

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
:

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City Hall  
Council Chambers  
3715 Palisade Avenue  
Union City, New Jersey

Tuesday, January 15, 2019  
Commencing at 4:38 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  
CARLOS VALLEJO, COMMISSIONER  
EVA FESTA, ACTING CHAIRPERSON

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

RAFAEL NOVA, VICE CHAIRMAN  
LUCIO FERNANDEZ, CHAIRMAN

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

KENNEDY NG, EXECUTIVE DIRECTOR

FLORIO, KENNY, RAVAL, LLP  
BY: MICHAEL T. WILKOS, ESQ.  
Board Attorney

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1 MS. DILLON: On the record.

2 MR. NG: We're ready.

3 Good evening afternoon, everybody.

4 COMMISSIONER BONITO: Good afternoon.

5 COMMISSIONER VALLEJO: Good afternoon.

6 MR. NG: So please take notice on Tuesday,  
7 January 15, 2019, at 4:30 p.m., a Regular Meeting  
8 is scheduled for the Union City Redevelopment  
9 Agency to be held in the Municipal Court Room,  
10 located at City Hall, 3715 Palisade Avenue, Union  
11 City, New Jersey.

12 Please let's salute the -- the flag.

13

14 (Whereupon, the Pledge of Allegiance was  
15 said by all.)

16

17 MR. NG: Okay.

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

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

1 Municipal Clerk.

2

3 **ROLL CALL:**

4

5 MR. NG: Roll call.

6 Commissioner Fernandez?

7 Not present.

8 Commissioner Izquierdo?

9 COMMISSIONER IZQUIERDO: Present.

10 MR. NG: Here.

11 Commissioner Nova?

12 Not present.

13 Commissioner Festa?

14 COMMISSIONER FESTA: Here.

15 MR. NG: Present.

16 Commissioner Casper -- Casper?

17 COMMISSIONER CASPER: Here.

18 MR. NG: Commissioner Bonito?

19 COMMISSIONER BONITO: Here.

20 MR. NG: Commissioner Vallejo?

21 COMMISSIONER VALLEJO: Here.

22 MR. NG: So we have a quorum.

23

24 **ELECTION OF ACTING CHAIRPERSON:**

25

1 MR. NG: I believe that we don't have the  
2 Chairman and the Vice Chairman, both of them, are  
3 on vacation.

4 We need to have a motion to have a  
5 temporary --

6 COMMISSIONER VALLEJO: I would like to make  
7 a motion for a temporary Chairperson for the  
8 meeting; Eva Festa, please.

9 MR. NG: Any -- any second?

10 COMMISSIONER IZQUIERDO: Second.

11 COMMISSIONER CASPER: Second.

12 MR. NG: Second by Commissioner Casper.

13 So roll call to approve the -- the --

14 MR. WILKOS: All right.

15 So we'll have roll -- roll call on that  
16 motion.

17 Chairman Fernandez is absent.

18 Commissioner Izquierdo?

19 COMMISSIONER IZQUIERDO: Yes.

20 MR. WILKOS: Yes.

21 Vice Chair Nova is absent.

22 Commissioner Festa?

23 COMMISSIONER FESTA: Yes.

24 MR. WILKOS: Commissioner Casper?

25 COMMISSIONER CASPER: Yes.

1 MR. WILKOS: Commissioner Bonito?

2 COMMISSIONER BONITO: Yes.

3 MR. WILKOS: Commissioner Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5 MR. WILKOS: The ayes have it and that  
6 motion to appoint Commissioner Festa as the  
7 temporary Chairperson passes.

8

9 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
10 **DECEMBER 18, 2018:**

11

12 MR. WILKOS: Now the first item on the  
13 agenda is the Approval of the Minutes from the  
14 meeting of December 18<sup>th</sup>, 2018.

15 MR. NG: We have a copy here on the table,  
16 so if one of the Commissioner wants to review it.

17 MR. WILKOS: All right.

18 Is there a motion to approve this item on  
19 the agenda?

20 ACTING CHAIRPERSON FESTA: Motion.

21 MR. WILKOS: Motion by Commissioner Festa.

22 Is there a second?

23 COMMISSIONER BONITO: I'll second it.

24 MR. WILKOS: Second by Commissioner Bonito.

25 And roll call.

1 Commissioner Fernandez is absent.

2 Commissioner Izquierdo?

3 COMMISSIONER IZQUIERDO: Yes.

4 MR. WILKOS: Commissioner Nova is absent.

5 Commissioner Festa?

6 ACTING CHAIRPERSON FESTA: Yes.

7 MR. WILKOS: Commissioner Casper?

8 COMMISSIONER CASPER: Yes.

9 MR. WILKOS: Commissioner Bonito?

10 COMMISSIONER BONITO: Yes.

11 MR. WILKOS: Commissioner Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 MR. WILKOS: And so the ayes have it and  
14 the minutes are approved.

15

16 **2. RESOLUTION TO AUTHORIZE REQUEST FOR**  
17 **PROPOSALS FOR UCRA AUDITOR:**

18

19 MR. WILKOS: Now the second item on the  
20 agenda -- really, items 2, 3 and 4, -- these are  
21 Resolutions to Authorize Requests for Proposals  
22 for various positions.

23 The Auditor.

24 Number 3 is General Counsel.

25 Number 4 is the Planning Consultant.

1           You may have remembered these Resolutions  
2 from the November meeting, which is when they --  
3 they were first introduced. They passed at that  
4 time.

5           We learned that the -- that these RFPs, if  
6 you will, were not necessarily posted anywhere  
7 yet.

8           So they didn't -- so we have to re-pass  
9 these Resolutions so that the City Clerk can go  
10 ahead and -- and repost these to the website, to  
11 the City Board, and --

12           MR. NG: Yeah.

13           MR. WILKOS: -- into the newspapers as  
14 well.

15           So there a motion for approval of item  
16 number 2?

17           ACTING CHAIRPERSON FESTA: Motion.

18           MR. WILKOS: Motion by Chairwoman Festa.

19           Is there a second?

20           COMMISSIONER IZQUIERDO: Second.

21           MR. WILKOS: Second by Commissioner  
22 Izquierdo.

23           And I'll have roll call.

24           Commissioner Fernandez is absent.

25           Commissioner Izquierdo?



1 COMMISSIONER IZQUIERDO: Yes.

2 MR. WILKOS: Commissioner Nova is absent.  
3 Commissioner Festa?

4 ACTING CHAIRPERSON FESTA: Yes.

5 MR. WILKOS: Commissioner Casper?

6 COMMISSIONER CASPER: Yes.

7 MR. WILKOS: Commissioner Bonito?

8 COMMISSIONER BONITO: Yes.

9 MR. WILKOS: Commissioner Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11 MR. WILKOS: So the ayes have it and that  
12 Resolution passes.

13

14 **3. RESOLUTION TO AUTHORIZE THE REQUEST FOR**  
15 **PROPOSALS FOR GENERAL COUNSEL TO UCRA:**

16

17 MR. WILKOS: Number 3 is the same similar  
18 type Resolution but for General Counsel to -- to  
19 UCRA.

20 CHAIRPERSON FESTA: I make a motion.

21 MR. WILKOS: We'll have a motion by  
22 Commissioner Festa.

23 Is there a second?

24 COMMISSIONER IZQUIERDO: Second.

25 MR. WILKOS: Second by Commissioner

1 Izquierdo.

2 Commissioner Fernandez is absent.

3 Commissioner Izquierdo?

4 COMMISSIONER IZQUIERDO: Yes.

5 MR. WILKOS: Commissioner Nova is absent.

6 Commissioner Festa?

7 ACTING CHAIRPERSON FESTA: Yes.

8 MR. WILKOS: Commissioner Casper?

9 COMMISSIONER CASPER: Yes.

10 MR. WILKOS: Commissioner Bonito?

11 COMMISSIONER BONITO: Yes.

12 MR. WILKOS: Commissioner Vallejo?

13 COMMISSIONER VALLEJO: Yes.

14 MR. WILKOS: All right.

15 So the ayes have it and that Resolution  
16 passes as well.

17

18 **4. RESOLUTION TO AUTHORIZE THE REQUEST FOR**

19 **PROPOSALS FOR PLANNING CONSULTANT TO UCRA:**

20

21 MR. WILKOS: Item number 4 on the agenda is  
22 the same type of Resolution but for Request for  
23 Proposals for the Planning Consultant to the  
24 Agency.

25 Is there a motion on that item?

1           ACTING CHAIRPERSON FESTA: Motion.  
2           MR. WILKOS: Motion by Commissioner Festa.  
3           Is there a second?  
4           COMMISSIONER CASPER: Second.  
5           MR. WILKOS: Second by Commissioner Casper.  
6           Roll call.  
7           Chairman Fernandez is absent.  
8           Commissioner Izquierdo?  
9           COMMISSIONER IZQUIERDO: Yes.  
10          MR. WILKOS: Commissioner Nova is absent.  
11          Commissioner Festa?  
12          ACTING CHAIRPERSON FESTA: Yes.  
13          MR. WILKOS: Commissioner Casper?  
14          COMMISSIONER CASPER: Yes.  
15          MR. WILKOS: Commissioner Bonito?  
16          COMMISSIONER BONITO: Yes.  
17          MR. WILKOS: Commissioner Vallejo?  
18          COMMISSIONER VALLEJO: Yes.  
19          MR. WILKOS: The ayes have it and that  
20 Resolution passes as well.

21

22                   **5. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**  
23 **OF CLAIMS:**

24

25           MR. WILKOS: Onto item number 5, which is

1 Approval and Ratification of Prior Payment of  
2 Claims.

3 You all have a copy of that -- that  
4 Resolution within your packet.

5 Is there a motion to approve item number 5?

6 COMMISSIONER BONITO: Motion.

7 MR. WILKOS: Motion by Commissioner Bonito.

8 Is there a second?

9 ACTING CHAIRPERSON FESTA: Second.

10 MR. WILKOS: Second by Commissioner Festa.

11 We'll have roll call on that.

12 Commissioner Fernandez is absent.

13 Commissioner Izquierdo?

14 COMMISSIONER IZQUIERDO: Yes.

15 MR. WILKOS: Commissioner Nova is absent.

16 Commissioner Festa?

17 ACTING CHAIRPERSON FESTA: Yes.

18 MR. WILKOS: Commissioner Casper?

19 COMMISSIONER CASPER: Yes.

20 MR. WILKOS: Commissioner Bonito?

21 COMMISSIONER BONITO: Yes.

22 MR. WILKOS: Commissioner Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24 MR. WILKOS: So the ayes have it and those  
25 prior claims are approved and ratified.

1  
2           **6.    APPROVAL FOR THE PAYMENT OF BILLS AND**  
3 **PREPARATION OF CHECKS:**

4  
5           MR. WILKOS:   Item number 6 on the agenda is  
6 Approval for the Payment of Bills and Preparation  
7 of Checks.

8           And you have a copy of that Resolution in  
9 your -- in your packet as well.

10           Is there a motion on item number 6?

11           ACTING CHAIRPERSON FESTA:   Motion.

12           MR. WILKOS:   Motion by Commissioner Festa.

13           Is there a second?

14           COMMISSIONER IZQUIERDO:   Second.

15           COMMISSIONER VALLEJO:   Second.

16           MR. WILKOS:   Second by Commissioner  
17 Izquierdo.

18           We'll have roll call on that.

19           Commissioner Fernandez is absent.

20           Commissioner Izquierdo?

21           COMMISSIONER IZQUIERDO:   Yes.

22           MR. WILKOS:   Commissioner Nova is absent.

23           Commissioner Festa?

24           ACTING CHAIRPERSON FESTA:   Yes.

25           MR. WILKOS:   Commissioner Casper?

1 COMMISSIONER CASPER: Yes.

2 MR. WILKOS: Commissioner Bonito?

3 COMMISSIONER BONITO: Yes.

4 MR. WILKOS: Commissioner Vallejo?

5 COMMISSIONER VALLEJO: Yes.

6 MR. WILKOS: All right.

7 So the ayes have it as well.

8

9 **7. REPORT ON STATUS OF PROJECTS:**

10

11 MR. WILKOS: And number 7 of the agenda is  
12 a Report on the Status of Projects.

13 Is there any such report pertaining to any  
14 projects that should be discussed or any  
15 Commissioner would like to have discussed?

16 MR. NG: I believe that in the last meeting  
17 we discuss a little bit about the project on  
18 Kennedy Boulevard.

19 I believe it's 2704 -- something like that?

20 MR. WILKOS: That's correct.

21 MR. NG: That's correct.

22 By that time I mentioned that the City was  
23 -- was going to have a special Planning  
24 Consultant to take care of some areas that -- to  
25 be sure, you know, when we have to vote, you

1 know, for the project.

2 But I think because the Christmas days it  
3 was very busy around the 24<sup>th</sup>, the 31<sup>st</sup>, -- that  
4 week -- we couldn't -- we couldn't do it.

5 So, there's no more report on -- on that  
6 project. Hopefully we're going to have something  
7 new for the -- for the next meeting, which is the  
8 second week in February.

9 MR. WILKOS: Yes. I have to double-check  
10 the exact date.

11 MR. NG: I don't know if you have any more  
12 status on that or --

13 MR. WILKOS: No status.

14 The only thing to report on that is the  
15 attorney for the redeveloper -- or proposed  
16 redeveloper or prospective redeveloper, rather;  
17 her name is Bianca Pereiras.

18 And she has been in touch with my office  
19 just -- just for updates on the -- on the status.

20 And I've advised her that we're still  
21 waiting to hear back from the Planning  
22 Consultant --

23 MR. NG: Um-hum.

24 MR. WILKOS: -- and that's kind of step  
25 number 1 before we go to step number 2 or step

1 number 3.

2 She has been very kind and very generous in  
3 offering to have her or her clients or whoever  
4 come in to -- and present to the Board on the  
5 project and the proposed project.

6 I understand there was a meeting --

7 MR. NG: No, no.

8 MR. WILKOS: -- like that last year. But  
9 they're willing to do that again obviously.

10 But I think I -- I agree with Kennedy that  
11 step number 1 is hear from the Planning  
12 Consultant and just --

13 MR. NG: Yes.

14 MR. WILKOS: -- see exactly what is --

15 MR. NG: The thing is -- the thing is we --  
16 we have a Planning Consultant, which is David  
17 Spatz. But with that specific project he has a  
18 conflict -- conflicts of interest.

19 I think that -- that he was working with  
20 this project years past and actually still  
21 working with them. So he cannot do both.

22 For us to have a Planning Consultant, I  
23 think that we have the back up. But the  
24 Administration wants someone who understand the  
25 needs of the City -- of the community.



1           And this is one of the delays that we've  
2 been having to -- to get proper person for, you  
3 know, to review the project.

4           As soon we get things sorted out, we're  
5 going to be meeting with him and then go back to  
6 Bianca and have a determination to present it to  
7 the Board.

8           MR. WILKOS: Absolutely.

9           And when it -- when this project was first  
10 proposed, you know, the City had some concerns  
11 about, you know, the number of bedrooms.

12           One unit.

13           Two unit.

14           Three units.

15           You know, obviously, having more three  
16 bedroom units --

17           COMMISSIONER BONITO: Yeah.

18           MR. WILKOS: -- is desirable because then  
19 people can stay longer in the City and they can  
20 have more room if they have a -- have a child or  
21 -- or anything like that.

22           There were some other concerns. But the  
23 other major concern was parking.

24           MR. NG: Parking.

25           MR. WILKOS: Parking is a big concern.

1 I believe everyone probably knows the  
2 location of this proposed project, 2704 Kennedy  
3 Boulevard. It's right by --

4 What is the name of the road there? It's  
5 the County --

6 ACTING CHAIRPERSON FESTA: Kennedy --  
7 Kennedy Boulevard.

8 MR. NG: Kennedy Boulevard.

9 MR. WILKOS: Right. Exactly. Exactly.

10 So, it -- it is a busy intersection and --

11 MR. NG: Very busy.

12 MR. WILKOS: -- and it is --

13 MR. NG: Especially now that Route 3 --  
14 part of the Route 3 is --

15 MR. WILKOS: Right.

16 MR. NG: -- closed.

17 COMMISSIONER BONITO: Um-hum.

18 MR. WILKOS: Right.

19 MR. NG: So in the morning it -- it is  
20 chaos.

21 MR. WILKOS: Right.

22 MR. NG: Yeah.

23 MR. WILKOS: And there was a traffic study  
24 submitted by the prospective redeveloper and  
25 maybe that's something that -- that we could

1 circulate to the Commissioners.

2 MR. NG: Yeah.

3 MR. WILKOS: And --

4 MR. NG: No problem.

5 MR. WILKOS: -- but, you know, it's --  
6 traffic studies, it's -- it's almost like any  
7 expert opinion, that is a study that is one  
8 opinion. You know? And that's why we want to  
9 get our own opinion through the Planning  
10 Consultant, just to -- to make sure that  
11 everything checks out.

12 And it may be that our Planning Consultant  
13 agrees with the traffic study expert in that  
14 report that we received; it may be that they  
15 disagree. You know but we'll have to just --

16 MR. NG: Yeah.

17 MR. WILKOS: -- determine that.

18 And, obviously, the project has to be safe.  
19 It has to be in the best interest of the City.

20 You know, so I guess more to come on  
21 that --

22 MR. NG: Um-hum.

23 MR. WILKOS: -- and we'll, obviously, --  
24 I'll keep you apprised of any --

25 MR. NG: Yup.

1 MR. WILKOS: -- further developments on --

2 MR. NG: Yeah.

3 MR. WILKOS: -- that.

4 MR. NG: The -- the other project that was  
5 pending was The Yardley site.

6 The last meeting that -- that we had when  
7 -- when David Yanotchko was around, and that was  
8 probably, that I remember, was back in October of  
9 2018.

10 From that meeting we haven't heard anything  
11 from the developers. Really don't know what's  
12 going on but when I hear something I will present  
13 that to you.

14 COMMISSIONER BONITO: If you could refresh  
15 my memory, is that the same project that is also  
16 inclusive of the Blue Chapel?

17 MR. NG: Yes.

18 COMMISSIONER BONITO: Okay.

19 MR. NG: It is.

20 COMMISSIONER BONITO: Because I was going  
21 to ask, --

22 MR. NG: Yeah.

23 COMMISSIONER BONITO: -- under Status of  
24 Projects, what the status of that project was,  
25 specific to the Blue Chapel.

1 MR. NG: Yeah. Yeah.

2 We -- we have the same status because the  
3 last meeting was when David Yanotchko -- Mr.  
4 Yanotchko was here --

5 COMMISSIONER BONITO: Um-hum.

6 MR. NG: -- that he went over with you and,  
7 you know, remember. And I really don't know what  
8 is going on. So, --

9 And other thing, when -- when they -- if  
10 they call back --

11 ACTING CHAIRPERSON FESTA: Mmm.

12 MR. NG: -- and then Michael have to -- to  
13 get in and start reviewing the two years or three  
14 years that we've been dealing with the developer  
15 -- and that's a huge development --

16 MR. WILKOS: Right.

17 MR. NG: -- in there.

18 So, --

19 COMMISSIONER BONITO: No -- no activity  
20 means on the part of the developers?

21 MR. NG: Yes.

22 COMMISSIONER BONITO: No activity?

23 MR. NG: Yes. No activity.

24 COMMISSIONER BONITO: At all.

25 MR. NG: At all.

1           COMMISSIONER IZQUIERDO:  You don't -- you  
2 don't like have deadlines, procedures --

3           COMMISSIONER BONITO:  Yeah.  I mean --

4           COMMISSIONER IZQUIERDO:  -- to follow?

5           Or is -- is -- or everything is up to the  
6 applicant --

7           MR. NG:  Well, I --

8           COMMISSIONER IZQUIERDO:  -- when you --  
9 when they feel like acting they going to come to  
10 us and, if not, going to -- going to be waiting  
11 until --

12          MR. NG:  They --

13          COMMISSIONER IZQUIERDO:  -- they decide?

14          MR. NG:  There were -- there were so many  
15 changes that I remember that they -- they were  
16 dealing with affordable housing, other things.

17          COMMISSIONER IZQUIERDO:  Um-hum.

18          MR. NG:  Heavy things.

19          We didn't set up a due date for that.

20          MR. WILKOS:  Um-hum.

21          MR. NG:  And maybe if you review the last  
22 minutes of the meeting that we have -- the  
23 meeting was in Scarinci office but David  
24 Yanotchko was the one who handled the meeting.

25          MR. WILKOS:  Right.

1 MR. NG: So probably if you read the -- the  
2 minutes --

3 MR. WILKOS: Um-hum.

4 MR. NG: -- for the next meeting, you --  
5 you can, you know, tell the Board what was the  
6 last status and you can answer the question --

7 MR. WILKOS: Absolutely, yeah. I'll --

8 MR. NG: -- the Commissioner just ask.

9 MR. WILKOS: Yeah, I'll provide a summary  
10 of -- of the last status of the project.

11 To answer your question, usually the  
12 developer or proposed redeveloper, --

13 COMMISSIONER IZQUIERDO: Um-hum.

14 MR. WILKOS: -- usually the -- they want to  
15 get it moving.

16 COMMISSIONER IZQUIERDO: Exactly.

17 MR. WILKOS: Yeah. And that's --

18 COMMISSIONER IZQUIERDO: That's what I was  
19 thinking.

20 MR. WILKOS: -- and that's --

21 COMMISSIONER IZQUIERDO: Yeah.

22 MR. WILKOS: -- like Ms. Pereiras wants to  
23 get that moving.

24 COMMISSIONER IZQUIERDO: Um-hum.

25 MR. WILKOS: You know what I mean?

1 COMMISSIONER IZQUIERDO: Um-hum.

2 MR. WILKOS: So she's been very diligent.  
3 She calls my office every week or every  
4 couple weeks. You know what I mean?

5 And if I'm not in the office, she leaves a  
6 message.

7 COMMISSIONER IZQUIERDO: Um-hum.

8 MR. WILKOS: You know what I mean?

9 So usually they are pushing for it because  
10 they want to --

11 COMMISSIONER IZQUIERDO: Um-hum.

12 MR. WILKOS: -- go ahead with the project.

13 COMMISSIONER IZQUIERDO: Um-hum.

14 MR. WILKOS: So The -- The Yardley site is  
15 a little unusual.

16 MR. NG: Um-hum.

17 MR. WILKOS: I don't know exactly why  
18 they're not --

19 COMMISSIONER IZQUIERDO: Um-hum.

20 MR. WILKOS: -- necessarily pushing --

21 COMMISSIONER IZQUIERDO: Um-hum.

22 MR. WILKOS: -- for it, too.

23 COMMISSIONER IZQUIERDO: Um-hum.

24 MR. WILKOS: Now, having said that,  
25 obviously redevelopment projects takes a lot of



1 capital, too, --

2 COMMISSIONER IZQUIERDO: Um-hum.

3 MR. WILKOS: -- you know, to go forward  
4 with -- with anything --

5 MR. NG: There was --

6 MR. WILKOS: -- that you want to do.

7 MR. NG: -- there was a big --

8 MR. WILKOS: So, --

9 MR. NG: -- issue about affordable  
10 housing --

11 MR. WILKOS: Right.

12 MR. NG: -- and he was mentioning before  
13 the -- the --

14 So, I don't even know anything more than  
15 what I report now.

16 MR. WILKOS: Right. And --

17 COMMISSIONER BONITO: And it -- it was --  
18 You're right, Kennedy.

19 It was -- that was -- and you recall, we  
20 had -- you know, when the -- when the developers  
21 came in they -- they had made their proposals.  
22 We had a meeting at length at which they  
23 presented what they wanted to do -- blue prints.  
24 We had a good Q&A going.

25 They came back I believe a second time and

1 we did a wrap up. We were then --

2 And to be honest, you know, there was a  
3 point where we, the Commissioners, we did have  
4 concerns, reservations. We expressed them.

5 MR. WILKOS: Right.

6 COMMISSIONER BONITO: The -- the people who  
7 -- the developers who were making their proposals  
8 came forward and -- and expressed what they  
9 wanted to do.

10 They heard our concerns.

11 We went ahead and approved it, based on  
12 everything that they were telling us, believing  
13 that it was in the best interest of the  
14 community.

15 However, there were some touchy issues.

16 Again, affordable housing, absolutely.

17 MR. WILKOS: Um-hum.

18 COMMISSIONER BONITO: And the site of the  
19 former of Monastery of the Dominican Nuns of the  
20 Perpetual Rosary, which I myself -- and I will  
21 say for the record, am very deeply --

22 I am concerned about afford-- affordable  
23 housing. Absolutely. I'm also concerned as to  
24 what happens to that site, specifically.

25 So, -- which is the reason I keep asking

1 | about --

2 | MR. NG: Yeah. No, no, --

3 | COMMISSIONER BONITO: -- the developer.

4 | MR. NG: No, that's fine.

5 | COMMISSIONER BONITO: Yeah.

6 | MR. NG: Yeah, next meeting probably --

7 | COMMISSIONER BONITO: Okay.

8 | MR. NG: Please just read the minutes of  
9 | the last meeting --

10 | MR. WILKOS: Absolutely.

11 | And, if -- if the Commissioners would like,  
12 | I can reach out to that redeveloper -- give us a  
13 | status update.

14 | COMMISSIONER BONITO: Please.

15 | MR. WILKOS: Like we approved you but we  
16 | have not --

17 | COMMISSIONER BONITO: Please.

18 | MR. WILKOS: -- there has been no more  
19 | action.

20 | COMMISSIONER BONITO: Right.

21 | MR. WILKOS: You know.

22 | So that's something that -- that can be  
23 | done if the Commissioners will authorize me to do  
24 | that.

25 | COMMISSIONER VALLEJO: Sure.

1           MR. NG: The only thing is a project so big  
2 like that one, the City's using different  
3 lawyers. We --

4           COMMISSIONER IZQUIERDO: Um-hum.

5           MR. NG: Of course, we're using our  
6 lawyers. The City's using other lawyers as  
7 experts in different areas. And there's a lot of  
8 thing that I don't handle; --

9           COMMISSIONER IZQUIERDO: Um-hum.

10          MR. NG: -- the lawyers handle it.

11          COMMISSIONER IZQUIERDO: Um-hum.

12          MR. NG: So, I don't -- I do not have the  
13 minutes of the last meeting that they had. I was  
14 present.

15                 That's why I'm asking, probably --

16          MR. WILKOS: Absolutely. Yeah.

17          MR. NG: -- Mr. Yanotchko have a copy of  
18 the last meeting.

19          MR. WILKOS: Right.

20                 And -- and there may even be, you know,  
21 meeting minutes from other agencies --

22          MR. NG: Yeah. Yeah. Yeah.

23          MR. WILKOS: -- perhaps throughout the City  
24 as well, you know.

25                 So I'll poke around a little bit with --

1 COMMISSIONER BONITO: Um-hum.

2 MR. WILKOS: -- with everyone's permission  
3 and --

4 COMMISSIONER BONITO: Um-hum.

5 MR. WILKOS: -- we'll -- we'll determine  
6 exactly what's going on with that. Yeah.

7 COMMISSIONER BONITO: Just a -- a closing  
8 note on that.

9 It's important to note that part of that  
10 Yardley project, as I mentioned the site of the  
11 -- of the Monastery, has been declared as a local  
12 landmark by Mayor Stack and the Commissioners.

13 MR. WILKOS: Correct.

14 COMMISSIONER BONITO: Which is another  
15 point that needs to be --

16 MR. NG: Um-hum.

17 COMMISSIONER BONITO: -- addressed in the  
18 equation.

19 MR. WILKOS: Right.

20 And when they presented on the topic, is  
21 that -- is that something that they addressed?

22 Or is that still outstanding where they owe  
23 us information on that?

24 COMMISSIONER BONITO: I think it's still  
25 outstanding. I could be wrong --

1 MR. WILKOS: Okay.

2 COMMISSIONER BONITO: -- but I think it's  
3 still outstanding.

4 MR. WILKOS: Okay.

5 Does anyone else recall or --

6 We'll -- we'll find out. We'll -- we'll  
7 ask the question and, you know, --

8 COMMISSIONER BONITO: I'm just presenting  
9 as a matter of record.

10 ACTING CHAIRPERSON FESTA: When you say the  
11 Monastery, you mean the Blue Chapel?

12 COMMISSIONER BONITO: Correct.

13 ACTING CHAIRPERSON FESTA: Right. Yeah.

14 MR. WILKOS: Blue Chapel.

15 Okay.

16 MR. NG: The other thing is about the --  
17 the high school.

18 Did we receive the -- the pending money  
19 that we were supposed to -- to get from -- from  
20 --

21 MR. WILKOS: So I believe Sue and Tammy  
22 have been touch with Epic Management, as the --  
23 the redeveloper conduit on that, you know.

24 MR. NG: Okay.

25 MR. WILKOS: Whether the funds have been

1 deposited, I'm not sure on that. But I know --

2 MR. NG: Okay. If you --

3 MR. WILKOS: -- as recently --

4 MR. NG: -- know before me please let me  
5 know.

6 MR. WILKOS: Yeah.

7 I know --

8 MR. NG: Okay.

9 MR. WILKOS: -- last time we checked, which  
10 was about maybe a week and a half ago, they were  
11 not.

12 MR. NG: They were not.

13 MR. WILKOS: And Tammy, from Sue's office,  
14 actually reached out and said, hey, I -- I  
15 noticed the funds have not been deposited yet.

16 MR. NG: Okay.

17 MR. WILKOS: Yes. Yeah, so, --

18 MR. NG: Okay.

19 MR. WILKOS: -- I believe that transfer is  
20 still pending.

21 MR. NG: Yeah.

22 Other than that, that's -- that's my report  
23 on the projects.

24 MR. WILKOS: All right.

25 And are -- are there any other items to

1 discuss in -- in this section, Report on  
2 Projects?

3 MR. NG: No other.

4 MR. WILKOS: Okay.

5 All right.

6 Seeing -- seeing none, is there a motion to  
7 close or accept the Report on the Status of  
8 Projects?

9 ACTING CHAIRPERSON FESTA: Motion.

10 MR. WILKOS: Motion by Commissioner Festa.

11 Is there a second?

12 COMMISSIONER BONITO: I'll second.

13 MR. WILKOS: Commissioner Bonito is the  
14 second.

15 I'll have roll call.

16 Commissioner Fernandez is absent.

17 Commissioner Izquierdo?

18 COMMISSIONER IZQUIERDO: Yes.

19 MR. WILKOS: Commissioner Nova is absent.

20 Commissioner Festa?

21 ACTING CHAIRPERSON FESTA: Yes.

22 MR. WILKOS: Commissioner Casper?

23 COMMISSIONER CASPER: Yes.

24 MR. WILKOS: Commissioner Bonito?

25 COMMISSIONER BONITO: Yes.



1 MR. WILKOS: Commissioner Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 MR. WILKOS: All right.

4 And the ayes have it, so the Report on the  
5 Status of Projects is accepted.

6

7 **8. PUBLIC COMMENT:**

8

9 MR. WILKOS: And item 8 on the agenda is  
10 the Public Comment portion.

11 This is where anyone in the -- attending  
12 the meeting today can come forward and speak on  
13 any topic that they'd like related to  
14 redevelopment.

15 And are there any such people in the --

16 MR. NG: No.

17 MR. WILKOS: -- in the audience?

18 Seeing -- seeing none.

19 Is there a motion to close the Public  
20 Comment --

21 ACTING CHAIRPERSON FESTA: Motion.

22 MR. WILKOS: -- portion?

23 Motion by Commissioner Festa.

24 Is there a second?

25 COMMISSIONER CASPER: Second.

1 MR. WILKOS: Commissioner Casper is the  
2 second.

3 Roll call.

4 Chairman Fernandez is absent.

5 Commissioner Izquierdo?

6 COMMISSIONER IZQUIERDO: Yes.

7 MR. WILKOS: Commissioner Nova is absent.

8 Commissioner Festa?

9 ACTING CHAIRPERSON FESTA: Yes.

10 MR. WILKOS: Commissioner Casper?

11 COMMISSIONER CASPER: Yes.

12 MR. WILKOS: Commissioner Bonito?

13 COMMISSIONER BONITO: Yes.

14 MR. WILKOS: Commissioner Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16 MR. WILKOS: All right.

17 So the ayes have it and Public Comment is  
18 closed.

19

20 **9. OTHER BUSINESS:**

21

22 MR. WILKOS: Number 9 is any such business  
23 as may become -- come before the Board.

24 So are there any other topics that have  
25 come up that we should discuss, that we'd like to

1 discuss now?

2 Now is a good time to do that.

3 MR. NG: Okay.

4 Commissioner Casper, I spoke to Erin about  
5 your reappointment to the Board. And I think it  
6 was not done last week; it will be done next  
7 month.

8 But you were okay because legally you can  
9 be --

10 COMMISSIONER CASPER: Fill in.

11 MR. NG: -- present today and you will be  
12 in next month.

13 So I did my job.

14 COMMISSIONER CASPER: Thank you.

15 Thank you, Kennedy.

16 MR. NG: Okay.

17 COMMISSIONER CASPER: Appreciate it.

18 MR. WILKOS: All right.

19 Any other topics for agenda number 9 --  
20 item number 9?

21 All right.

22 Seeing none.

23

24 **ADJOURNMENT:**

25

1 MR. WILKOS: Is there a motion to adjourn?  
2 ACTING CHAIRPERSON FESTA: Motion.  
3 MR. WILKOS: All right.  
4 Motion by Commissioner Festa.  
5 Is there a second?  
6 COMMISSIONER IZQUIERDO: Second.  
7 MR. WILKOS: Second by Commissioner  
8 Izquierdo.  
9 I'll have roll call.  
10 Commissioner Fernandez is absent.  
11 Commissioner Izquierdo?  
12 COMMISSIONER IZQUIERDO: Yes.  
13 MR. WILKOS: Commissioner Nova is absent.  
14 Commissioner Festa?  
15 ACTING CHAIRPERSON FESTA: Yes.  
16 MR. WILKOS: Commissioner Casper?  
17 COMMISSIONER CASPER: Yes.  
18 MR. WILKOS: Commissioner Bonito?  
19 COMMISSIONER BONITO: Yes.  
20 MR. WILKOS: Commissioner Vallejo?  
21 COMMISSIONER VALLEJO: Yes.  
22 MR. WILKOS: All right.  
23 The ayes have it and the meeting is  
24 adjourned.  
25 Thank you.

1 COMMISSIONER VALLEJO: Thank you.

2 ACTING CHAIRPERSON FESTA: Thank you.

3 COMMISSIONER BONITO: Thank you.

4 COMMISSIONER CASPER: Thank you.

5

6 (Whereupon, the proceedings were concluded

7 at 4:59 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, January 15, 2019 and digitally  
10 recorded.

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25 Monitored and Proofread by: Deborah Dillon