

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 20, 2018
Commencing at 5:37 p.m.

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

VINCENT BONITO, COMMISSIONER
PAUL CASPER, COMMISSIONER
EVA FESTA, COMMISSIONER
WILMER IZQUIERDO, COMMISSIONER
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
LUCIO FERNANDEZ, CHAIRMAN, (Arrived at 5:40 p.m.)

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

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

LADY JIMENEZ-TORRES, ASSISTANT SECRETARY TO THE BOARD

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

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1 THE ASSISTANT SECRETARY: Okay.

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

8 Let's stand 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 City Hall
20 and has been made available to the office -- to
21 the public in the Office of the Municipal Clerk.

22
23 **ROLL CALL:**

24
25 THE ASSISTANT SECRETARY: Want to do the

1 roll call?

2 MR. YANOTCHKO: Okay.

3 Thank you.

4 Roll call for Commissioners.

5 Chairperson Fernandez is absent.

6 Commissioner Izquierdo?

7 COMMISSIONER IZQUIERDO: Here.

8 MR. YANOTCHKO: Here.

9 Commissioner Nova?

10 COMMISSIONER NOVA: Here.

11 MR. YANOTCHKO: Commissioner Festa?

12 COMMISSIONER FESTA: Here.

13 MR. YANOTCHKO: Commissioner Casper?

14 COMMISSIONER CASPER: Here.

15 MR. YANOTCHKO: Commissioner Bonito?

16 COMMISSIONER BONITO: Here.

17 MR. YANOTCHKO: And Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Here.

19

20 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
21 **FEBRUARY 20, 2018:**

22

23 MR. YANOTCHKO: Okay.

24 Commissioners, the agenda tonight starts of
25 with an item for approving the minutes from the

1 meeting of February 20th, 2018.

2 We have at least one copy in the middle of
3 the minutes, if you want to take -- take a
4 chance --

5 THE ASSISTANT SECRETARY: I have a
6 couple --

7 MR. YANOTCHKO: -- to review them.

8 And Lady has a few copies. I know I saw a
9 few of you reviewing them, taking a look.

10 COMMISSIONER FESTA: I make a motion.

11 COMMISSIONER VALLEJO: Second the motion.

12 COMMISSIONER NOVA: Second.

13 MR. YANOTCHKO: Motion from Commissioner
14 Festa.

15 And then a second from Commissioner
16 Vallejo.

17 Let's go to a roll call.

18 Chairperson Fernandez is absent.

19 Commissioner Izquierdo?

20 COMMISSIONER IZQUIERDO: Yes.

21 MR. YANOTCHKO: Is a yes.

22 Commissioner Nova?

23 COMMISSIONER NOVA: Yes.

24 MR. YANOTCHKO: Yes.

25 Commissioner Festa?

1 COMMISSIONER FESTA: Yes.
2 MR. YANOTCHKO: Commissioner Casper?
3 COMMISSIONER CASPER: Abstain.
4 MR. YANOTCHKO: Abstain.
5 Commissioner Bonito?
6 COMMISSIONER BONITO: Yes.
7 YR. YANOTCHKO: Yes.
8 Commissioner Vallejo?
9 COMMISSIONER VALLEJO: Yes.
10 MR. YANOTCHKO: Okay, the ayes have it.
11

12 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**
13 **OF CLAIMS:**

14
15 MR. YANOTCHKO: The next item on our agenda
16 is Approval/Ratification of Prior Payment of
17 Claims.

18 That's the next -- that's the Resolution
19 that you'll see first in your packet.

20 That's for payroll; Action Data Service.
21 And that covers a period from February 17th of
22 this year to March 16th, 2018.

23 COMMISSIONER FESTA: I make a motion.

24 COMMISSIONER VALLEJO: Second the motion.
25

1 (Whereupon, Chairman Lucio P. Fernandez
2 arrived at 5:40 p.m.)

3

4 THE ASSISTANT SECRETARY: Please note
5 Commissioner Fernandez has walked in at 5:37 p.m.

6 CHAIRMAN FERNANDEZ: Excuse my tardiness.

7 THE ASSISTANT SECRETARY: Okay, here you
8 go.

9 CHAIRMAN FERNANDEZ: Thank you.

10 MR. YANOTCHKO: So, we've -- we've had a
11 motion from -- sorry -- from Commissioner Festa.

12 And then a second from Commissioner
13 Vallejo.

14 Roll call.

15 Chairperson Fernandez?

16 CHAIRMAN FERNANDEZ: Abstain.

17 MR. YANOTCHKO: Abstain.

18 Commissioner Izquierdo?

19 COMMISSIONER IZQUIERDO: Yes.

20 MR. YANOTCHKO: That's a yes.

21 Commissioner Nova?

22 COMMISSIONER NOVA: Yes.

23 MR. YANOTCHKO: Commissioner Festa?

24 COMMISSIONER FESTA: 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. YANOTCHKO: Yes.

7

8 **3. APPROVAL FOR THE PAYMENT OF BILLS AND**
9 **PREPARATION OF CHECKS:**

10

11 MR. YANOTCHKO: Now we're moving on to
12 agenda item number 3.

13 That's the Approval for the Payment of
14 Bills/Preparation of Checks.

15 There is really the usuals this month.

16 Audio-Digital for -- no, no, Audio-
17 Digital's transcription; Alpha Dog is website --
18 that's March of 2018; and then legal bills on --
19 on a few projects. For a total of 1,922 and 35
20 cents.

21 COMMISSIONER VALLEJO: Motion.

22 MR. YANOTCHKO: Motion from Commissioner
23 Vallejo.

24 And --

25 COMMISSIONER NOVA: Second.

1 MR. YANOTCHKO: Second from Commissioner
2 Nova.

3 Roll call.

4 Chairperson Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 MR. YANOTCHKO: That's a yes.

7 Commissioner Izquierdo?

8 COMMISSIONER IZQUIERDO: Yes.

9 MR. YANOTCHKO: Commissioner Nova?

10 COMMISSIONER NOVA: Yes.

11 MR. YANOTCHKO: Commissioner Festa?

12 COMMISSIONER FESTA: Yes.

13 MR. YANOTCHKO: Commissioner Casper?

14 COMMISSIONER CASPER: Yes.

15 MR. YANOTCHKO: Commissioner Bonito?

16 COMMISSIONER BONITO: Yes.

17 MR. YANOTCHKO: Commissioner Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19

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

21

22 MR. YANOTCHKO: Okay.

23 Moving on to agenda item number 4 is Report
24 on the Status of Projects.

25 The main report I've got for this -- this

1 meeting is that I've had some -- I've had a phone
2 conversation or two with the lawyer for the
3 prospective developer who presented for us back
4 in January for the project that was at 2704
5 Kennedy Boulevard.

6 Kennedy and I are going to meet with the
7 lawyer and the developers and we'll see if their
8 architect can attend. Just -- just kind of a --

9 What they want to do is they want to apply
10 to be a redeveloper in this redevelopment zone.
11 And we want to talk to them about items that we
12 want to see in the developer like ability --
13 financial -- you know, financial capacity, what
14 their plan is, and some items like that to --
15 before we can bring them back to be awarded --
16 you know, be designated as a -- as the
17 redeveloper.

18 So I just wanted to let you know that
19 meeting's probably going to take place late
20 March/early April.

21 If there's any -- I know we had a lot of
22 questions and I -- I'm going to review the
23 transcript ahead of that meeting from when we --
24 because had a lot of questions for the developer
25 on issues I'll bring up. So if there's anything

1 that you want me to talk to them about, feel free
2 to let me know either now or after the meeting.
3 And that's -- that's some-- something I can --
4 we'll -- we'll discuss with them.

5 COMMISSIONER BONITO: As well as we could
6 email you, right?

7 MR. YANOTCHKO: Yes.

8 COMMISSIONER BONITO: Yeah.

9 MR. YANOTCHKO: Yes, that's -- that is
10 correct.

11 COMMISSIONER IZQUIERDO: So motion to
12 approve the report.

13 MR. YANOTCHKO: Okay, motion to approve.
14 That's from Commissioner Izquierdo.

15 CHAIRMAN FERNANDEZ: Second.

16 COMMISSIONER NOVA: Second.

17 MR. YANOTCHKO: Second from Chairperson
18 Fernandez.

19 Roll call.

20 Chairperson Fernandez?

21 CHAIRMAN FERNANDEZ: Yes.

22 MR. YANOTCHKO: Is a yes.

23 Commissioner Izquierdo?

24 COMMISSIONER IZQUIERDO: Yes.

25 MR. YANOTCHKO: Commissioner Nova?

1 COMMISSIONER NOVA: Yes.

2 MR. YANOTCHKO: Yes.

3 Commissioner Festa?

4 COMMISSIONER FESTA: 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

12 **5. PUBLIC COMMENT:**

13

14 MR. YANOTCHKO: Next item on the agenda is
15 the Public Comment portion of the meeting.

16 I'm looking for any members of the public
17 who wish to speak.

18 Seeing none.

19 Can I have a motion to close the --

20 COMMISSIONER FESTA: Motion.

21 MR. YANOTCHKO: Motion from Commissioner
22 Festa.

23 COMMISSIONER NOVA: Second.

24 MR. YANOTCHKO: Second from Commissioner
25 Nova.

1 Roll call.

2 Chairperson Fernandez?

3 CHAIRMAN FERNANDEZ: Yes.

4 MR. YANOTCHKO: Commissioner Izquierdo?

5 COMMISSIONER IZQUIERDO: Yes.

6 MR. YANOTCHKO: Commissioner Nova?

7 COMMISSIONER NOVA: Yes.

8 MR. YANOTCHKO: Commissioner Festa?

9 COMMISSIONER FESTA: Yes.

10 MR. YANOTCHKO: Commissioner Casper?

11 COMMISSIONER CASPER: Yes.

12 MR. YANOTCHKO: Commissioner Bonito?

13 COMMISSIONER BONITO: Yes.

14 MR. YANOTCHKO: And Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16

17 **6. OTHER BUSINESS:**

18

19 MR. YANOTCHKO: And then we're at the last
20 item, any such other business that may become --
21 may come before the Board.

22 Any new business to discuss?

23 COMMISSIONER BONITO: I just have a

24 question and a comment --

25 MR. YANOTCHKO: Yes?

1 COMMISSIONER BONITO: -- both unrelated to
2 each other.

3 Question is, well you would have said it
4 anyway, status on Yardley?

5 MR. YANOTCHKO: Yardley? Not much.

6 We had a meeting in -- back in January with
7 the redevelopers. They argued about some things
8 in the redevelopment agreement that we felt were
9 settled and there just haven't been many talks
10 since then at that point.

11 So it's been a little strange. You know
12 the lawyers haven't even gotten back in touch
13 with us.

14 COMMISSIONER BONITO: Okay.

15 MR. YANOTCHKO: And we're just --

16 COMMISSIONER BONITO: So on hold?

17 MR. YANOTCHKO: On hold. Yes.

18 COMMISSIONER BONITO: Hmm. Okay.

19 The comment that I had wanted to make for
20 the record, speaking for myself, is Mr. Chairman
21 and fellow Commissioners, I recently received the
22 letter from Honorable Mayor Brian Stack regarding
23 my own service to this Board.

24 And he has decided to ask me to continue
25 with my service. And I am honored by that. And

1 | though I have not yet communicated my yes to him
2 | I will. But just to share with the Board that I
3 | did receive a letter from the Mayor essentially
4 | asking me to continue serving.

5 | So I am honored for that.

6 | Thank you.

7 | COMMISSIONER FESTA: Thank you.

8 |

9 | **ADJOURNMENT:**

10 |

11 | COMMISSIONER IZQUIERDO: Motion to close
12 | the meeting.

13 | MR. YANOTCHKO: Okay.

14 | It's a motion from Commissioner Izquierdo.

15 | Do I have a second?

16 | COMMISSIONER NOVA: Second.

17 | MR. YANOTCHKO: Second from Commissioner
18 | Nova.

19 | Roll call.

20 | Chairperson Fernandez?

21 | CHAIRMAN FERNANDEZ: Yes.

22 | MR. YANOTCHKO: Commissioner Izquierdo?

23 | COMMISSIONER IZQUIERDO: Yes.

24 | MR. YANOTCHKO: Commissioner Nova?

25 | COMMISSIONER NOVA: Yes.

1 MR. YANOTCHKO: Commissioner Festa?

2 COMMISSIONER FESTA: Yes.

3 MR. YANOTCHKO: Commissioner Casper?

4 COMMISSIONER CASPER: Yes.

5 MR. YANOTCHKO: Commissioner Bonito?

6 COMMISSIONER BONITO: Yes.

7 MR. YANOTCHKO: And Commissioner Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9 MR. YANOTCHKO: Yes.

10 Okay, the meeting is closed.

11

12 (Whereupon, there was a chorus of thank

13 you.)

14

15 MR. YANOTCHKO: Thank you very much.

16

17 (Whereupon, the proceedings were concluded

18 at 5:46 p.m.)

19

20

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22

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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 heard on Tuesday, March 20, 2018 and digitally
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon