

18 THE ASSISTANT SECRETARY: Commissioner

19 Festa?

20 Is absent.

21 Commissioner Casper?

22 COMMISSIONER CASPER: Yes.

23 THE ASSISTANT SECRETARY: Commissioner

24 Bonito?

25 COMMISSIONER BONITO: Yes.

1 THE ASSISTANT SECRETARY: Commissioner
2 Vallejo?

3 Is absent.

4

5 **6. PUBLIC COMMENT**

6

7 THE ASSISTANT SECRETARY: Anyone from the
8 public wish to comment on any items on the
9 agenda, please step -- step forward, state your
10 name for -- for the record.

11 Seeing none.

12 Is there a motion to adjourn?

13 COMMISSIONER BONITO: Motion.

14

15 **7. OTHER BUSINESS**

16

17 CHAIRMAN FERNANDEZ: Wait. Before that.

18 Please explain to the Mayor about maybe re-
19 appointing some people to the Board --

20 THE ASSISTANT SECRETARY: I will.

21 CHAIRMAN FERNANDEZ: -- that are
22 consistently absent.

23 THE ASSISTANT SECRETARY: I will.

24 CHAIRMAN FERNANDEZ: Yeah, we have to have
25 a -- we have to have a --

1 THE ASSISTANT SECRETARY: Oh, --

2 CHAIRMAN FERNANDEZ: -- have a quorum.

3 THE ASSISTANT SECRETARY: -- matter of fact
4 we just -- we just -- I have it on the agenda for
5 tonight.

6 Wilmer has been reappointed to --

7 CHAIRMAN FERNANDEZ: I say -- I say --

8 THE ASSISTANT SECRETARY: -- for this
9 Board.

10 MR. NG: No I will send a memo --

11 CHAIRMAN FERNANDEZ: -- I say hold off on
12 that.

13 MR. NG: -- to the Mayor tomorrow.

14 CHAIRMAN FERNANDEZ: Yeah. It's --

15 MR. NG: Yeah.

16 CHAIRMAN FERNANDEZ: -- it's just --
17 (indiscernible) -- at this point.

18 MR. NG: No, not only -- yeah.

19 CHAIRMAN FERNANDEZ: Him and Vallejo both.

20 MR. NG: It -- it is very important because
21 now with those --

22 MS. COLDITZ: Everything coming up.

23 MR. NG: -- all these projects, --

24 MS. COLDITZ: There's a lot of projects
25 coming up.

1 MR. NG: -- I mean Commissioner have
2 questions and the counselor --

3 CHAIRMAN FERNANDEZ: You're here -- you're
4 here, you're here, you're here.

5 MR. NG: Here.

6 CHAIRMAN FERNANDEZ: We're here.

7 MS. COLDITZ: Yeah.

8 MR. NG: Exactly. Yeah, --

9 CHAIRMAN FERNANDEZ: It's --

10 MR. NG: -- there's no -- there's no
11 reasons for calling at the time of the meeting,
12 oh, is the meeting -- it's meeting tonight? Or
13 I'm in Jersey City. Or I'm in --

14 CHAIRMAN FERNANDEZ: No.

15 MR. NG: -- whatever. You know.

16 MS. COLDITZ: Everybody has a list of the
17 meetings.

18 MR. NG: We -- we --

19 MS. COLDITZ: There's no excuse.

20 MR. NG: -- we have to be responsible.

21 MS. COLDITZ: Yeah.

22 CHAIRMAN FERNANDEZ: Yeah. So.

23 MR. NG: I mean that people get --

24 MS. COLDITZ: It's hanging up in my office.

25 MR. NG: -- get mad when the Mayor call --

1 COMMISSIONER CASPER: Dominick, how many
2 meetings --

3 MR. NG: -- call --

4 COMMISSIONER CASPER: -- are you allowed to
5 miss within --

6 THE ASSISTANT SECRETARY: Three a year.

7 COMMISSIONER CASPER: -- a 12-month period
8 to -- before you're suspended?

9 THE ASSISTANT SECRETARY: Well, I --

10 COMMISSIONER CASPER: Didn't -- didn't we
11 discuss this --

12 THE ASSISTANT SECRETARY: -- I think --

13 COMMISSIONER CASPER: -- once before --

14 THE ASSISTANT SECRETARY: Yeah.

15 COMMISSIONER CASPER: -- and --

16 THE ASSISTANT SECRETARY: I think this --
17 that's a -- either three consecutive --

18 COMMISSIONER CASPER: Three consecutive?

19 THE ASSISTANT SECRETARY: I -- I believe
20 so. Maybe -- maybe --

21 MR. NG: Without excuses.

22 THE ASSISTANT SECRETARY: David, do you --
23 maybe you have some information on that?

24 I think it's three but we have to double-
25 check on that. But --

1 MR. YANOTCHKO: Yeah, I --

2 THE ASSISTANT SECRETARY: -- we could -- we
3 could remove someone -- someone from the -- from
4 the Board if he misses more than three
5 consecutive meetings. I believe that the case.

6 CHAIRMAN FERNANDEZ: Because right now if
7 one of the four of us was on vacation, you have
8 no quorum.

9 THE ASSISTANT SECRETARY: I know. I was
10 concerned -- I was concerned today.

11 CHAIRMAN FERNANDEZ: I mean at some
12 point, you know, --

13 MS. COLDITZ: Yeah, you were.

14 THE ASSISTANT SECRETARY: I was
15 concerned today.

16 MR. NG: It is very hard to -- to set up
17 the meeting. You know, --

18 THE ASSISTANT SECRETARY: I mean --

19 MR. NG: -- it's a lot of calls and --

20 THE ASSISTANT SECRETARY: -- and another
21 thing --

22 MR. NG: -- paperwork.

23 THE ASSISTANT SECRETARY: -- and another
24 thing is --

25 MS. COLDITZ: We have a list of meetings.

1 | Everybody has this, so --

2 | MR. YANOTCHKO: Yes, it's third Tuesday
3 | every month.

4 | MS. COLDITZ: -- that's how I know it's a
5 | meeting.

6 | MR. YANOTCHKO: That's --

7 | THE ASSISTANT SECRETARY: And -- and --

8 | MR. YANOTCHKO: That's all it is.

9 | MS. COLDITZ: I know -- I know because I
10 | have the list.

11 | MR. YANOTCHKO: Yeah.

12 | THE ASSISTANT SECRETARY: And, listen, and
13 | things -- and things --

14 | COMMISSIONER BONITO: Except for one --

15 | THE ASSISTANT SECRETARY: -- do happen to
16 | people, emergencies or whatever. Like Eva
17 | sent --

18 | CHAIRMAN FERNANDEZ: No, absolutely.
19 | Absolutely.

20 | THE ASSISTANT SECRETARY: -- Eva sent me an
21 | email about, you know, 5:30 said she's not going
22 | to be able to make it. And we understand that.
23 | You know, it happens.

24 | But if you make it -- it's every month, --

25 | I mean we only have one -- a meeting once a

1 month.

2 CHAIRMAN FERNANDEZ: Once a month.

3 MS. COLDITZ: Yeah, that's not --

4 THE ASSISTANT SECRETARY: You're not -- we
5 don't have a meeting once a week. So we expect
6 to be here six o'clock, you know, and get this
7 done. It's not --

8 MS. COLDITZ: Fifteen, 20 minutes.

9 THE ASSISTANT SECRETARY: We're not asking
10 for a lot of your time.

11 MR. NG: No, no you're not. Then -- and
12 then when we have the discussions, those people
13 who --

14 MS. COLDITZ: You have to bring them up on
15 it.

16 MR. NG: -- were missing --

17 MS. COLDITZ: Yeah.

18 THE ASSISTANT SECRETARY: Right.

19 MR. NG: -- they're asking a lot of
20 questions.

21 CHAIRMAN FERNANDEZ: Right.

22 MR. NG: But all those questions are
23 already, --

24 MS. COLDITZ: Been answered.

25 MR. NG: -- you know, discussed already.

1 CHAIRMAN FERNANDEZ: Yeah.

2 So, if you can --

3 THE ASSISTANT SECRETARY: I -- I --

4 MR. NG: I will. I will.

5 CHAIRMAN FERNANDEZ: Thank you.

6 THE ASSISTANT SECRETARY: I will have to
7 talk this -- maybe we'll hold him off for
8 tonight's meeting.

9 I -- I have him on the meeting for tonight.

10 COMMISSIONER BONITO: I just want to say
11 it's not fair to those of us who are in
12 attendance and who are --

13 THE ASSISTANT SECRETARY: Oh, absolutely.

14 COMMISSIONER BONITO: You know?

15 THE ASSISTANT SECRETARY: I -- I agree.

16 MR. NG: Yeah and besides if you can tell
17 him verbally; I'm going to write a memo to him --

18 COMMISSIONER BONITO: It's not fair.

19 MS. COLDITZ: No. It's true.

20 MR. NG: -- so keep a record. Okay?

21 COMMISSIONER BONITO: Because I'm here.

22 THE ASSISTANT SECRETARY: Because --

23 COMMISSIONER BONITO: Rafael's here.

24 THE ASSISTANT SECRETARY: -- like last
25 meeting -- last meeting when he showed up at

1 6:15, he say I'm -- you know, he apologized to
2 being late. He said he'll be here next meeting
3 for sure he'll be here at six o'clock.

4 Well, it's 6:20, he's not here, and that
5 show me the lack of responsibility. And we don't
6 -- like I say that's unacceptable.

7 CHAIRMAN FERNANDEZ: But those three. The
8 three of them; it's consistent.

9 THE ASSISTANT SECRETARY: Well, I mean --

10 COMMISSIONER CASPER: No, Carlos is here.

11 THE ASSISTANT SECRETARY: I don't know
12 about Carlos. Carlos --

13 COMMISSIONER CASPER: Carlos --

14 THE ASSISTANT SECRETARY: -- is always
15 here.

16 COMMISSIONER CASPER: Yeah, he's always
17 here.

18 THE ASSISTANT SECRETARY: Just today that
19 he's --

20 COMMISSIONER CASPER: He's always here.

21 THE ASSISTANT SECRETARY: -- he's doing
22 something downtown Jersey City.

23 But, you know, I mean I think Wilmer is one
24 of them that really is really abusing the -- you
25 know.

1 Like I say if you have to commit yourself,
2 you have to commit yourself. You know otherwise
3 just step out; you know, say that you can't do
4 it.

5 CHAIRMAN FERNANDEZ: Yeah.

6 THE ASSISTANT SECRETARY: But anyway I've
7 said that.

8

9 **ADJOURNMENT**

10

11 THE ASSISTANT SECRETARY: Is there a motion
12 to adjourn?

13 CHAIRMAN FERNANDEZ: Motion.

14 THE ASSISTANT SECRETARY: Motion by
15 Commissioner Fernandez.

16 COMMISSIONER BONITO: I'll second.

17 THE ASSISTANT SECRETARY: Second by
18 Commissioner Bonito.

19 All in favor?

20

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

22

23 THE ASSISTANT SECRETARY: Thank you, guys.

24 COMMISSIONER BONITO: Okay.

25 Thank you, Dominick.

1 CHAIRMAN FERNANDEZ: Here you go.

2 Thank you.

3

4 (Whereupon, the proceedings were concluded

5 at 6:20 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 heard on Tuesday, March 15, 2016 and digitally
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon