

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, December 19, 2017
Commencing at 5:30 p.m.

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

VINCENT BONITO, COMMISSIONER
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: DAVID J. YANOTCHKO, ESQ.
Board Attorney

I N D E X

	<u>PAGE</u>
CALL TO ORDER	3
PLEDGE OF ALLEGIANCE	3
ROLL CALL	3
AGENDA	
1. APPROVAL OF THE MINUTES FROM THE MEETING OF NOVEMBER 21, 2017	4
2. RESOLUTION SETTING REGULAR MEETING DATES FOR 2018	6
3. RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS OF THE AGENCY	8
4. RESOLUTION TO APPOINT ASSISTANT SECRETARY TO THE AGENCY	9
5. RESOLUTION TO EXTEND TIME TO RECEIVE RESPONSES FOR RFPS	11
6. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS	13
7. APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION OF CHECKS	14
8. REPORT ON STATUS OF PROJECTS	16
9. PUBLIC COMMENT	20
ADJOURNMENT	21

1 MR. NG: Good evening, everybody.

2 Please take notice that on Tuesday,
3 December 19, 2017, at 5:30 p.m., a Regular
4 Meeting is scheduled for the Union City
5 Redevelopment Agency to be held in the Third
6 Floor Conference Room, located at City Hall, 3715
7 Palisade Avenue, Union City, New Jersey.

8 Please rise for the flag salute.

9

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

12

13 MR. NG: Okay.

14 Opening Statement.

15 Adequate notice of this meeting has been
16 provided as follows:

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

24

25 **ROLL CALL:**

1

2

MR. NG: Roll call.

3

Commissioner Fernandez, Chairman?

4

CHAIRMAN FERNANDEZ: Here. Here.

5

MR. NG: Commissioner Izquierdo?

6

COMMISSIONER IZQUIERDO: Here.

7

MR. NG: Commissioner Nova?

8

COMMISSIONER NOVA: Here.

9

MR. NG: Commissioner Festa?

10

Absent.

11

Commissioner Casper?

12

COMMISSIONER CASPER: Here.

13

MR. NG: Commissioner Bonito?

14

COMMISSIONER BONITO: Here.

15

MR. NG: And Commissioner Vallejo?

16

COMMISSIONER VALLEJO: Here.

17

MR. NG: Okay.

18

At this point I'm going to ask the counsel

19

to continue with the agenda.

20

MR. YANOTCHKO: Okay.

21

Thank -- thank you very much, Kennedy.

22

MR. NG: Um-hum.

23

24

1. APPROVAL OF THE MINUTES FROM THE MEETING OF

25

NOVEMBER 21, 2017:

1

2 MR. YANOTCHKO: The first item we have on
3 the agenda today is Approval of the Minutes for
4 the Meeting of November 21st, 2017.

5

6 And we've got a couple copies of the
7 minutes right there for your review right in the
8 center of the table. So if you just want to take
9 a look at them.

9

And --

10

COMMISSIONER IZQUIERDO: I present the
11 motion to approve.

12

MR. YANOTCHKO: Okay.

13

Motion made by Commissioner Izquierdo.

14

CHAIRMAN FERNANDEZ: Second.

15

MR. NOVA: Second.

16

MR. YANOTCHKO: Second by Chairperson
17 Fernandez.

18

Roll call.

19

Chairperson Fernandez?

20

CHAIRMAN FERNANDEZ: Yes.

21

MR. YANOTCHKO: Commissioner Izquierdo?

22

COMMISSIONER IZQUIERDO: Yes.

23

MR. YANOTCHKO: Commissioner Nova?

24

COMMISSIONER NOVA: Yes.

25

MR. YANOTCHKO: Commissioner Festa is

1 absent.

2 Commissioner Casper?

3 COMMISSIONER CASPER: I'll -- I'll abstain
4 on that.

5 MR. YANOTCHKO: Abstain.

6 Commissioner Bonito?

7 COMMISSIONER BONITO: Yes.

8 MR. YANOTCHKO: That's a yes.

9 Commissioner Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11 MR. YANOTCHKO: Okay.

12

13 **2. RESOLUTION SETTING REGULAR MEETING DATES**

14 **FOR 2018:**

15

16 MR. YANOTCHKO: The next Resolution that's
17 on the calendar for today -- or on the agenda
18 today is -- deals with the calendar. It's the
19 calendar for 2018 already, which is pretty
20 amazing.

21 What you have in front of you is a
22 Resolution that would set up a calendar very --
23 same as we -- we have for the last couple years,
24 keeping the meeting time at 5:30. That seems to
25 work pretty well for everybody. And for the

1 | third Tuesdays of the month. And then taking
2 | just August off, since that's a fairly quiet
3 | time, dead of the summer.

4 | CHAIRMAN FERNANDEZ: I make a motion.

5 | MR. YANOTCHKO: Okay.

6 | COMMISSIONER NOVA: Second.

7 | MR. YANOTCHKO: Chairperson Fernandez makes
8 | a motion.

9 | And then --

10 | COMMISSIONER NOVA: Second.

11 | MR. YANOTCHKO: -- was that Mr. Nova?

12 | Okay.

13 | Roll call.

14 | Commissioner Izquierdo?

15 | COMMISSIONER IZQUIERDO: Yes.

16 | MR. YANOTCHKO: Commissioner Nova?

17 | COMMISSIONER NOVA: Yes.

18 | MR. YANOTCHKO: Commissioner Festa is
19 | absent.

20 | Chairperson Fernandez?

21 | CHAIRMAN FERNANDEZ: Yes.

22 | MR. YANOTCHKO: Commissioner Casper?

23 | COMMISSIONER CASPER: Yes.

24 | MR. YANOTCHKO: Commissioner Bonito?

25 | COMMISSIONER BONITO: Yes.

1 MR. YANOTCHKO: And Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. YANOTCHKO: Excellent.

4 The eyes have it.

5

6 **3. RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS**
7 **OF THE AGENCY:**

8

9 MR. YANOTCHKO: Our next Resolution for
10 tonight is a Designation of Official Newspapers
11 for the Agency that we use for publishing legal
12 notices, public notices.

13 So far keeping the -- the same ones we've
14 done in prior years, The Jersey Journal as the
15 primary newspaper; the second one being The
16 Record; and then the third being the Hudson
17 Reporter.

18 COMMISSIONER IZQUIERDO: I make a motion to
19 approve those newspapers.

20 MR. YANOTCHKO: Okay.

21 Commissioner Izquierdo makes a motion.

22 And then let me see --

23 COMMISSIONER NOVA: Second.

24 MR. YANOTCHKO: And Commissioner Nova has a
25 second.

1 Okay.

2 Roll call.

3 Commissioner Izquierdo?

4 COMMISSIONER IZQUIERDO: Yes.

5 MR. YANOTCHKO: Commissioner Nova?

6 COMMISSIONER NOVA: Yes.

7 MR. YANOTCHKO: Commissioner Festa is

8 absent.

9 Commiss --

10 Chairperson Fernandez?

11 CHAIRMAN FERNANDEZ: Yes.

12 MR. YANOTCHKO: Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 MR. YANOTCHKO: Commissioner Bonito?

15 COMMISSIONER BONITO: Yes.

16 MR. YANOTCHKO: And Commissioner Vallejo?

17 COMMISSIONER VALLEJO: Yes.

18 MR. YANOTCHKO: Excellent.

19 Okay, so the ayes have it there.

20

21 **4. RESOLUTION TO APPOINT ASSISTANT SECRETARY**

22 **TO THE AGENCY:**

23

24 MR. YANOTCHKO: Moving on to our next item

25 of business, I have a Resolution on the agenda

1 for -- this is Reappointment of our Assistant
2 Secretary for the Agency.

3 This is a title -- a post that -- that's
4 permitted by State law and really helps out the
5 Agency as far as keeping us organized.

6 Lady Jimenez-Torres stepped in on -- around
7 June of 2017 and this Resolution is to reappoint
8 her to have her be our Assistant Secretary for
9 next year also.

10 CHAIRMAN FERNANDEZ: I make a motion.

11 COMMISSIONER VALLEJO: Second the motion.

12 MR. YANOTCHKO: Okay.

13 Chairperson Fernandez makes the motion.

14 Commissioner Vallejo seconds.

15 Okay.

16 Roll call.

17 Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. YANOTCHKO: Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. YANOTCHKO: Commissioner Festa is
22 absent.

23 Commissioner Fernandez?

24 CHAIRMAN FERNANDEZ: Yes.

25 MR. YANOTCHKO: Commissioner Casper?

1 COMMISSIONER CASPER: Yes.

2 MR. YANOTCHKO: Commissioner Bonito?

3 COMMISSIONER BONITO: Yes.

4 MR. YANOTCHKO: And Commissioner Vallejo?

5 COMMISSIONER VALLEJO: Yes.

6 MR. NG: I just want to say that Lady
7 couldn't be here today because she had a conflict
8 with the schedule previously, you know, before
9 she was appointed the first time, she got some
10 commitment today.

11 MR. YANOTCHKO: And -- and but not only
12 that, she called us early in the process and she
13 -- I think she called me a week and a half ago
14 and just, you know, was willing to do anything to
15 make sure we had our packages done ahead of time.
16 So, --

17 MR. NG: Yes, she's very organized.

18 MR. YANOTCHKO: Yes, she does keep us
19 organized.

20 So, happy to have her back.

21

22 **5. RESOLUTION TO EXTEND TIME TO RECEIVE**
23 **RESPONSES FOR RFPS:**

24

25 MR. YANOTCHKO: The next Resolution is

1 really a combination.

2 This is a Resolution to extend the time to
3 receive responses for RFPs.

4 This is more because we -- I did a -- we
5 passed a Resolution issuing RFP proposals for
6 counsel, auditor, and planning consultant last
7 month. It took a little longer to get the RFPs
8 written and -- and to get them posted.

9 So, -- so, this is a Resolution really to
10 extend the time and to give more of a chance for
11 -- for professionals to send in applications.

12 We have it -- so right now it's going to be
13 posted no later than December 28th with opening --
14 I -- for -- I believe we put it for January 10th.

15 CHAIRMAN FERNANDEZ: I make a motion.

16 MR. YANOTCHKO: Make a motion.

17 COMMISSIONER NOVA: Second.

18 MR. YANOTCHKO: And second.

19 So, Chairperson Fernandez makes a motion.

20 Seconded by Commissioner Nova.

21 Roll call.

22 Commissioner Izquierdo?

23 COMMISSIONER IZQUIERDO: Yes.

24 MR. YANOTCHKO: Commissioner Nova?

25 COMMISSIONER NOVA: Yes.

1 MR. YANOTCHKO: And Commissioner Festa is
2 absent.

3 Chairperson Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 MR. YANOTCHKO: Commissioner Casper?

6 COMMISSIONER CASPER: Yes.

7 MR. YANOTCHKO: Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 MR. YANOTCHKO: And Commissioner Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11 MR. YANOTCHKO: Excellent.

12

13 **6. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
14 **OF CLAIMS:**

15

16 MR. YANOTCHKO: And then our next couple
17 Resolutions, we first have the Resolution
18 Approval Ratification of Prior Payment of Claims.
19 This is payroll and that's for item number 6.

20 As you can see it's Action Data Services,
21 which is the payroll check provider.

22 Do we have a motion for --

23 COMMISSIONER VALLEJO: Motion.

24 MR. YANOTCHKO: Motion by Commissioner
25 Vallejo.

1 COMMISSIONER BONITO: I'll second the
2 motion.

3 MR. YANOTCHKO: And second by Commissioner
4 Bonito.

5 Roll call.

6 Let's see, roll call.

7 Roll call.

8 Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Yes.

10 MR. YANOTCHKO: Commissioner Nova?

11 COMMISSIONER NOVA: Yes.

12 MR. YANOTCHKO: Commissioner Festa's
13 absent.

14 Commissioner Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 MR. YANOTCHKO: Commissioner Casper?

17 COMMISSIONER CASPER: Yes.

18 MR. YANOTCHKO: Commissioner Bonito?

19 COMMISSIONER BONITO: Yes.

20 MR. YANOTCHKO: And Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22 MR. YANOTCHKO: Yes.

23

24 **7. APPROVAL FOR THE PAYMENT OF BILLS AND**

25 **PREPARATION OF CHECKS:**

1

2 MR. YANOTCHKO: And then item number 7 is
3 the Resolution to Approve Payment of Bills and
4 Claims and Authorize Preparation of Checks.

5 We have a couple items on the agenda for
6 current bills.

7 That's Audio-Digital Transcription, Alpha
8 Dog website provider -- or service provider, and
9 then legal bill -- two legal bills there for
10 invoices for October of 2017.

11 COMMISSIONER IZQUIERDO: I make a motion to
12 approve the Resolution.

13 MR. YANOTCHKO: Okay, motion from
14 Commissioner Izquierdo.

15 COMMISSIONER NOVA: Second.
16 Second.

17 MR. YANOTCHKO: Second from Commissioner
18 Nova.

19 Roll call.
20 Commissioner Izquierdo?

21 COMMISSIONER IZQUIERDO: Yes.

22 MR. YANOTCHKO: Commissioner Nova?

23 COMMISSIONER NOVA: Yes.

24 MR. YANOTCHKO: Commissioner Festa is
25 absent.

1 Commissioner --

2 Chairperson Fernandez?

3 CHAIRMAN FERNANDEZ: Yes.

4 MR. YANOTCHKO: Yes.

5 Commissioner Casper?

6 COMMISSIONER CASPER: Yes.

7 MR. YANOTCHKO: Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 MR. YANOTCHKO: And Commissioner Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11 MR. YANOTCHKO: Okay, the ayes have it

12 there.

13

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

15

16 MR. YANOTCHKO: Okay, we're on to item

17 number 8.

18 Report on the Status of Projects.

19 A couple reports tonight.

20 Yardley we -- we are going to have another

21 meeting with the redevelopers. It's on for

22 tomorrow afternoon. Mostly about affordable

23 housing issues and to -- to discuss at the

24 meeting is on the agenda, plus a -- a redraft of

25 the -- redraft of the agreement.

1 CHAIRMAN FERNANDEZ: And that's it?

2 MR. YANOTCHKO: Pretty much, yeah, for that
3 one.

4 And then we have another -- we -- we have
5 another developer who's come by to ask about
6 doing a project in Roosevelt Stadium Zone B.
7 That's at the location of 27, 28th and JFK
8 Boulevard.

9 And so that might be a presentation that
10 we'll have for next meeting that will be on the
11 schedule. I think we talked about it briefly
12 last time.

13 COMMISSIONER CASPER: So what does he plan
14 on putting up there, just apartments?

15 MR. YANOTCHKO: It would be residential, --

16 Yeah, looks -- that -- that's a zone that's
17 -- that is on the redevelopment plan -- it is
18 zoned for high-rises. I think his is about a
19 medium -- compared to what they can do there.
20 It's between 10 and 24. He's thinking about 17
21 stories; that's including parking. And then a
22 hundred sixty-seven units at least in the early
23 bid of a proposal I saw so far.

24 MR. NG: Is this the same person that two
25 years ago call -- maybe is passing new?

1 MR. YANOTCHKO: Yes. Yes. His name --

2 MR. NG: I believe he's the same person.

3 MR. YANOTCHKO: Mohamed Amin.

4 MR. NG: Mohamed --

5 MR. YANOTCHKO: Yeah. He's -- he's also a
6 lawyer and I -- I think he's -- he probably has a
7 partner or two. And he made some inquiries,
8 yeah, like -- like the Executive Director says,
9 about a year or two ago.

10 And then it just kind of like faded for a
11 little bit. And now I think he's got some plans
12 and is looking to -- to move forward with a
13 project.

14 MR. NG: Good.

15 COMMISSIONER BONITO: The only piece I
16 would like to add is the continuing concern for
17 affordable housing in the community and to
18 impress upon the would be developers that they
19 should very seriously consider and continue to
20 consider including affordable housing as a major
21 component, especially in this community.

22 I cannot emphasize that enough.

23 MR. YANOTCHKO: Thank you.

24 And if -- just -- just to let you know,
25 what the -- the current draft has -- states a

1 commitment of building ten percent of the units
2 that they have for this development. So that
3 would be 73 new units of affordable housing, at
4 -- at a minimum, --

5 COMMISSIONER BONITO: Um-hum.

6 MR. YANOTCHKO: -- if this goes through.

7 CHAIRMAN FERNANDEZ: I -- I make a motion
8 to accept the Report on the Status of Projects.

9 COMMISSIONER IZQUIERDO: Second.

10 MR. YANOTCHKO: Okay.

11 Chairperson Fernandez makes a motion.

12 Commissioner Izquierdo seconds.

13 Okay.

14 So roll call.

15 Chairperson Fernandez?

16 CHAIRMAN FERNANDEZ: Yes.

17 MR. YANOTCHKO: Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. YANOTCHKO: Commissioner Nova?

20 COMMISSIONER NOVA: Yes.

21 MR. YANOTCHKO: Commissioner Festa is
22 absent.

23 And then Commissioner Casper?

24 COMMISSIONER CASPER: Yes.

25 MR. YANOTCHKO: Commissioner Bonito?

1 COMMISSIONER BONITO: Yes.

2 MR. YANOTCHKO: And Commissioner Vallejo?

3 COMMISSIONER VALLEJO: Yes.

4 MR. YANOTCHKO: Okay.

5

6 **9. PUBLIC COMMENT:**

7

8 MR. YANOTCHKO: Now we're up to number 9.

9 That's the Public Comment portion of this
10 meeting.

11 And --

12 COMMISSIONER VALLEJO: Anyone from the --

13 MR. YANOTCHKO: There was a community
14 member who actually inquired about the meeting --
15 but early in the month. Maybe went to get --

16 MR. NG: Maybe he forgot.

17 MR. YANOTCHKO: Yeah. December 19th, it
18 kind of got -- getting really close to the
19 holidays, maybe --

20 MR. NG: Maybe he's shopping.

21 MR. YANOTCHKO: -- he got pretty busy.

22 MR. NG: Christmas shopping.

23 CHAIRMAN FERNANDEZ: Make a motion to -- to
24 close the public portion of the meeting.

25 COMMISSIONER NOVA: Second.

1 MR. YANOTCHKO: Okay.

2 So Chairperson Fernandez makes the motion.

3 Commissioner Nova seconds.

4 So, roll call.

5 Chairperson Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 MR. YANOTCHKO: Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. YANOTCHKO: Commissioner Nova?

10 COMMISSIONER NOVA: Yes.

11 MR. YANOTCHKO: Commissioner Festa is
12 absent.

13 So go on to Commissioner Casper?

14 COMMISSIONER CASPER: Yes.

15 MR. YANOTCHKO: Commissioner Bonito?

16 COMMISSIONER BONITO: Yes.

17 MR. YANOTCHKO: And then Commissioner
18 Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 MR. YANOTCHKO: Okay.

21

22 **ADJOURNMENT :**

23

24 CHAIRMAN FERNANDEZ: I make a motion to
25 adjourn the meeting.

1 COMMISSIONER VALLEJO: Second the motion.

2 MR. YANOTCHKO: Motion to adjourn?

3 Chairperson Fernandez makes the motion.

4 Commissioner Vallejo seconds.

5 Roll call.

6 Chairperson Fernandez?

7 CHAIRMAN FERNANDEZ: Yes.

8 MR. YANOTCHKO: Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Yes.

10 MR. YANOTCHKO: Commissioner Nova?

11 COMMISSIONER NOVA: Yes.

12 MR. YANOTCHKO: Commissioner Festa is

13 absent.

14 So, Commissioner Casper?

15 COMMISSIONER CASPER: Yes.

16 MR. YANOTCHKO: Commissioner Bonito?

17 COMMISSIONER BONITO: Yes.

18 MR. YANOTCHKO: And then Commissioner

19 Vallejo?

20 COMMISSIONER VALLEJO: Yes.

21 MR. YANOTCHKO: Yes.

22 Okay.

23 The ayes have it.

24 CHAIRMAN FERNANDEZ: That's it.

25 Merry Christmas.

1 MR. NG: Merry Christmas.

2 CHAIRMAN FERNANDEZ: Happy New Year.

3 MR. NG: Happy New Year.

4

5 (Whereupon, the proceedings were concluded
6 at 5:45 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, December 19, 2017 and recorded
10 on tape.

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24 Monitored by: Kevin Dillon, Sr.

25 Proofread by: Deborah Dillon