

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, September 15, 2015
Commencing at 6:02 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
LUCIO FERNANDEZ, CHAIRMAN

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

EVA FESTA, COMMISSIONER
RAFAEL NOVA, COMMISSIONER

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

DOMINICK CANTATORE, ASSISTANT SECRETARY TO THE BOARD

KENNEDY NG, EXECUTIVE DIRECTOR

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

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1 THE ASSISTANT SECRETARY: Please take
2 notice that on Tuesday, September 15, 2015, at
3 six p.m., a Regular Meeting is scheduled for the
4 Union City Redevelopment Agency to be held at the
5 Third Floor Conference Room, located at City
6 Hall, 3715 Palisade Avenue, Union City, New
7 Jersey.

8 Everyone please rise for the Pledge of
9 Allegiance.

10

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

13

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

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

23

24 **ROLL CALL:**

25

1 THE ASSISTANT SECRETARY: Roll call.

2 Commissioner Fernandez?

3 CHAIRMAN FERNANDEZ: Yes.

4 THE ASSISTANT SECRETARY: Commissioner

5 Izquierdo?

6 COMMISSIONER IZQUIERDO: Yes.

7 THE ASSISTANT SECRETARY: Commissioner

8 Nova?

9 Absent.

10 Commissioner Festa?

11 Absent.

12 Commissioner Casper?

13 COMMISSIONER CASPER: Yes.

14 THE ASSISTANT SECRETARY: Commissioner

15 Bonito?

16 COMMISSIONER BONITO: Here. Present.

17 THE ASSISTANT SECRETARY: Commissioner

18 Vallejo?

19 COMMISSIONER VALLEJO: Here.

20

21 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**

22 **JULY 21, 2015**

23

24 THE ASSISTANT SECRETARY: First item on the

25 agenda is Approval of the Minutes from the

1 Meeting of July 21st, 2015.

2 CHAIRMAN FERNANDEZ: Make a motion.

3 THE ASSISTANT SECRETARY: Motion by
4 Commissioner Fernandez.

5 COMMISSIONER BONITO: Second.

6 THE ASSISTANT SECRETARY: Second by
7 Commissioner Bonito.

8 Roll call.

9 Commissioner Fernandez?

10 CHAIRMAN FERNANDEZ: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Izquierdo?

13 COMMISSIONER IZQUIERDO: Abstain.

14 I wasn't in the meeting.

15 THE ASSISTANT SECRETARY: Commissioner
16 Nova?

17 Is absent.

18 Commissioner Festa?

19 Is absent.

20 Commissioner Casper?

21 COMMISSIONER CASPER: Yes.

22 THE ASSISTANT SECRETARY: Commissioner
23 Bonito?

24 COMMISSIONER BONITO: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3

4 **2. RESOLUTION FOR PROPOSED STIPEND INCREASE FOR**
5 **ASSISTANT SECRETARY**

6

7 THE ASSISTANT SECRETARY: Next item is
8 Resolution for Proposed Stipend Increase for
9 Assistant Secretary.

10 Motion by --

11 COMMISSIONER VALLEJO: Motion.

12 THE ASSISTANT SECRETARY: -- Carlos
13 Vallejo.

14 CHAIRMAN FERNANDEZ: Second.

15 THE ASSISTANT SECRETARY: Second by
16 Commissioner Fernandez.

17 Roll call.

18 Commissioner Fernandez?

19 CHAIRMAN FERNANDEZ: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Izquierdo?

22 COMMISSIONER IZQUIERDO: Yes.

23 THE ASSISTANT SECRETARY: Commissioner
24 Nova?

25 Is absent.

1 Commissioner Festa?

2 Is absent.

3 Commissioner Casper?

4 COMMISSIONER CASPER: Yes.

5 THE ASSISTANT SECRETARY: Commissioner

6 Bonito?

7 COMMISSIONER BONITO: Yes.

8 THE ASSISTANT SECRETARY: Commissioner

9 Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11

12 **3. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**

13 **CLAIMS**

14

15 THE ASSISTANT SECRETARY: Item 3.

16 Approval and Ratification of Prior Payments
17 of Claims.

18 COMMISSIONER IZQUIERDO: And those are the
19 ones that -- from what date?

20 THE ASSISTANT SECRETARY: Well, let's
21 see, --

22 CHAIRMAN FERNANDEZ: 7/25; 7/28 --

23 THE ASSISTANT SECRETARY: Yeah. Those are
24 for -- well, that's for the --

25 Right here.

1 COMMISSIONER IZQUIERDO: Oh, okay.

2 THE ASSISTANT SECRETARY: Period covered
3 July -- is the stipend -- I mean the -- the
4 payroll, --

5 COMMISSIONER IZQUIERDO: Oh, okay.

6 THE ASSISTANT SECRETARY: All right?
7 And there was a transfer for \$2,000.00.

8 COMMISSIONER IZQUIERDO: Okay.

9 CHAIRMAN FERNANDEZ: Make a motion.

10 THE ASSISTANT SECRETARY: Motion by
11 Commissioner Fernandez.

12 COMMISSIONER IZQUIERDO: Second.

13 THE ASSISTANT SECRETARY: Second by
14 Commissioner Izquierdo.

15 Roll call.

16 Commissioner Fernandez?

17 CHAIRMAN FERNANDEZ: Yes.

18 THE ASSISTANT SECRETARY: Commissioner
19 Izquierdo?

20 COMMISSIONER IZQUIERDO: Yes.

21 THE ASSISTANT SECRETARY: Commissioner
22 Nova?

23 Is absent.

24 Commissioner Festa?

25 Is absent.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

3 THE ASSISTANT SECRETARY: Commissioner
4 Bonito?

5 COMMISSIONER BONITO: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9

10 **4. APPROVAL FOR THE PAYMENT OF BILLS AND**
11 **PREPARATION OF CHECKS**

12

13 THE ASSISTANT SECRETARY: Item 4.

14 Approval for the Payments of Bill and
15 Preparation of Check.

16 I don't think --

17 MR. YANOTCHKO: I don't think we have any.

18 THE ASSISTANT SECRETARY: -- we have
19 anything.

20 So, --

21 CHAIRMAN FERNANDEZ: I think so.

22 THE ASSISTANT SECRETARY: -- we don't have
23 to vote on that; item 4.

24

25 **5. REPORT ON STATUS OF PROJECTS**

1

2

THE ASSISTANT SECRETARY: Item 5 is --

3

4

Counsel, you have a status of any project at this time?

5

6

MR. YANOTCHKO: Sure. I'll give a status on The Yardley Redevelopment Project.

7

8

9

10

11

We've -- on Yardley right now we've got a meeting tomorrow with the Redeveloper's counsel and the City and a bunch of representatives to discuss hopefully the final issues of the redevelopment agreement.

12

13

14

15

16

We were trying to get that by the end of the summer; sometimes over the summer it's hard to get everything in by, so tomorrow's the date. You know we prepared a lot and what we're trying to do is close up, you know, a few open issues.

17

18

19

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25

Whether it's an issue of what affordable housing will probably be built with this project, you know, what -- if there's going to be some improvements of the sidewalks nearby and kind of like issues like that that the -- you know, some of them are very legal and some of them are, you know, have more of a, you know, go to the concept of the -- of the project.

So, that's -- that's our big event for

1 | tomorrow and we've really just been preparing and
2 | -- and getting ready for that.

3 | And, you know, hopefully we'll have a much
4 | fuller report back in -- in October.

5 | MR. NG: Yes, always to say that previous
6 | to this meeting by tomorrow's meeting we have had
7 | met with the City administrators, the City
8 | engineer, Community Development from David Spatz,
9 | to discuss all the items for tomorrow and, you
10 | know, just to -- to have everything under
11 | control.

12 | So, probably we'll be very busy in the next
13 | future -- near future.

14 | COMMISSIONER IZQUIERDO: Um-hum.

15 | THE ASSISTANT SECRETARY: Sounds good.

16 | Any -- any questions?

17 | Nothing?

18 | COMMISSIONER CASPER: No. No.

19 | CHAIRMAN FERNANDEZ: Make a motion to
20 | accept the status report.

21 | COMMISSIONER IZQUIERDO: Second motion.

22 | THE ASSISTANT SECRETARY: Motion by
23 | Commissioner Fernandez.

24 | Roll --

25 | COMMISSIONER IZQUIERDO: Second.

1 THE ASSISTANT SECRETARY: Second by
2 Commissioner Izquierdo.

3 COMMISSIONER IZQUIERDO: Izquierdo.

4 THE ASSISTANT SECRETARY: Roll call.
5 Commissioner Fernandez?

6 CHAIRMAN FERNANDEZ: Yes.

7 THE ASSISTANT SECRETARY: Commissioner
8 Izquierdo?

9 COMMISSIONER IZQUIERDO: Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Nova?

12 Commissioner Nova's absent.

13 Commissioner Festa's absent -- absent.

14 Commissioner Casper?

15 COMMISSIONER CASPER: Yes.

16 THE ASSISTANT SECRETARY: Commissioner
17 Bonito?

18 COMMISSIONER BONITO: Yes.

19 THE ASSISTANT SECRETARY: Commissioner
20 Vallejo?

21 COMMISSIONER VALLEJO: Yes.

22

23 **6. PUBLIC COMMENT**

24

25 THE ASSISTANT SECRETARY: Anyone from the

1 public wish to comment at this time; please step
2 forward, state your name for the record.

3 COMMISSIONER VALLEJO: Seeing none.

4 THE ASSISTANT SECRETARY: Seeing none.

5

6 **ADJOURNMENT**

7

8 THE ASSISTANT SECRETARY: Is there a
9 motion -- is there a motion to adjourn?

10 COMMISSIONER VALLEJO: Motion.

11 THE ASSISTANT SECRETARY: Motion by Carlos
12 Vallejo.

13

14 **7. OTHER BUSINESS**

15

16 MR. NG: Before -- before ending I just
17 wanted to bring to the attention of the
18 Commissioners that we have --

19 I don't know if -- if you got the
20 information from Rutgers University about the
21 OPRA request that --

22 THE ASSISTANT SECRETARY: Well, I was going
23 to -- I send in the --

24 What happened is this, guys. I need either
25 the letter or certificates that you guys have

1 taken the class from Rutgers to be on this -- to
2 qualify to be on the Board.

3 MR. NG: Yeah.

4 THE ASSISTANT SECRETARY: What happened is
5 I received an OPRA request asking for the
6 Commissioner who were appointed and they're
7 looking for, you know, if they took the classes
8 or not.

9 So, basically, I'm trying to find out. He
10 will take a -- he will take an answer yes or no
11 but I cannot give an answer without first check
12 with everybody and make sure that you guys took
13 the class.

14 CHAIRMAN FERNANDEZ: Long time ago. Ethics
15 and stuff like that?

16 THE ASSISTANT SECRETARY: Yeah, the two
17 classes.

18 COMMISSIONER VALLEJO: I remember Mr. (sic)
19 Cox send me to Rutgers and I got a certificate
20 from --

21 MR. NG: Do you have a copy of that?

22 COMMISSIONER VALLEJO: And I give a copy to
23 her. I got to check in my records. But, also
24 Rutgers I think they should have records of the -

25 -

1 THE ASSISTANT SECRETARY: Well, I have -- I
2 haven't heard a response from --

3 MR. NG: We send --

4 COMMISSIONER VALLEJP: Mr. Petracca. You
5 can check with Mr. Petracca --

6 MR. NG: No, we send --

7 THE ASSISTANT SECRETARY: I have it in my
8 office.

9 MR. NG: We --

10 THE ASSISTANT SECRETARY: I could send
11 it --

12 MR. NG: We send the record to --

13 THE ASSISTANT SECRETARY: I could forward
14 it to you --

15 MR. NG: -- Rutgers University --

16 THE ASSISTANT SECRETARY: -- tomorrow if
17 you want.

18 MR. NG: -- but they haven't send it.

19 CHAIRMAN FERNANDEZ: So what are the
20 classes, because I have a certificate --

21 THE ASSISTANT SECRETARY: There was Ethics
22 and --

23 CHAIRMAN FERNANDEZ: Ethics and --

24 THE ASSISTANT SECRETARY: -- Principle --

25 COMMISSIONER CASPER: Principles of

1 Development.

2 CHAIRMAN FERNANDEZ: Oh, yeah, I took that.

3 COMMISSIONER IZQUIERDO: And Ethics.

4 THE ASSISTANT SECRETARY: Ethics. Yeah.

5 We said. Ethics and --

6 CHAIRMAN FERNANDEZ: Yeah, because I took
7 like -- took like seven courses.

8 COMMISSIONER VALLEJO: I remember that --
9 we got one --

10 MR. NG: That was in Housing, I think,
11 yeah.

12 CHAIRMAN FERNANDEZ: Yeah, Housing.

13 THE ASSISTANT SECRETARY: Supposed to be
14 two.

15 COMMISSIONER IZQUIERDO: Yeah.

16 THE ASSISTANT SECRETARY: Yeah.

17 So, one, two, three. Did you -- did you
18 have -- did you have taken the classes? You
19 have --

20 COMMISSIONER BONITO: I remember taking a
21 class some --

22 COMMISSIONER VALLEJO: Yeah.

23 COMMISSIONER BONITO: -- like a couple
24 years ago or something. But nothing recently.

25 MR. NG: Okay.

1 THE ASSISTANT SECRETARY: No. No. I
2 mean --

3 MR. NG: Let's clarify this.

4 Taking it is one thing and passing the
5 class is another thing. That's why they are
6 looking for the congratulations letter. This --
7 that letter specify the Commissioners passed the
8 classes.

9 COMMISSIONER IZQUIERDO: Oh. Rutgers.

10 COMMISSIONER VALLEJO: I pass.

11 CHAIRMAN FERNANDEZ: So, there's Ethics, --

12 MR. NG: Do you have -- do you still have
13 the -- because this -- this is an OPRA request.

14 I'm taking it very serious.

15 THE ASSISTANT SECRETARY: Well, no, the guy
16 -- the guy -- the person requesting --

17 CHAIRMAN FERNANDEZ: Principles of what?
18 I'm sorry.

19 THE ASSISTANT SECRETARY: Principle of
20 Development.

21 CHAIRMAN FERNANDEZ: Development.

22 COMMISSIONER VALLEJO: He passed.

23 THE ASSISTANT SECRETARY: The OPRA
24 requester is someone looking for either yes or
25 no. Which we're not -- technically are not

1 supposed to -- I don't have to answer the
2 question but if also I cannot say yes or no, he's
3 looking for the documents to back it up.

4 So, --

5 MR. NG: Did we answer to him that we in
6 the process or no?

7 THE ASSISTANT SECRETARY: I told him that I
8 am looking into it; I need extra -- couple extra
9 day and I'll get back to him as soon as I get
10 some additional information.

11 CHAIRMAN FERNANDEZ: Just send an email out
12 to everybody, all the Board members, to have it
13 -- to bring it over --

14 THE ASSISTANT SECRETARY: Yeah. Well,
15 yeah, I was going to -- it was only a couple days
16 ago so I was going to -- since we had a meeting,
17 I was going to wait to ask everybody first and
18 then I'll send an email out.

19 COMMISSIONER IZQUIERDO: In my case I
20 enroll for the two courses but I took only one.

21 Remember that I send you --

22 MR. NG: Um-hum.

23 COMMISSIONER IZQUIERDO: -- a letter
24 explaining what happened. So I talked to them --

25 MR. NG: But you're okay because --

1 COMMISSIONER IZQUIERDO: Because I'm in the
2 window --

3 MR. NG: -- the -- the OPRA request --

4 THE ASSISTANT SECRETARY: No, you're fine.

5 MR. NG: The OPRA request have that --

6 THE ASSISTANT SECRETARY: Your name --

7 MR. NG: -- that -- have names.

8 COMMISSIONER IZQUIERDO: Yeah.

9 THE ASSISTANT SECRETARY: Your name is not
10 even there.

11 COMMISSIONER IZQUIERDO: Yeah because --

12 THE ASSISTANT SECRETARY: His name is not
13 even there.

14 Only -- only Commissioner Fernandez,
15 Commissioner Vallejo, Commissioner Bonito, --

16 MR. NG: Eva --

17 THE ASSISTANT SECRETARY: -- Eva Festa --

18 MR. NG: -- Festa and -- and the other --

19 THE ASSISTANT SECRETARY: -- and Johnny.

20 COMMISSIONER VALLEJO: Yeah because they --

21 MR. NG: No, I don't think Johnny was
22 there.

23 THE ASSISTANT SECRETARY: Yeah, Johnny was
24 there.

25 MR. NG: No, the other Commissioner was --

1 CHAIRMAN FERNANDEZ: Johnny Garces?

2 COMMISSIONER BONITO: Johnny wasn't there?

3 THE ASSISTANT SECRETARY: And Nova. And
4 Nova.

5 MR. NG: His name is not in the OPRA --

6 THE ASSISTANT SECRETARY: He's not?

7 MR. NG: I don't think so.

8 THE ASSISTANT SECRETARY: Okay, --

9 MR. NG: Well, this is -- this is -- I'm
10 taking this very serious. Because when I see
11 names --

12 COMMISSIONER CASPER: Yeah.

13 MR. NG: -- when I see names --

14 COMMISSIONER VALLEJO: We take everything
15 very serious.

16 MR. NG: No but this is --

17 COMMISSIONER VALLEJO: Everything is very
18 serious.

19 MR. NG: Believe me -- believe me,
20 Carlos, --

21 COMMISSIONER VALLEJO: I know.

22 MR. NG: -- when I see names in there, I
23 want to cover your part --

24 THE ASSISTANT SECRETARY: Well, this is --

25 MR. NG: -- and cover your part of it.

1 That's what it is.

2 COMMISSIONER VALLEJO: It's not about
3 cover. It's about to supply the proper --

4 MR. NG: Well because --

5 COMMISSIONER VALLEJO: -- requirements that
6 the State mandate.

7 MR. NG: No, the -- but we know about the
8 requirement of the State. It's someone from the
9 public asking.

10 CHAIRMAN FERNANDEZ: Yeah. Yeah.

11 MR. NG: That's two different things.

12 CHAIRMAN FERNANDEZ: Just send an email
13 out.

14 MR. NG: That's two different things.

15 THE ASSISTANT SECRETARY: All right. I'll
16 put it in --

17 CHAIRMAN FERNANDEZ: Send an email out.

18 THE ASSISTANT SECRETARY: I'll put it in
19 writing and I'll send it out and see if you guys
20 got the letter; please send it to me and I'll
21 compile everybody and send it to the requester.

22 CHAIRMAN FERNANDEZ: Yeah.

23 COMMISSIONER IZQUIERDO: Um-hum.

24 THE ASSISTANT SECRETARY: You know. That's
25 all we could do at this time.

1 CHAIRMAN FERNANDEZ: Didn't you have to do
2 -- didn't you have to do it for the Board of Ed,
3 too?

4 COMMISSIONER VALLEJO: Oh, yeah.

5 THE ASSISTANT SECRETARY: Is there a --
6 anybody else?

7

8 **ADJOURNMENT**

9

10 THE ASSISTANT SECRETARY: Is there a motion
11 to adjourn?

12 CHAIRMAN FERNANDEZ: Motion.

13 THE ASSISTANT SECRETARY: Motion by
14 Commissioner Fernandez.

15 COMMISSIONER IZQUIERDO: Second.

16 THE ASSISTANT SECRETARY: Second by
17 Commissioner Izquierdo.

18 All in favor?

19

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

21

22 (Whereupon, the proceedings were concluded
23 at 6:13 p.m.)

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 held on Tuesday, September 15, 2015 and
10 digitally recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon