

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, February 21, 2017
Commencing at 6:03 p.m.

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

VINCENT BONITO, COMMISSIONER, (Arrived at 6:08 p.m.)
PAUL CASPER, COMMISSIONER
WILMER IZQUIERDO, 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

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

KENNEDY NG, EXECUTIVE DIRECTOR

FLORIO, KENNY, RAVAL, LLP
BY: PAUL SAMOUILIDIS, ESQ.
Board Attorney

SUSAN COLDITZ, CHIEF FINANCIAL OFFICER

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1 MS. DILLON: Okay.

2 On the record.

3 MR. NG: Okay, Please take -- today's
4 Thursday (sic), February the 21st, 2017, at
5 six p.m., a Regular Meeting is scheduled for the
6 Union City Redevelopment Agency to be held -- to
7 be held in the Third Floor Conference Room,
8 located at City Hall, 3715 Palisade Avenue, Union
9 City, New Jersey.

10 Please -- Pledge of Allegiance.

11

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

14

15 MR. NG: Okay.

16 Opening Statement.

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

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

1

2 **ROLL CALL:**

3

4 MR. NG: And -- roll call for
5 Commissioners.

6 Commissioner Fernandez?

7 CHAIRMAN FERNANDEZ: Here.

8 MR. NG: Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Here.

10 MR. NG: Commissioner Nova?

11 COMMISSIONER NOVA: Yes.

12 MR. NG: Commissioner Festa?

13 Not present.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Here.

16 MR. NG: Commissioner Bonito?

17 Not present.

18 And Commissioner Vallejo?

19 COMMISSIONER VALLEJO: Here.

20 MR. NG: Present.

21

22 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
23 **JANUARY 17, 2017:**

24

25 MR. NG: The agenda. I'm going to hand the

1 agenda --

2 If you can -- handle the -- the agenda?

3 MR. SAMOUILIDIS: Sure.

4 So I find that we have a quorum.

5 MR. NG: Yes.

6 MR. SAMOUILIDIS: The first item on the
7 agenda is the Approval of the Minutes from the
8 Meeting of January 17th, 2017.

9 May I have a motion to approve item 1?

10 COMMISSIONER VALLEJO: Motion.

11 COMMISSIONER IZQUIERDO: Second.

12 MR. SAMOUILIDIS: Seconded. Okay.

13 MR. NG: Motion by Commissioner Vallejo.

14 And second by who?

15 MS. DILLON: Izquierdo.

16 COMMISSIONER VALLEJO: Mr. Izquierdo.

17 MR. NG: Commissioner Izquierdo.

18 Just for the record, Susan just arrive.

19 MS. COLDITZ: I'm here.

20 MR. NG: Hi.

21 MS. COLDITZ: Hi.

22 MR. NG: So, roll call.

23 Commissioner Fernandez?

24 CHAIRMAN FERNANDEZ: Abstain. I believe --

25 I believe I was not here.

1 MR. NG: Abstain.
2 Commissioner Izquierdo?
3 COMMISSIONER IZQUIERDO: Yes.
4 MR. NG: Yes.
5 Commissioner Nova?
6 COMMISSIONER NOVA: Yes.
7 MR. NG: Commissioner Festa is not present.
8 Commissioner Casper?
9 COMMISSIONER CASPER: Yes.
10 MR. NG: Commissioner Bonito?
11 Not present.
12 Commissioner Vallejo?
13 COMMISSIONER VALLEJO: Yes.
14 MR. NG: Yes.
15 So it pass. Motion pass.
16 I guess it's the second --
17 MR. SAMOUILIDIS: One, two, three -- that
18 was four ayes.
19 Correct?
20 MR. NG: Yes. And one abstaining and --
21 and two not present.
22 MR. SAMOUILIDIS: Okay.
23 All right, the motion the passed.
24

25 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**

1 **OF CLAIMS:**

2

3 MR. SAMOUILIDIS: Second item on the agenda
4 is the Approval and Ratification of Prior Payment
5 of Claims.

6 May I have a motion to approve item number
7 2?

8 COMMISSIONER CASPER: Motion.

9 MR. NG: Motion by Commissioner Casper.

10 COMMISSIONER NOVA: Second.

11 MR. NG: By Commissioner Nova.

12 Roll call.

13 Commissioner Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 MR. NG: Commissioner Izquierdo?

16 COMMISSIONER IZQUIERDO: Yes.

17 MR. NG: Commissioner Nova?

18 COMMISSIONER NOVA: Yes.

19 MR. NG: Commissioner Festa?

20 Not present.

21 Commissioner Casper?

22 COMMISSIONER CASPER: Yes.

23 MR. NG: Commissioner Bonito?

24 Not present.

25 Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Yes.

2 MR. NG: One, two, three, four five; five
3 yes and two not present.

4 MR. SAMOUILIDIS: Okay, the ayes have it.

5 MR. NG: The motion pass.

6 Yes?

7 MR. SAMOUILIDIS: That's correct.

8 Who was that second? I apologize.

9 MR. NG: Nova -- Festa is not here; Bonito,
10 not here. The rest of -- okay.

11 MR. SAMOUILIDIS: Okay, --

12 MR. NG: Fernandez, Izquierdo, Nova, Casper
13 and Vallejo.

14 MR. SAMOUILIDIS: Okay. Very good.

15 Thank you.

16

17 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**
18 **PREPARATION OF CHECKS:**

19

20 MR. SAMOUILIDIS: Okay, third item on the
21 agenda is the Approval for the Payment of Bills
22 and Preparation of Checks.

23 May I have a motion to approve item number
24 3?

25 COMMISSIONER NOVA: Motion.

1 MR. NG: Motion by Commissioner Rafael --
2 COMMISSIONER NOVA: Nova.
3 MR. NG: -- Nova.
4 COMMISSIONER IZQUIERDO: Second --
5 MR. NG: Second.
6 COMMISSIONER IZQUIERDO: -- by Commissioner
7 Izquierdo.
8 MR. NG: Izquierdo.
9 Roll call.
10 Commissioner Fernandez?
11 CHAIRMAN FERNANDEZ: Yes.
12 MR. NG: Commissioner Izquierdo?
13 COMMISSIONER IZQUIERDO: Yes.
14 MR. NG: Commissioner Nova?
15 COMMISSIONER NOVA: Yes.
16 MR. NG: Commissioner Festa?
17 Not present.
18 Commissioner Casper?
19 COMMISSIONER CASPER: Yes.
20 MR. NG: Commissioner Bonito?
21 Not present.
22 Commissioner Vallejo?
23 COMMISSIONER VALLEJO: Yes.
24 MR. NG: Motion pass. One, two, three,
25 four, five; yes. And two not present.

1 MR. SAMOUILIDIS: And two absent.

2 MR. NG: Absent.

3 MR. SAMOUILIDIS: Okay, very good.

4 The next --

5 The motion passes.

6 MR. NG: Yes.

7

8 **4. REPORT ON STATUS OF PROJECTS:**

9

10 MR. SAMOUILIDIS: So the next item on the
11 agenda is the Report on the Status of Projects.

12 David wanted to mention -- me to mention to
13 everybody -

14 MS. COLDITZ: It wasn't me. I'm here
15 already. It wasn't me; could've been, but it
16 wasn't. Oh, my word.

17 (Whereupon, there was a pause in the
18 proceedings.)

19

20 (Whereupon, Commissioner Bonito arrived at
21 6:08 p.m.)

22

23 COMMISSIONER VALLEJO: Commissioner
24 Bonito's here.

25 COMMISSIONER BONITO: Hello. Hello,

1 everyone.

2 MR. NG: For the record, Commissioner
3 Bonito.

4 (Whereupon, there was a pause in the
5 proceedings.)

6 MR. NG: Commissioner Bonito, I remember in
7 the last meeting that you request if David
8 Yanotchko write a little -- you know, a status of
9 the project for the Yardley project. Remember?
10 But we don't have -- he's not here present.

11 He said in the next meeting he will be
12 ready, you know, --

13 MR. SAMOUILIDIS: He'll give a summary at
14 the next meeting.

15 MR. NG: A little summary.

16 MR. SAMOUILIDIS: Yeah.

17 COMMISSIONER BONITO: Thank you for
18 refreshing my memory. I appreciate that.

19 Thank you. Sure.

20 MR. NG: Okay.

21 MR. SAMOUILIDIS: Okay.

22

23 **5. PUBLIC COMMENT:**

24

25 MR. NG: Item number 5.

1 MR. SAMOUILIDIS: All right.

2 Does anybody here have any Public Comment?

3 Okay, not seeing anybody from the public,
4 we'll move on to the next item.

5

6 **6. OTHER BUSINESS:**

7

8 MR. SAMOUILIDIS: Is there any other
9 business that is brought before the Board
10 tonight?

11 MR. NG: The only thing that I just wanted
12 to know if all the Commissioners have taken all
13 the courses, you know, as requested -- required
14 for the State?

15 I don't -- I don't -- just to know.
16 Because I remember last year they were sending
17 letters reminding Commissioners, you know, about
18 the -- the courses.

19 COMMISSIONER VALLEJO: (Indiscernible)?

20 MR. NG: We're okay?

21 CHAIRMAN FERNANDEZ: I took mine.

22 MR. NG: Yeah.

23 COMMISSIONER IZQUIERDO: You take -- you
24 take that only once? Yeah? You don't need to
25 take it every year?

1 MR. NG: No, just once.

2 COMMISSIONER IZQUIERDO: Just once when you
3 begin --

4 MR. NG: Just --

5 COMMISSIONER IZQUIERDO: -- you -- you --

6 MR. NG: Unless they --

7 COMMISSIONER IZQUIERDO: Okay. Yeah.

8 MR. NG: Okay.

9 MR. SAMOUILIDIS: Other than that, is there
10 any other business before the Board tonight?

11 Any other issues?

12 COMMISSIONER VALLEJO: No issues.

13 MR. SAMOUILIDIS: Else to raise?

14 MR. NG: Are we okay with this time for the
15 meeting?

16 No problem at all?

17 Okay.

18 COMMISSIONER CASPER: Is there an
19 alternative time?

20 MR. NG: No, no, no. Sometimes the meeting
21 is very short and I know that, you know,
22 Commissioner -- everybody have a lot of things to
23 do. If we can do a little later or before, you
24 know, up to you.

25 COMMISSIONER IZQUIERDO: Yeah, so far it

1 has been good.

2 COMMISSIONER VALLEJO: That's better.

3 That's perfect time.

4 COMMISSIONER IZQUIERDO: Yeah.

5 MS. COLDITZ: I think it's good for me,
6 too.

7 COMMISSIONER BONITO: Yeah, I agree, I
8 think six o'clock is a good time.

9 MR. NG: Okay.

10 COMMISSIONER BONITO: P.M.

11 MR. NG: Yeah.

12 MS. COLDITZ: Yes.

13 MR. NG: All right.

14 MS. COLDITZ: Six a.m. might be a little
15 too early.

16 COMMISSIONER BONITO: No because I -- I
17 work overnights sometimes somewhere else and so
18 for myself my body clock is used to being --

19 If I have to be somewhere at four a.m. I
20 could do that.

21 MR. NG: Oh.

22 COMMISSIONER BONITO: But I don't advise
23 it.

24 MS. COLDITZ: I don't even want to find
25 out.

1 COMMISSIONER BONITO: Sure.

2 In all seriousness, for myself six p.m. --

3 COMMISSIONER VALLEJO: See no other --

4 COMMISSIONER BONITO: -- is fine.

5

6 **ADJOURNMENT:**

7

8 COMMISSIONER VALLEJO: See no other -- make

9 -- make a motion to --

10 CHAIRMAN FERNANDEZ: Motion to --

11 COMMISSIONER VALLEJO: -- end tonight's

12 meeting.

13 CHAIRMAN FERNANDEZ: Second.

14 COMMISSIONER IZQUIERDO: Second.

15 COMMISSIONER CASPER: All in favor?

16 MR. SAMOUILIDIS: All in favor?

17

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

19

20 MR. SAMOUILIDIS: Okay, the motion is

21 adjourned.

22

23 (Whereupon, the proceedings were concluded

24 at 6:11 p.m.)

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 heard on Tuesday, February 21, 2017 and digitally
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon