

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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

Tuesday, February 20, 2018  
Commencing at 5:36 p.m.

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

VINCENT BONITO, COMMISSIONER, (Arrived at 5:38 p.m.)  
EVA FESTA, 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:

PAUL CASPER, COMMISSIONER

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

LADY JIMENEZ-TORRES, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

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

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1           THE ASSISTANT SECRETARY: Please take  
2 notice that on Tuesday, February 20<sup>th</sup>, 2018, at  
3 5:30 p.m., a Regular Meeting is scheduled for the  
4 Union City Redevelopment Agency to be held in the  
5 Third Floor Conference Room, located at City  
6 Hall, 3715 Palisade Avenue, Union City, New  
7 Jersey.

8           Let's rise for the Pledge of Allegiance.

9  
10           (Whereupon, the Pledge of Allegiance was  
11 said by all.)

12  
13           THE ASSISTANT SECRETARY: Adequate notice  
14 of this meeting has been provided as follows:

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

22

23 **ROLL CALL:**

24

25           THE ASSISTANT SECRETARY: We'll do the roll

1 call now.

2 Commissioner Fernandez?

3 CHAIRMAN FERNANDEZ: Here.

4 THE ASSISTANT SECRETARY: Commissioner  
5 Izquierdo?

6 COMMISSIONER IZQUIERDO: 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 indicated he wasn't  
16 going to be coming to the meeting today.

17 Commissioner Bonito?

18 Not present.

19 And Commissioner Vallejo?

20 COMMISSIONER VALLEJO: Here.

21 THE ASSISTANT SECRETARY: Okay.

22 Pass it on to David now.

23 MR. YANOTCHKO: Okay.

24 Thank you, Lady.

25

1           **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
2 **JANUARY 23, 2018:**

3

4           MR. YANOTCHKO: Commissioners, the first  
5 item we have on the agenda is the Approval of the  
6 Minutes from the Meeting of January 23<sup>rd</sup>, 2018.

7           The -- got a few copies of the minutes at  
8 the center of the table could take a look at.

9           And --

10          COMMISSIONER FESTA: I make a motion.

11          MR. YANOTCHKO: -- if you're satisfied.

12          Okay.

13          Thanks.

14          COMMISSIONER NOVA: Second.

15          MR. YANOTCHKO: Motion by Commissioner  
16 Festa.

17          Second by Commissioner Nova.

18          We'll do a 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?

1 COMMISSIONER FESTA: Yes.

2 MR. YANOTCHKO: Commissioner Casper is  
3 absent.

4 Commissioner Bonito is absent currently.  
5 And Commissioner Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7 MR. YANOTCHKO: Is a yes.

8

9 **2. RESOLUTION TO AWARD CONTRACT(S) FOR AGENCY**  
10 **PLANNING CONSULTANT FOR 2018:**

11

12 MR. YANOTCHKO: The next item we have on  
13 the agenda is a Resolution to Award -- and  
14 actually it's going to be Contracts this time --  
15 for Agency Planning Consultant for 2018.

16 The reason for this -- we got -- we  
17 received two proposals in.

18 One from David Spatz's firm, which is  
19 Community Housing and Planning Associates. But  
20 we -- and we also got a proposal from CME  
21 Associates.

22 With Community Housing, what's nice about  
23 them, is that they've got institutional knowledge  
24 of some of the projects that are ongoing;  
25 Yardley, PBG.

1           On the other hand David Spatz told me he's  
2 done some work for the developers who were making  
3 a presentation last month on 2704 Kennedy.

4           So if we need -- if we need someone to  
5 review plans and any graph specifications, we're  
6 going to need another planner to really take a  
7 look at it.

8           So, CME Associates has been under contract  
9 with -- with Union City before, so we -- you know  
10 from talking to the Executive Director, what's  
11 best is probably the -- you know, take both on  
12 this time, especially since we may -- we don't  
13 want to be caught short if we need someone to  
14 review the new developer's plans in a hurry.

15           COMMISSIONER FESTA: I make a motion.

16           COMMISSIONER NOVA: Second.

17           MR. YANOTCHKO: Motion from Commissioner  
18 Festa.

19           And then the second from Commissioner Nova.

20           Roll call.

21           Chairperson --

22           COMMISSIONER IZQUIERDO: Excuse me?

23           MR. YANOTCHKO: Oh.

24           COMMISSIONER IZQUIERDO: What we are  
25 resolving here?

1 MR. YANOTCHKO: Okay.

2 This is going to be a vote on -- on the --  
3 on two Resolutions to award a contract first to  
4 Community Housing and Planning Associates.

5 COMMISSIONER IZQUIERDO: Um-hum.

6 MR. YANOTCHKO: That's a planning  
7 consultant.

8 What we do is those are the people who --

9 COMMISSIONER IZQUIERDO: So you say that  
10 there's -- there -- there are two.

11 MR. YANOTCHKO: Two --

12 COMMISSIONER IZQUIERDO: So we're deciding  
13 now? Or --

14 MR. YANOTCHKO: For both. Because one --  
15 our -- the one that we hired for -- for several  
16 years has a conflict --

17 COMMISSIONER IZQUIERDO: Um-hum.

18 MR. YANOTCHKO: -- with a potential  
19 developer.

20 The -- the group that made a presentation  
21 last month, --

22 COMMISSIONER IZQUIERDO: Um-hum.

23 MR. YANOTCHKO: -- he's done some work for  
24 them before. So he -- he can't really -- so that  
25 firm can't look at their plans because they've



1 received, --

2 COMMISSIONER IZQUIERDO: Oh, okay.

3 MR. YANOTCHKO: -- you know.

4 You know they've done work for them.

5 So, --

6 COMMISSIONER IZQUIERDO: The budget allows  
7 us to do that?

8 MR. YANOTCHKO: Yes. What I've -- what --  
9 what we did in these Resolutions is --

10

11 (Whereupon, Commissioner Bonito arrived at  
12 5:38 p.m.)

13

14 THE ASSISTANT SECRETARY: Excuse me?

15 Please note that at 5:38 Commissioner  
16 Bonito is present.

17 MR. YANOTCHKO: What we've done in these  
18 Resolutions is split the budget. More money to  
19 Community Housing and Planning because we thought  
20 -- they're thought of as the -- the firm that's  
21 been working on our bigger projects; Yardley and  
22 PBG.

23 A little -- a lot less money, only 2,000  
24 for the other redevelopers, the CME Associates.

25 But there's also some room left in the

1 budget if -- if both those contracts go through.

2           You know, this isn't the full amount that's  
3 budgeted.

4           COMMISSIONER IZQUIERDO: Okay.

5           It's not a conflict with the budget, I -- I  
6 vote for it.

7           MR. YANOTCHKO: Okay.

8           I guess go back to the --

9           MR. NG: Number --

10          MR. YANOTCHKO: -- motion from Commissioner  
11 Festa.

12          And then the second from Commissioner --

13          COMMISSIONER NOVA: Second.

14          MR. YANOTCHKO: -- Nova.

15          Okay, roll call.

16          Commissioner Fernandez?

17          CHAIRMAN FERNANDEZ: Yes.

18          MR. YANOTCHKO: That's a yes.

19          Commissioner Izquierdo?

20          COMMISSIONER IZQUIERDO: Yes.

21          MR. YANOTCHKO: Commissioner Nova?

22          COMMISSIONER NOVA: Yes.

23          MR. YANOTCHKO: Commissioner Festa?

24          COMMISSIONER FESTA: Yes.

25          MR. YANOTCHKO: Commissioner Casper is

1 absent.

2 Commissioner Bonito?

3 COMMISSIONER BONITO: Abstain.

4 MR. YANOTCHKO: Abstain.

5 And then Commissioner Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7 MR. YANOTCHKO: Is a yes.

8 Okay, so, the ayes have it.

9

10 **3. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**  
11 **OF CLAIMS:**

12

13 MR. YANOTCHKO: Okay.

14 We have -- next on the agenda are items --

15 Well, let's -- let's take them one at a  
16 time.

17 The Approval and Ratification of Prior  
18 Payment of Claims. That's really payroll for the  
19 last few weeks.

20 And that's for stipends for our Assistant  
21 Secretary and our Executive Director. And  
22 they're the same amounts as -- as is just about  
23 every -- every month.

24 So do I have a motion on prior payment of  
25 claims?

1 COMMISSIONER FESTA: Motion.

2 MR. YANOTCHKO: Motion from Commissioner  
3 Festa.

4 COMMISSIONER NOVA: Second.

5 MR. YANOTCHKO: Second from Commissioner  
6 Nova.

7 Roll call.

8 Chairperson Fernandez?

9 CHAIRMAN FERNANDEZ: Yes.

10 MR. YANOTCHKO: Commissioner Izquierdo?

11 COMMISSIONER IZQUIERDO: Yes.

12 MR. YANOTCHKO: Commissioner Nova?

13 COMMISSIONER NOVA: Yes.

14 MR. YANOTCHKO: Commissioner Festa?

15 COMMISSIONER FESTA: Yes.

16 MR. YANOTCHKO: Commissioner Casper is  
17 absent.

18 Commissioner Bonito?

19 COMMISSIONER BONITO: Yes.

20 MR. YANOTCHKO: That's a yes.

21 And Commissioner Vallejo?

22 COMMISSIONER VALLEJO: Yes.

23 MR. YANOTCHKO: That's a yes.

24

25 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**

1   **PREPARATION OF CHECKS:**

2

3           MR. YANOTCHKO:  And then the next item we  
4 have is number 4.

5

6           **3.  APPROVAL AND RATIFICATION OF PRIOR PAYMENT**  
7 **OF CLAIMS:**

8

9           COMMISSIONER IZQUIERDO:  Just -- just a  
10 clarification.

11           You mentioned that this -- we are approving  
12 also payments for Lady.  But I don't see any of  
13 that.

14           MR. YANOTCHKO:  It doesn't have the actual  
15 names of the --

16           COMMISSIONER IZQUIERDO:  What is the item?

17           MR. YANOTCHKO:  It's -- it's -- the item it  
18 says Action Data services.

19           Because what it really is --

20           COMMISSIONER IZQUIERDO:  Oh.

21           MR. YANOTCHKO:  -- is approving the payroll  
22 payments --

23           COMMISSIONER IZQUIERDO:  Oh, okay.

24           MR. YANOTCHKO:  -- for the stipends that  
25 get paid.

1 COMMISSIONER IZQUIERDO: I -- I don't want  
2 Linda or Lady to be without payment.

3 MR. YANOTCHKO: Yeah. It's -- it's really  
4 a reimbursement.

5 Yeah, --

6 COMMISSIONER IZQUIERDO: Oh, okay.

7 MR. YANOTCHKO: -- that's how they --  
8 that's how they carry it.

9 COMMISSIONER IZQUIERDO: Okay.

10 MR. YANOTCHKO: No, it's a good question.

11 COMMISSIONER IZQUIERDO: All right.

12 MR. YANOTCHKO: I mean --

13 THE ASSISTANT SECRETARY: Thank you.

14 MR. YANOTCHKO: You wouldn't -- you  
15 wouldn't know that if -- if you were just looking  
16 at that. You'd be --

17 COMMISSIONER IZQUIERDO: Oh, okay.

18 MR. YANOTCHKO: -- worried that, yeah,  
19 Action Data would be --

20 COMMISSIONER IZQUIERDO: All right.

21 MR. YANOTCHKO: -- (indiscernible). But  
22 it's --

23 Yeah.

24

25 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**

1     **PREPARATION OF CHECKS:**

2

3             MR. YANOTCHKO:   Okay.

4             Getting on to number 4, which is a little  
5 more specific.

6             This is for Approve Payment of Bills and  
7 Claims presented; authorize Preparation of  
8 Checks.  That's for service providers under  
9 contract.

10            That includes Audio-Digital for  
11 transcription.

12            Alpha Dog for website.

13            Florio, Kenny, Raval for legal.

14            And Community Housing and Planning;  
15 basically, David Spatz's planning firm for  
16 planning services over the last two months.

17            COMMISSIONER FESTA:  I make a motion.

18            MR. YANOTCHKO:  Make a motion.

19            Commissioner Festa makes a motion.

20            COMMISSIONER IZQUIERDO:  Second the motion.

21            MR. YANOTCHKO:  Second from Commissioner  
22 Izquierdo.

23            Roll call.

24            Chairperson Fernandez?

25            CHAIRMAN FERNANDEZ:  Yes.

1 MR. YANOTCHKO: Commissioner Izquierdo?

2 COMMISSIONER IZQUIERDO: Yes.

3 MR. YANOTCHKO: Commissioner Nova?

4 COMMISSIONER NOVA: Yes.

5 MR. YANOTCHKO: Commissioner Festa?

6 COMMISSIONER FESTA: Yes.

7 MR. YANOTCHKO: Commissioner Casper is

8 absent.

9 Commissioner Bonito?

10 COMMISSIONER BONITO: Yes.

11 MR. YANOTCHKO: And Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. YANOTCHKO: Okay.

14 So that motion and Resolution carries.

15

16 **5. REPORT ON STATUS OF PROJECTS:**

17

18 MR. YANOTCHKO: Report on the Status of

19 Projects.

20 It's -- it's fairly brief this month

21 because it's been kind of a short time since

22 we've last met.

23 Yardley; we haven't had a new meeting in

24 between our last meeting and -- and now. Just

25 the discussion on affordable housing for -- for



1 Yardley.

2           And then the other project is still very  
3 new. The -- the developers who presented on the  
4 project that they were thinking of last week at  
5 2704 Kennedy Boulevard.

6           COMMISSIONER IZQUIERDO: Motion to approve  
7 the report.

8           MR. YANOTCHKO: Okay.

9           CHAIRMAN FERNANDEZ: Second.

10           MR. YANOTCHKO: Motion; Commissioner  
11 Izquierdo makes the motion.

12           Chairperson Fernandez seconds.

13           So the roll call is, Chairperson Fernandez?

14           CHAIRMAN FERNANDEZ: Yes.

15           MR. YANOTCHKO: Commissioner Izquierdo?

16           COMMISSIONER IZQUIERDO: Yes.

17           MR. YANOTCHKO: Commissioner Nova?

18           COMMISSIONER NOVA: Yes.

19           MR. YANOTCHKO: Commissioner Festa?

20           COMMISSIONER FESTA: Yes.

21           MR. YANOTCHKO: Commissioner Casper is  
22 absent.

23           Commissioner Bonito?

24           COMMISSIONER BONITO: Yes.

25           MR. YANOTCHKO: And Commissioner Vallejo?

1 COMMISSIONER VALLEJO: Here.

2 MR. YANOTCHKO: Here.

3

4 **6. PUBLIC COMMENT:**

5

6 MR. YANOTCHKO: And then at this point it's  
7 item number 6, which is the Public Comment  
8 portion of the agenda where we open it up for the  
9 -- meeting for any public comment, if there's any  
10 members of the public here.

11 Seeing -- seeing none or seeing nobody  
12 making their move to speak, could we have a  
13 motion to close the Public Comment --

14 CHAIRMAN FERNANDEZ: Motion.

15 MR. YANOTCHKO: -- portion?

16 Motion --

17 COMMISSIONER NOVA: Second.

18 MR. YANOTCHKO: Chairperson Fernandez makes  
19 the motion.

20 Commissioner Nova seconds.

21 So, roll call is, Commissioner Fernandez?

22 CHAIRMAN FERNANDEZ: Yes.

23 MR. YANOTCHKO: Commissioner Izquierdo?

24 COMMISSIONER IZQUIERDO: Yes.

25 MR. YANOTCHKO: Commissioner Nova?

1 COMMISSIONER NOVA: Yes.

2 MR. YANOTCHKO: Commissioner Festa?

3 COMMISSIONER FESTA: Yes.

4 MR. YANOTCHKO: That's a yes.

5 Commissioner Casper is absent.

6 Commissioner Bonito?

7 COMMISSIONER BONITO: Yes.

8 MR. YANOTCHKO: And Commissioner Vallejo?

9 COMMISSIONER VALLEJO: Yes.

10 MR. YANOTCHKO: Is a yes.

11

12 **7. OTHER BUSINESS:**

13

14 MR. YANOTCHKO: And then that moves on to  
15 item number 7, if there's any new business before  
16 the Board.

17 COMMISSIONER BONITO: It's not necessarily  
18 new business but I would just like a  
19 clarification for myself.

20 The two Resolutions, one to hire a planning  
21 consultant for the review, --

22 Well there's two Resolutions to hire  
23 planning --

24 MR. YANOTCHKO: Yes.

25 COMMISSIONER BONITO: -- consultants.

1 I take it that those Resolutions were  
2 already voted on?

3 MR. YANOTCHKO: Yes.

4 COMMISSIONER BONITO: Okay.

5 I would -- well, I -- I would have voted to  
6 abstain.

7 MR. YANOTCHKO: Okay.

8 COMMISSIONER BONITO: Because for myself I  
9 would like to time for review and study.

10 MR. YANOTCHKO: And I -- I -- I believe you  
11 did abstain on those two.

12 Yeah.

13 Because we --

14 COMMISSIONER BONITO: Okay.

15 MR. YANOTCHKO: -- we just discussed that.

16 It's --

17 COMMISSIONER BONITO: I'm just asking for  
18 clarification.

19 MR. YANOTCHKO: Okay, yes. Yes.

20

21 **ADJOURNMENT:**

22

23 CHAIRMAN FERNANDEZ: Motion to adjourn the  
24 meeting.

25 MR. YANOTCHKO: Okay.

1 Motion from Chairperson Fernandez to  
2 adjourn.

3 COMMISSIONER IZQUIERDO: Second the motion.

4 MR. YANOTCHKO: Any second?

5 Commissioner Izquierdo seconds.

6 So, roll call.

7 Chairperson Fernandez?

8 CHAIRMAN FERNANDEZ: Yes.

9 MR. YANOTCHKO: Commissioner Izquierdo?

10 COMMISSIONER IZQUIERDO: Yes.

11 MR. YANOTCHKO: Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 MR. YANOTCHKO: Commissioner Festa?

14 COMMISSIONER FESTA: Yes.

15 MR. YANOTCHKO: Yes.

16 Commissioner Casper is absent.

17 Commissioner Bonito?

18 COMMISSIONER BONITO: Yes.

19 COMMISSIONER VALLEJO: Yes.

20 MR. YANOTCHKO: Yes.

21 And Commissioner Vallejo?

22 COMMISSIONER VALLEJO: Yes.

23 MR. YANOTCHKO: Is a yes.

24 Okay, that's -- that's all for this month.

25 Thank you very much.

1

2 (Whereupon, the proceedings were concluded

3 at 5:49 p.m.)

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1 STATE OF NEW JERSEY:

2 :

3 COUNTY OF ESSEX :

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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 20, 2018 and digitally  
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon