

COPY

CITY OF UNION CITY
HUDSON COUNTY, NEW JERSEY
REDEVELOPMENT AGENCY

REGULAR MEETING

TRANSCRIPT OF RECORDED
PROCEEDINGS

City Hall, 4th Floor
3715 Palisade Avenue
Union City, New Jersey

January 27, 2014
Commencing at 12:08 p.m.

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

VINCENT BONITO, COMMISSIONER
JOHNNY GARCÉS, 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
EVA FESTA, COMMISSIONER

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

BRENDA G. COX, 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: May I have your
2 attention, everyone?

3 We're going to call to order a Regular
4 Public Meeting of the Union City Redevelopment
5 Agency.

6 This meeting has been called and scheduled
7 for today, Monday, January 27, 2014, at noon.

8 This is a meeting called in compliance with
9 Chapter 231, Public Law 1975, of the Open Public
10 Meeting Act.

11 Adequate notice of the meeting has been
12 provided, setting forth the date, time and
13 location of the meeting.

14 Notice of the agenda, to the extent know,
15 was forwarded to The Jersey Journal, The Record,
16 and The Hudson Reporter, and was posted on our
17 bulletin board and kept on file in the Office of
18 the Municipal Clerk.

19 Before we roll call for today's meeting,
20 will everyone kindly rise so that we can salute
21 the flag, which is behind us in the other room?

22

23 (Whereupon, the Pledge of Allegiance was
24 said by all.)

25

1 THE ASSISTANT SECRETARY: Thank you.

2

3 ROLL CALL:

4

5 Beginning with roll call for today's
6 meeting.

7 Commissioner Lucio Fernandez?

8 CHAIRMAN FERNANDEZ: Present.

9 THE ASSISTANT SECRETARY: Eva Festa?
10 Johnny Garces?

11 COMMISSIONER GARCES: Here.

12 THE ASSISTANT SECRETARY: Rafael Nova?

13 COMMISSIONER NOVA: Present.

14 THE ASSISTANT SECRETARY: Paul Casper?
15 Vincent Bonito?

16 COMMISSIONER BONITO: Here.

17 THE ASSISTANT SECRETARY: And Carlos
18 Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 THE ASSISTANT SECRETARY: Let the record
21 show that we have five members present for
22 today's meeting.

23 Those absent would be Eva Festa, and our
24 new Commissioner Paul Casper.

25 So, we have a Board comprised of five

1 members, which constitutes a full quorum for any
2 legal decisions we have today.

3 I'm going to start with the -- the Notice,
4 which was just given.

5

6 APPROVAL OF MINUTES FROM THE NOVEMBER 19, 2013

7 MEETING

8

9 THE ASSISTANT SECRETARY: And the Approval
10 of the Minutes from the November 19, 2013
11 meeting.

12 Do I have a motion to accept the minutes,
13 which is part of your packet?

14 COMMISSIONER GARCES: Make a motion.

15 THE ASSISTANT SECRETARY: Motion by Johnny
16 Garces.

17 Seconded --

18 COMMISSIONER NOVA: I second.

19 THE ASSISTANT SECRETARY: -- by?

20 COMMISSIONER NOVA: I second.

21 THE ASSISTANT SECRETARY: Seconded by Mr.
22 Nova.

23 Roll call for the acceptance.

24 Lucio?

25 CHAIRMAN FERNANDEZ: Abstain.

1 THE ASSISTANT SECRETARY: Abstain? Okay.
2 Eva? Not present.
3 Johnny Garces?
4 COMMISSIONER GARCES: Yes.
5 THE ASSISTANT SECRETARY: Yes.
6 Rafael Nova?
7 COMMISSIONER NOVA: Yes.
8 THE ASSISTANT SECRETARY: Vincent Bonito?
9 COMMISSIONER BONITO: Yes.
10 THE ASSISTANT SECRETARY: And Carlos
11 Vallejo?
12 COMMISSIONER VALLEJO: Abstain.
13 THE ASSISTANT SECRETARY: You abstain?
14 Okay.
15 Very good.
16 And of course, Paul Casper's not here.
17 Okay. So, we have --
18 COMMISSIONER GARCES: He was here.
19 MR. NG: Huh?
20 THE ASSISTANT SECRETARY: We accept the --
21 COMMISSIONER GARCES: He was here.
22 THE ASSISTANT SECRETARY: -- motion of the
23 minutes of November 19, with a vote of three and
24 two abstaining.
25 So, let the record show that the --

1 MR. NG: Johnny was here.

2 THE ASSISTANT SECRETARY: -- November 19,
3 2013 --

4 MR. NG: Those who were here.

5 COMMISSIONER GARCES: Yeah.

6 CHAIRMAN FERNÁNDEZ: Right.

7 THE ASSISTANT SECRETARY: -- was adopted.

8 COMMISSIONER GARCES: What about Mr.
9 Bonito?

10 COMMISSIONER BONITO: Excuse me.

11 COMMISSIONER GARCES: You was -- oh, he
12 abstained. Right?

13 MR. NG: What?

14 COMMISSIONER GARCES: Were you present?

15 THE ASSISTANT SECRETARY: Who?

16 MR. NG: He was not present at the last
17 meeting. Can --

18 COMMISSIONER BONITO: Oh, yeah.

19 MR. NG: But if he read the --

20 COMMISSIONER BONITO: I wasn't mindful of
21 that.

22 CHAIRMAN FERNANDEZ: Unless you read the
23 minutes.

24 MR. NG: The minutes.

25 CHAIRMAN FERNANDEZ: Did you read the

1 minutes from the last meeting?

2 THE ASSISTANT SECRETARY: Well, the minutes
3 are part of your packet.

4 MR. NG: Of the package.

5 THE ASSISTANT SECRETARY: Yeah. So, I
6 mean, if you either want to take a few minutes to
7 read it, or --

8 COMMISSIONER BONITO: I'll abstain, then.

9 THE ASSISTANT SECRETARY: You'll abstain?

10 COMMISSIONER BONITO: Yes.

11 THE ASSISTANT SECRETARY: Okay.

12 COMMISSIONER BONITO: It's only fair.

13 THE ASSISTANT SECRETARY: Okay. Very good.

14 Mr. Bonito, abstained.

15 So, really, we have two members accepting
16 the adoption of the minutes from the November 19,
17 2013.

18 Okay. Very good.

19 Moving along.

20 Mr. Bonito asked to say a few words before
21 we formally start the meeting.

22 So, I turn it over to you.

23 COMMISSIONER BONITO: Thank you.

24 Just very briefly.

25 Mr. Chairman and fellow Commissioners, I

1 just want to express, for the record, my
2 gratitude to Mayor Stack for re-appointing me to
3 this Commission for a five year term.

4 I am humbled and I am honored by his call
5 to me to serve.

6 And I -- I'm a lifelong resident of Union
7 City. I believe in community service.

8 And again, I express my gratitude to Mayor
9 Stack. And I look forward to a good productive
10 relationship -- working relationship with my
11 fellow Commissioners.

12 Thank you, respectfully..

13 THE ASSISTANT SECRETARY: Okay.

14 MR. NG: Thank you.

15 CHAIRMAN FERNANDEZ: Thank you.

16 THE ASSISTANT SECRETARY: Very good.

17 And on that note, I'll turn the agenda over
18 to counsel for us to continue.

19 MR. YANOTCHKO: Commissioners, good to see
20 you all again this year, for the new year, for
21 our first meeting in 2014.

22 What we have on our agenda is our -- kind
23 of like setup Resolutions for the year.

24

25 RESOLUTION ESTABLISHING ANNUAL MEETING DATES FOR

1 2014

2

3 MR. YANOTCHKO: First is going to be the
4 Establishing our Annual Meeting Dates for 2014.

5 It's the first Resolution in your packet.

6 As you can see, we're mostly going to be
7 Tuesday evenings, once again.

8 Today, obviously, is going to be -- is a
9 rescheduled date from January 21st, where there
10 was a pretty -- pretty substantial snowstorm that
11 would have kept us from meeting at six o'clock.
12 Or it would have been very dangerous that night.

13 So, thankfully, we're here today.

14 And as you can see, it's -- you know, every
15 Tuesday.

16 We are taking one month off in August where
17 it's a fairly slow part of the summer.

18 And that's -- that's our meeting calendar
19 for you to vote on today.

20 THE ASSISTANT SECRETARY: Okay.

21 Do I have a motion to accept the calendar
22 as so displayed?

23 COMMISSIONER GARCES: Make a motion.

24 THE ASSISTANT SECRETARY: Motion by Johnny

25 --

1 CHAIRMAN FERNANDEZ: Second.

2 THE ASSISTANT SECRETARY: -- Garces.

3 Seconded by Commissioner Fernandez.

4 Roll call for the acceptance.

5 Johnny?

6 COMMISSIONER GARCES: Yes.

7 THE ASSISTANT SECRETARY: Johnny Garces?

8 Rafael Nova?

9 COMMISSIONER NOVA: Yes.

10 THE ASSISTANT SECRETARY: Lucio Fernandez?

11 CHAIRMAN FERNANDEZ: Yes.

12 THE ASSISTANT SECRETARY: Vincent Bonito?

13 COMMISSIONER BONITO: Yes.

14 THE ASSISTANT SECRETARY: And Carlos

15 Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17 THE ASSISTANT SECRETARY: Let the record

18 show that the calendar -- meeting calendar for

19 the year 2014 was approved by the votes.

20 Okay.

21 MR. YANOTCHKO: Thank you.

22

23 RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS

24

25 MR. YANOTCHKO: Our second startup

1 Resolution is a Resolution that sets up official
2 newspapers that -- this is a requirement, because
3 as a public body that's governed by the -- has to
4 have its meetings -- you know, in accordance with
5 the Open Public Meetings Act, we have to pick a
6 few newspapers for posted -- you know, posting
7 these meeting agendas, and giving notice to the
8 public.

9 The three we've selected -- I believe it's
10 been the same for several years, but they're the
11 ones that really cover this area of the -- of New
12 Jersey.

13 The Jersey Journal is the first.

14 Second is The Record.

15 And third is The Hudson Reporter.

16 So, if all seems to be order, you can make
17 a motion to approve the designation of these
18 newspapers.

19 THE ASSISTANT SECRETARY: Motion?

20 COMMISSIONER BONITO: Make my motion.

21 THE ASSISTANT SECRETARY: Motion by Mr.
22 Bonito.

23 COMMISSIONER GARCES: Second.

24 THE ASSISTANT SECRETARY: Seconded by
25 Johnny Garces.

1 Roll call.

2 Johnny Garces?

3 COMMISSIONER GARCES: Yes.

4 THE ASSISTANT SECRETARY: Rafael Nova?

5 COMMISSIONER NOVA: Yes.

6 THE ASSISTANT SECRETARY: Lucio Fernandez?

7 CHAIRMAN FERNANDEZ: Si.

8 THE ASSISTANT SECRETARY: Vincent Bonito?

9 COMMISSIONER BONITO: Yes.

10 THE ASSISTANT SECRETARY: And Carlos

11 Vallejo?

12 COMMISSIONER VALLEJO: Yes.

13 THE ASSISTANT SECRETARY: Let the record
14 show that the Resolution to accept the newspapers
15 for publication was approved by vote.

16 Thank you.

17

18 **RESOLUTION TO APPOINT ASSISTANT SECRETARY TO THE**
19 **AGENCY**

20

21 MR. YANOTCHKO: Okay.

22 Our next Resolution is to Appoint an
23 Assistant Secretary for the UCRA.

24 We're permitted to appoint an Assistant
25 Secretary under law and from working to manage

1 these meetings the last couple years, we -- we
2 really do need an Assistant Secretary.

3 Brenda -- Brenda Cox is certainly qualified
4 to serve as an Assistant Secretary of this
5 agency.

6 So, we have proposed a Resolution re-
7 appointing her as Assistant Secretary for the
8 2014 calendar year.

9 MR. NG: If I may say something?

10 I feel very confident working with Brenda.
11 Very professional, such a great job.

12 So, I really recommend to keep Brenda at my
13 side.

14 THE ASSISTANT SECRETARY: Do I have a
15 motion from anyone to accept it?

16 CHAIRMAN FERNANDEZ: I'd like to say Ms.
17 Brenda's done a wonderful job and she's -- you
18 know, fashioning incredible hair today and the
19 year.

20 So, I truly support this motion.

21 Yes --

22 THE ASSISTANT SECRETARY: Okay.

23 CHAIRMAN FERNANDEZ: -- I move it.

24 MR. NG: Thank you.

25 COMMISSIONER VALLEJO: Second.

1 THE ASSISTANT SECRETARY: Motion by Mr.
2 Fernandez.

3 Seconded --

4 COMMISSIONER VALLEJO: Second the motion.

5 THE ASSISTANT SECRETARY: -- by --

6 Seconded by Mr. Vallejo.

7 Roll call for the vote.

8 Johnny Garces?

9 COMMISSIONER GARCES: Yes.

10 THE ASSISTANT SECRETARY: Okay. Rafael
11 Nova?

12 COMMISSIONER NOVA: Yes.

13 THE ASSISTANT SECRETARY: Lucio Fernandez?

14 CHAIRMAN FERNANDEZ: Yes.

15 THE ASSISTANT SECRETARY: Vincent Bonito?

16 COMMISSIONER BONITO: Yes.

17 THE ASSISTANT SECRETARY: And Carlos
18 Vallejo?

19 COMMISSIONER VALLEJO: Yes.

20 THE ASSISTANT SECRETARY: Let the record
21 show that the Resolution to accept the
22 aforementioned person as the Assistant Secretary
23 for the Board was approved.

24 This is so awkward.

25 (Applause.)

1 CHAIRMAN FERNANDEZ: Congratulations.

2 THE ASSISTANT SECRETARY: Moving on.

3

4 RESOLUTION AUTHORIZING THE ISSUANCE OF REQUESTS

5 FOR QUALIFICATIONS FOR A FINANCIAL

6 CONSULTANT/BOOKKEEPER, LEGAL COUNSEL AND AN

7 AUDITING FIRM FOR 2014

8

9 MR. YANOTCHKO: Our next Resolution on
10 today's agenda is to authorize the issuance of
11 requests for qualifications for the professional
12 services that the agency will need over the year.

13 We have the three positions that we've
14 needed assistance with -- you know, throughout
15 the last several years.

16 We need a financial consultant, or
17 bookkeeper, to kind of watch the -- watch the
18 finances, get us prepared for the audit, or any
19 other audits that come our way, and keep our
20 finances on track and -- and running smoothly.

21 We do have a position for legal counsel to
22 assist with all manner of meetings and dealings
23 with -- whether it's the State or private
24 developers, redevelopers, potential redevelopers.

25 And the auditor that conducts our audit

1 each year, that's required by law.

2 And so, what this Resolution does is makes
3 sure it gets put -- you know, posted to the
4 public in connection with the local unit pay to
5 play law.

6 These -- what we're going to do is do
7 qualifications that are -- you know, fairly
8 similar to what we've done in years past.

9 Make sure they're posted on the Union City
10 website for at least ten days. And on the -- you
11 know, designated day, and I believe it's February
12 11th, open those qualifications and make the
13 selections from there.

14 So, that --

15 COMMISSIONER BONITO: May I ask one --

16 MR. YANOTCHKO: Yes?

17 COMMISSIONER BONITO: -- question?

18 Are these positions salaried or voluntary?

19 MR. YANOTCHKO: These are -- well, they're
20 contract positions, is what they are.

21 This is contracts for either -- you know,
22 legal counsel or well I -- or the auditor for the
23 -- for the agency, or for the bookkeeper for the
24 agency.

25 So, it's a contract. Yes.

1 COMMISSIONER BONITO: Okay.

2 MR. YANOTCHKO: Is what it is.

3 THE ASSISTANT SECRETARY: Do I have a
4 motion then?

5 COMMISSIONER VALLEJO: Motion.

6 THE ASSISTANT SECRETARY: Motion by Carlos
7 Vallejo.

8 Seconded by?

9 COMMISSIONER NOVA: I second.

10 THE ASSISTANT SECRETARY: Seconded by
11 Rafael Nova.

12 Roll call for the acceptance.

13 Johnny Garces?

14 COMMISSIONER GARCES: Yes.

15 THE ASSISTANT SECRETARY: Rafael Nova?

16 COMMISSIONER NOVA: Yes.

17 THE ASSISTANT SECRETARY: Lucio Fernandez?

18 CHAIRMAN FERNANDEZ: Yes.

19 THE ASSISTANT SECRETARY: Vincent Bonito?

20 COMMISSIONER BONITO: Yes.

21 THE ASSISTANT SECRETARY: And Carlos
22 Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24 THE ASSISTANT SECRETARY: Let the record
25 show that there's been approval for publication

1 of the RFQs for professional services.

2 Thank you.

3

4 APPROVAL AND RATIFICATION OF PRIOR PAYMENTS OF
5 CLAIMS

6 and

7 APPROVAL OF THE PAYMENT OF BILLS AND PREPARATION
8 OF CHECKS

9

10 MR. YANOTCHKO: Okay.

11 The next two items on the agenda, that's
12 items number 7 and 8, we'll take those together
13 because 7 is the prior payment of claims. I
14 believe we don't -- you know, have any prior
15 payment of claims up for this -- this Regular
16 Meeting.

17 So -- but 8, we do have approval of payment
18 of bills and claims presented and to authorize
19 the preparation of checks.

20 THE ASSISTANT SECRETARY: It's the small
21 packet if anyone --

22 MR. YANOTCHKO: Yeah. The small packet.
23 It wasn't in the larger --

24 THE ASSISTANT SECRETARY: Lucio?

25 MR. YANOTCHKO: -- packet so --

1 CHAIRMAN FERNANDEZ: Yeah, I got it.

2 MR. YANOTCHKO: -- if you need to see it.
3 Yeah.

4 THE ASSISTANT SECRETARY: Got you.
5 Okay.

6 MR. YANOTCHKO: Hopefully, we gave it to
7 everybody at the start --

8 THE ASSISTANT SECRETARY: Yes, we did.

9 MR. YANOTCHKO: -- but there's a couple
10 extras, yes, if you need to --

11 THE ASSISTANT SECRETARY: Yeah.

12 MR. YANOTCHKO: -- to look at it.

13 Mostly, it's legal fees this time, about --
14 I think it's -- looks like four months of legal
15 fees -- you know, first from the general account,
16 which is representation in -- whether it's
17 regular meetings.

18 Also, one development called PBG, where
19 we've had several meetings, and discussions.

20 Yardley, which had some activity at around
21 fall last year. Seems to have gone quiet again,
22 as far as what -- what's going on with Yardley.
23 And that's in the amount of \$13,172.00.

24 The next side is from the agency stadium
25 demo grant. And that's in a total of \$1,585.00

1 for the last four months of last year for any
2 legal work.

3 High school work was a bit slower, but it's
4 really going to pick up and as we'll -- we'll
5 talk to you about in -- very shortly, and give a
6 -- you know, in the report on status of product
7 -- projects.

8 THE ASSISTANT SECRETARY: And kindly point
9 out, you did submit the one for Audio-Digital.

10 MR. YANOTCHKO: Oh, yes. Yes.

11 And Audio-Digital is there, too, for the
12 Regular Meeting of November 19th, 2013.

13 THE ASSISTANT SECRETARY: Okay. Okay.

14 Do I have a motion to accept the payments
15 as was stated?

16 COMMISSIONER GARCES: Make a motion.

17 THE ASSISTANT SECRETARY: Motion by Johnny
18 Garces.

19 Seconded by?

20 COMMISSIONER VALLEJO: Second the motion.

21 THE ASSISTANT SECRETARY: Okay. Carlos
22 Vallejo second.

23 Roll call for payments.

24 Johnny Garces?

25 COMMISSIONER GARCES: Yes.

1 THE ASSISTANT SECRETARY: Rafael Nova?

2 COMMISSIONER NOVA: Yes.

3 THE ASSISTANT SECRETARY: Lucio Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 THE ASSISTANT SECRETARY: Vincent Bonito?

6 COMMISSIONER BONITO: Yes.

7 THE ASSISTANT SECRETARY: And Carlos

8 Vallejo?

9 COMMISSIONER VALLEJO: Yes.

10 THE ASSISTANT SECRETARY: Let the record

11 show that the Resolution for payments of bills

12 was approved by vote.

13 Okay. That's it, sir?

14

15 **REPORT ON STATUS OF PROJECTS**

16

17 MR. YANOTCHKO: Yes.

18 Well, that means we move on to item number

19 9, report on the status of projects.

20 And, Kennedy, either you could lead, or I

21 could -- I could start out --

22 MR. NG: Maybe if we can briefly explain

23 the Commissioners the status of Yardley and PP --

24 PBG?

25 MR. YANOTCHKO: PBG.

1 MR. NG: PBG Realty.

2 MR. YANOTCHKO: Yard -- Yard --

3 MR. NG: Maybe a little bit about what we
4 -- what we've been doing in term of the high
5 school and the closing process -- you know --

6 MR. YANOTCHKO: Exactly.

7 MR. NG: -- what we've been doing with the
8 file systems.

9 MR. YANOTCHKO: Yardley's been very quiet
10 as of the last couple of months. There was some
11 pushing to get a fairly large site plan before
12 the agency and the -- and also, the Planning
13 Board. A very large proposal, talking about some
14 high rise buildings.

15 There's -- but at the same time, there is
16 also a lot of information that this project is
17 about to be sold, or the redeveloper is trying to
18 sell its status in certain plans for a proposal
19 that may be smaller in scale. Less height, maybe
20 less density on the units.

21 So, I think it's -- there hasn't been as
22 much pushing to get this before the Board lately
23 because there's been a -- there's been a pending
24 sale. And I haven't -- you know, I think that
25 that has to -- that's going to play out over a

1 certain amount of time.

2 MR. NG: Oh, this is one of the reasons,
3 the bills --

4 MR. YANOTCHKO: Yeah.

5 MR. NG: -- that we just --

6 MR. YANOTCHKO: Oh, yes. Yeah.

7 MR. NG: -- approved. There was a lot of
8 meeting -- you know, between our counsels and the
9 City, the developers, it's -- you know --

10 MR. YANOTCHKO: Yes.

11 MR. NG: -- legal -- legal stuff.

12 MR. YANOTCHKO: Yes. Yes.

13 But around -- around September, October
14 last year, yeah, the -- there's a redeveloper
15 designated, Panepinto Properties, that was really
16 trying to push through -- there's at least 200,
17 300 -- you know, it might have been more like 500
18 units. It's --

19 CHAIRMAN FERNANDEZ: Wow.

20 MR. YANOTCHKO: -- big, big project.

21 Yardley site either on -- I think around Sixth
22 and Palisades. Series of towers. I think the
23 max height was going to be about 20 stories.

24 MR. NG: Um hum.

25 MR. YANOTCHKO: It might have been a little

1 shorter. They might have had some 12s and 17s
2 put in.

3 Obviously, it's probably a little more
4 scale than what the community would -- would
5 desire.

6 So, we hesitated a bit. And then, since
7 then, there's been word that there's another
8 developer who's interested in purchasing the --
9 kind of like the role of redeveloper. Almost
10 like they have to put a deal together. And I
11 think it's complicated, and we're not going to
12 know everything about it until it -- until they
13 come to us for approval.

14 CHAIRMAN FERNANDEZ: Right.

15 MR. YANOTCHKO: You know, we'd have to have
16 an approval if they switch redevelopers.

17 But if it's a smaller scale, the more
18 likely -- I think that will -- that will be an
19 acceptance --

20 MR. NG: And we got to remember that we
21 have a --

22 MR. YANOTCHKO: Yeah.

23 MR. NG: -- the City have a Master Plan.

24 MR. YANOTCHKO: Yeah.

25 MR. NG: So we have to work around there --

1 | you know, unifying what the -- you know, the
2 | requirements are for those kind of projects.
3 | That's a -- that's a big, big project.

4 | CHAIRMAN FERNANDEZ: It's big. Yeah.

5 | MR. YANOTCHKO: And the thing is, in some
6 | of these redeveloped areas, there can be -- you
7 | are allowed to build fairly high. You can buy --
8 | you could build mid-rise, you can build even
9 | stories into the 20s, if -- if that's what the
10 | redevelopment plan says for that particular area.

11 | So -- but there's a lot of negotiating back
12 | and forth, whether -- you know, trying to get the
13 | -- the project that's best for everybody.

14 | So that's been quiet.

15 | You know, we wondered why they were trying
16 | to push a bigger project when there was
17 | possibility a sale afoot. And since then, it's
18 | been quieter.

19 | You know, I think the -- maybe the
20 | potential purchaser has talked to the -- the
21 | seller and said -- you know, let's -- you know,
22 | let's hold down the pace on --

23 | COMMISSIONER BONITO: If I understand
24 | correctly, does the original owner still pay
25 | taxes on that property to the City? Or is that a

1 separate issue?

2 MR. YANOTCHKO: It's whoever owns it at the
3 time. Yes.

4 COMMISSIONER BONITO: Okay.

5 MR. YANOTCHKO: Yes. You know, unless
6 there's a -- you know, a different deal for it.

7 But this hasn't been built, though, either.
8 It's not -- it's more of possibly bringing the
9 plan either to us or the Planning Board, or both,
10 is what --

11 MR. NG: Negotiations. Yeah.

12 MR. YANOTCHKO: Yes.

13 Let's see, PBG. That one has been -- that
14 had a lot of activity, probably, November,
15 December, and into January a bit. We've been --

16 PBG is a developer that wants to build 22
17 stories at the corner of 22nd, 23rd and Summit
18 Avenue. That's part of the Roosevelt Stadium
19 High School area.

20 They -- that is the limit of what they can
21 build, partly because they were helpful in
22 assisting with the -- the parking garage for the
23 high school, when that was put together.

24 Again, 22 stories may be a little too dense
25 for that area. We've had some discussions.

1 | There's potential of them bringing it down to 19
2 | stories. We may try to push for a little more.

3 | I mean, there are similar mid-rise
4 | buildings in that area, maybe a little shorter,
5 | like The Altessa is about 15 stories from -- you
6 | know, something we've compared it to.

7 | So, there's a lot of negotiating on that
8 | part.

9 | And the other thing, we're just interested
10 | in is whether PBG will move ahead quickly or not,
11 | because when they first came to us about two
12 | years ago, they wanted to extend their
13 | designation for --

14 | MR. NG: Nine years?

15 | MR. YANOTCHKO: They first -- they asked
16 | for ten -- officially, they asked for a lot over
17 | the phone, but they've also -- you know, in
18 | official letters, they asked ten at first, and
19 | then, asked seven years -- I think that was
20 | probably about -- that was about a year, year and
21 | a half ago.

22 | MR. NG: Um hum.

23 | MR. YANOTCHKO: And that's -- I think --
24 | and it'd probably be -- it might be the
25 | Commissioners' thoughts too. That's an awfully

1 long extension. That might be at the very edge
2 of what we could possibly even do.

3 I mean, I -- I think that's -- that's just
4 an uncomfortably long time to have something held
5 out.

6 MR. NG: Ten years is a lot of years.

7 CHAIRMAN FERNANDEZ: Long time.

8 MR. YANOTCHKO: Yeah. Yeah. To hold
9 something in.

10 MR. NG: Things change in a year.

11 MR. YANOTCHKO: Yeah.

12 CHAIRMAN FERNANDEZ: Yeah.

13 MR. NG: Imagine, in ten years?

14 CHAIRMAN FERNANDEZ: Ten years, forget
15 about it.

16 MR. YANOTCHKO: Yeah. So that's -- that's
17 part of what we're trying to negotiate.

18 Can they give more of a concrete -- you
19 know, commitment to build -- if they're going to
20 build it -- you know, build it instead of let's
21 have this hanging out -- you know, for a long
22 time.

23 And can it be a little smaller?

24 I mean, their -- their plan had some nice
25 aesthetics to it, and then we'd also see if there

1 | could be -- to make sure that they're complying
2 | with other things in the plan.

3 | Like the plan calls for real brick -- you
4 | know, well lighted sidewalks, new sidewalks. And
5 | that's something that we --

6 | MR. NG: Um hum.

7 | MR. YANOTCHKO: -- you know, really try to
8 | make sure that that gets part of any -- you know,
9 | any building there.

10 | MR. NG: So, what I see with these two
11 | projects -- I mean, they are in the air now. But
12 | --

13 | MR. YANOTCHKO: Yeah.

14 | MR. NG: -- could be like reality, and then
15 | we're going to be -- I mean, busy --

16 | MR. YANOTCHKO: Exactly.

17 | MR. NG: -- for the next months, and
18 | probably next couple years.

19 | MR. YANOTCHKO: The thing that's -- the
20 | item that really is occupying our time of -- of
21 | late, probably this last month, is the high
22 | school project.

23 | We've got -- we got notice in December that
24 | the schools Development Authority plans to do an
25 | audit of the project.

1 It's fairly typical for demonstration
2 projects. There's one -- there's only six in the
3 State. There's no demonstration projects closed
4 yet.

5 There's one that's in the middle of an
6 audit, and it -- this audit has gone for about a
7 year or so.

8 Partly, they might not have a lot of
9 professionals at the SDA who -- you know, enough
10 -- you know, person power to push an audit
11 quickly.

12 They've given us sets of dates when they
13 might start. It appears that early February is
14 what they've told the administration.

15 But at the same time, they also told the
16 redeveloper they were going to start before the
17 end of --

18 MR. NG: Um hum.

19 MR. YANOTCHKO: -- 2013 and reconvene the
20 meeting with everybody.

21 You know, a lot of interested parties,
22 whether it's the Board of Ed, we had the
23 administration, the redeveloper there, and
24 nothing has happened.

25 They've -- they've got nothing but the

1 initial like letter, when there should be a few
2 more steps -- like a meeting with the
3 redeveloper, just what to expect.

4 But what we're doing is not taking any
5 chances that they -- you know, even though it's
6 likely that they won't start on time -- you know,
7 we're just -- we're --

8 MR. NG: Exactly.

9 MR. YANOTCHKO: -- especially since both
10 Kennedy, myself, and the -- many of the other
11 professionals -- you know, the names and faces
12 have changed, who's working on this.

13 We've spent a decent amount of time just --
14 you know, making the sure records are in good
15 shape, cataloging as -- I think we spent a Friday
16 in more casual --

17 MR. NG: Right.

18 MR. YANOTCHKO: -- clothes here.

19 MR. NG: Right. Couple days.

20 MR. YANOTCHKO: About a week ago.

21 MR. NG: Just remember, Commissioner --

22 MR. YANOTCHKO: Yeah.

23 MR. NG: -- if you -- you know --

24 MR. YANOTCHKO: Of course. Yes.

25 MR. NG: -- allow me to, that when -- when

1 I came to the -- to the Agency, Redevelopment
2 Agency, as well as Mr. Yanotchko, this project
3 was almost finished, the high school project.

4 We just came like three -- three years ago.

5 MR. YANOTCHKO: Yeah. Two and a half, I
6 think. Yeah.

7 MR. NG: I mean, we have --

8 MR. YANOTCHKO: You might three. Yeah.

9 MR. NG: We have files back in 2000, 2003
10 --

11 MR. YANOTCHKO: I think at least '03.

12 MR. NG: -- 2014 --

13 CHAIRMAN FERNANDEZ: Wow.

14 MR. NG: -- there's many, many, many boxes
15 of documentations, but they were -- they were in
16 the other office on the fourth floor. They were
17 moved to the third floor.

18 And with Brenda and Susan, David and I,
19 we've been -- I mean, very busy putting in order
20 every single cabinet, and then, going one by one,
21 files. I mean, just to put in order.

22 When -- so when the State come, we have
23 answer for them.

24 MR. YANOTCHKO: We want to make sure if
25 they show up here next Monday, which is probably

1 not going to happen, but at least if they happen
2 to show up next Monday, we're ready for them.

3 MR. NG: We're ready.

4 MR. YANOTCHKO: That's what we want to be.

5 MR. NG: I mean, we're talking about --

6 MR. YANOTCHKO: Yeah.

7 MR. NG: -- 11, 12 years of files.

8 CHAIRMAN FERNANDEZ: Yeah.

9 MR. YANOTCHKO: Yeah.

10 CHAIRMAN FERNANDEZ: That's a lot of stuff.

11 MR. NG: And this is a big project, the
12 high school.

13 MR. YANOTCHKO: It's hard to say what's
14 going to happen.

15 They may -- I mean, from the letter we got,
16 they may do more looking at their -- their own
17 documents, they have at the SDA and from the
18 redeveloper.

19 The letter says they'd probably start with
20 the redeveloper because that's more of the party
21 in -- you know, that's been processing
22 everything.

23 One thing I've been very encouraged about,
24 doing the -- you know, look through records, is
25 that the invoices appear to be in really -- you

1 know, very organized fashion.

2 Like it's numbered. It's got back up --

3 MR. NG: Um hum.

4 MR. YANOTCHKO: -- right there. That seems
5 to be the most organized part of that, which is
6 -- which is excellent.

7 So, I think Gerry Nissen did a great job on
8 that.

9 MR. NG: I just got to say that --

10 MR. YANOTCHKO: Yeah.

11 MR. NG: -- Mr. Yanotchko, I feel very
12 confident with him, and he's been very
13 professional.

14 I mean, everything on time. Every time I
15 call him, he's there for me, especially this time
16 with Brenda, Susan and David.

17 I really need a lot of help in doing it. I
18 don't want any issue when the -- when the State
19 comes.

20 And we want to -- I just want to
21 congratulate you.

22 MR. YANOTCHKO: Thank you. Thank you.
23 Thank you very much.

24 MR. NG: I mean, you have been very
25 professional.

1 COMMISSIONER BONITO: I applaud you with
2 the Chairman that you're doing an outstanding
3 job. Absolutely. Very good housekeeping all
4 across the board.

5 MR. YANOTCHKO: Thank you very much. Thank
6 you.

7 And that's what we -- we plan on doing the
8 same thing, especially this week. It's our --
9 it's our week before the -- you know, when they
10 might start. And I don't think they're going to
11 start next week.

12 But you know, just in case --

13 MR. NG: But you never know.

14 CHAIRMAN FERNANDEZ: You never know.

15 MR. YANOTCHKO: Just in case, we want to be
16 ready for them.

17 CHAIRMAN FERNANDEZ: Absolutely.

18 MR. YANOTCHKO: Right off -- right from
19 jump street.

20 You know, so everybody's taking it very
21 seriously. We -- like I said, we had a meeting,
22 I think it was about two weeks ago. Everybody
23 was there.

24 You know, the city's top attorney,
25 Christine Vanek, the redeveloper, their general

1 counsel.

2 Who else did we have?

3 MR. NG: Lawyers.

4 MR. YANOTCHKO: Yeah. Even -- Anthony
5 Dragono (phonetic) was there.

6 MR. NG: Yup. Yup.

7 MR. YANOTCHKO: And he's not usually at
8 these --

9 MR. NG: Justin Mercado.

10 MR. YANOTCHKO: Everybody.

11 MR. NG: Yeah.

12 MR. YANOTCHKO: Yeah. Just so -- just so
13 we're on the same page.

14 And our plan is also to share -- really
15 share information when -- when the State starts
16 talking, to one, like just let the other one
17 know.

18 Like if the -- like if the redeveloper
19 starts getting notices, or they say let's set up
20 a meeting for February 5th, let's -- you know,
21 just so everybody knows so we can -- you know, be
22 as prepared as we can be.

23 You know, because part of this is just --
24 just getting prepared. You know? It might --
25 they -- they might ask us for ten things -- you

1 know, they might ask us for 200 things.

2 MR. NG: Yeah.

3 MR. YANOTCHKO: Just -- we just want to be
4 able to cover --

5 MR. NG: That was very important --

6 MR. YANOTCHKO: Yeah.

7 MR. NG: -- that we were calling everybody
8 for the meeting. But this -- especially for this
9 meeting --

10 MR. YANOTCHKO: Yeah.

11 MR. NG: -- because we want the
12 Commissioners to know what's going on. So --
13 because you never know when they decide to ask
14 the Commissioners for something. They have to be
15 aware.

16 I believe that, the next meeting, it will
17 be very -- I mean, I -- we need to have all the
18 Commissioners for the next report, in case
19 something happens, in case the State comes and --
20 and we pass --

21 MR. YANOTCHKO: Yes.

22 MR. NG: -- the audits, or we don't pass.
23 Whatever it is. You know, but I think that it's
24 ---

25 COMMISSIONER BONITO: Mr. Chairman, if I

1 could just ask quickly --

2 MR. YANOTCHKO: Yes.

3 COMMISSIONER BONITO: -- may -- may we
4 individually call upon the -- the City Council --

5 CHAIRMAN FERNANDEZ: No.

6 COMMISSIONER BONITO: -- outside the
7 meeting, if we have any additional questions, or
8 if we -- do we have -- or should we wait until we
9 meet as a body?

10 CHAIRMAN FERNANDEZ: No. You should always
11 wait until we meet as a body, or contact Mr. Ng.

12 COMMISSIONER BONITO: Okay.

13 CHAIRMAN FERNANDEZ: Yeah.

14 MR. NG: Okay?

15 MR. YANOTCHKO: So, yeah. That's -- that's
16 our update on that, so --

17 MR. NG: I think -- I think this is a good
18 report.

19 MR. YANOTCHKO: Yes.

20 MR. NG: Yeah.

21 MR. YANOTCHKO: Thank you.

22 CHAIRMAN FERNANDEZ: Let's make a motion to
23 accept the report.

24 I make a motion.

25 THE ASSISTANT SECRETARY: Okay.

1 Motion --

2 COMMISSIONER VALLEJO: Second the motion.

3 THE ASSISTANT SECRETARY: -- to accept --

4 Okay. Seconded by Mr. Vallejo.

5 Just find my agenda.

6 Okay. Motion to accept the report by

7 Lucio.

8 Seconded by Mr. Vallejo.

9 Roll call for the acceptance of the report.

10 Johnny Garces?

11 COMMISSIONER GARCES: Yes.

12 THE ASSISTANT SECRETARY: Rafael Nova?

13 COMMISSIONER NOVA: Yes.

14 THE ASSISTANT SECRETARY: Lucio Fernandez?

15 CHAIRMAN FERNANDEZ: Yes.

16 THE ASSISTANT SECRETARY: Vincent Bonito?

17 COMMISSIONER BONITO: Yes.

18 THE ASSISTANT SECRETARY: And Carlos

19 Vallejo?

20 COMMISSIONER VALLEJO: Yes.

21 THE ASSISTANT SECRETARY: Okay.

22 Motion to accept report update. Okay.

23

24 PUBLIC COMMENT

25

1 CHAIRMAN FERNANDEZ: I would like to open
2 for Public Comment.

3 Anybody in the public would like to make a
4 comment, please step forward.

5 Debbie?

6 MS. DILLON: No thank you.

7 CHAIRMAN FERNANDEZ: Seeing no one, I make
8 a motion to close the public portion of the
9 meeting.

10 THE ASSISTANT SECRETARY: Okay.

11 That's done, closed.

12 MR. NG: Number 11.

13

14 **ADJOURNMENT:**

15

16 THE ASSISTANT SECRETARY: Okay.

17 And there being no other business, and no
18 other items on today's agenda, do I have a motion
19 to close the meeting?

20 CHAIRMAN FERNANDEZ: Motion.

21 THE ASSISTANT SECRETARY: Motion --

22 COMMISSIONER VALLEJO: Second the motion.

23 THE ASSISTANT SECRETARY: Okay. Motion.

24 All in favor?

25

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

2

3 THE ASSISTANT SECRETARY: Those opposed?

4 Meeting is officially closed.

5 Thank you.

6 MR. NG: Thank you, Commissioners, for

7 coming --

8 CHAIRMAN FERNANDEZ: Thank you.

9 MR. NG: -- coming at lunchtime. Your busy
10 time.

11

12 (Whereupon, the proceedings were concluded
13 at 12:38 p.m.)

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1 STATE OF NEW JERSEY :

2 :

3 COUNTY OF ESSEX :

4

5 I, DEBRA A. KASZNIAK, 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 Monday, January 27, 2014 and digitally
10 recorded.

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Debra A. Kaszniak
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Certification No. 324

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