

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

REGULAR MEETING :
: TRANSCRIPT OF RECORDED
: PROCEEDINGS
: _____ :

City Hall
City Clerk's Office
3715 Palisade Avenue
Union City, New Jersey

Tuesday, January 20, 2015
Commencing at 12:01 p.m.

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

PAUL CASPER, COMMISSIONER
EVA FESTA, COMMISSIONER, (Arrived at 12:05 p.m.)
JOHNNY GARCES, COMMISSIONER, (Arrived at 12:18 p.m.)
RAFAEL NOVA, COMMISSIONER
CARLOS VALLEJO, COMMISSIONER
VINCENT BONITO, ACTING CHAIRMAN

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

LUCIO FERNANDEZ, CHAIRMAN

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

SUSAN TACURI, Accountant for Redevelopment Agency

I N D E X

	<u>PAGE</u>
CALL TO ORDER	4
PLEDGE OF ALLEGIANCE	4
OPENING STATEMENT	4
ROLL CALL	4
ELECTION OF ACTING CHAIRMAN	6
AGENDA	
1. APPROVAL OF THE MINUTES FROM THE MEETING OF DECEMBER 16, 2014	5, 7
2. RESOLUTION TO APPOINT GENERAL COUNSEL FOR 2015	8
3. RESOLUTION TO APPOINT A PLANNING CONSULTANT FOR 2015	9
4. RESOLUTION TO APPOINT AUDITING FIRM FOR 2015	11
5. RESOLUTION TO INTRODUCE THE 2015 AGENCY BUDGET	12, 14
6. RESOLUTION TO REQUEST ACCEPTANCE OF LATE FILING OF UCRA BUDGET FOR 2015	32
7. RESOLUTION TO ACCEPT SUBSIDY FROM THE CITY OF UNION CITY FOR 2015 FUNDING OF AGENCY BUDGET	33
8. RESOLUTION CONFIRMING APPOINTMENT OF BOOKKEEPER/ACCOUNTANT	36
9. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS	38
10. APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION OF CHECKS	40

I N D E X (Continued...)

	<u>PAGE</u>
11. REPORT ON STATUS OF PROJECTS	41
12. PUBLIC COMMENT	47
ADJOURNMENT	48

1 MS. DILLON: On the record.

2 THE ASSISTANT SECRETARY: Ready?

3 Okay, please take notice that on Tuesday,
4 January 20th, 2015, at 12 p.m., a Regular Meeting
5 is scheduled for the Union City Redevelopment
6 Agency to be held at the City Clerk office,
7 located 2nd Floor of City Hall, 3715 Palisade
8 Avenue, Union City, New Jersey.

9 Everyone please rise for the Pledge of
10 Allegiance.

11

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

14

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

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

24

25 **ROLL CALL:**

1

2 THE ASSISTANT SECRETARY: Roll call.

3

Commissioner Fernandez?

4

Absent.

5

Commissioner Garces?

6

Absent.

7

Commissioner Nova?

8

COMMISSIONER NOVA: Present.

9

THE ASSISTANT SECRETARY: Commissioner

10 Festa is absent.

11

Commissioner Casper?

12

COMMISSIONER CASPER: Here.

13

THE ASSISTANT SECRETARY: Commissioner

14

Bonito?

15

COMMISSIONER BONITO: Here.

16

THE ASSISTANT SECRETARY: Commissioner

17

Vallejo?

18

COMMISSIONER VALLEJO: Here.

19

20

1. APPROVAL OF THE MINUTES FROM THE MEETING OF

21

DECEMBER 16, 2014:

22

23

THE ASSISTANT SECRETARY: First item on the

24

agenda is Approval of the Minutes from the

25

meeting December 16, 2014.

1 COMMISSIONER BONITO: Motion.

2 (Whereupon, there was a pause in the
3 proceedings.)

4

5 **ELECTION OF ACTING CHAIRMAN:**

6

7 THE ASSISTANT SECRETARY: Oh, yeah.

8 Since Commissioner Fernandez is not here
9 today, should we appoint a temporary chairman for
10 this meeting?

11 COMMISSIONER VALLEJO: I make a motion to
12 temporary -- Mr. Bonito.

13 COMMISSIONER BONITO: Oh.

14 Thank you.

15 COMMISSIONER CASPER: Second.

16 THE ASSISTANT SECRETARY: Okay. Motion
17 made by Carlos Vallejo.

18 Second by Commissioner Casper.

19 Roll call.

20 Commissioner Nova?

21 COMMISSIONER NOVA: Yes.

22 THE ASSISTANT SECRETARY: Commissioner
23 Casper?

24 COMMISSIONER CASPER: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3 THE ASSISTANT SECRETARY: Commissioner
4 Bonito?

5 COMMISSIONER BONITO: Okay.

6 THE ASSISTANT SECRETARY: Commissioner
7 Fernandez?

8 Absent.

9 Commissioner Garces?

10 Absent.

11 Commissioner Nova (sic) is absent.

12 First item on the agenda is minutes from
13 the -- is minutes from the meeting of December
14 16, 2014, to be approved.

15 COMMISSIONER VALLEJO: Motion.

16 THE ASSISTANT SECRETARY: Motion made by
17 Commissioner Vallejo.

18 COMMISSIONER CASPER: Second.

19 THE ASSISTANT SECRETARY: Second by
20 Commissioner Casper.

21 Roll call.

22 Commissioner Fernandez?

23 Absent.

24 Commissioner Garces?

25 Absent.

1 Commissioner Nova?

2 Absent (sic).

3 Commissioner Festa?

4 Commissioner --

5 I'm sorry; Commissioner Nova's here.

6 COMMISSIONER NOVA: Yes.

7 THE ASSISTANT SECRETARY: Commissioner
8 Festa's absent.

9 Commissioner Casper?

10 COMMISSIONER CASPER: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Bonito?

13 ACTING CHAIRMAN BONITO: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17

18 **2. RESOLUTION TO APPOINT GENERAL COUNSEL FOR**

19 **2015:**

20

21 THE ASSISTANT SECRETARY: Second item.

22 Resolution to Appoint General Counsel for
23 2015.

24 Is there a motion for item number 2?

25 COMMISSIONER VALLEJO: Motion.

1 THE ASSISTANT SECRETARY: Motion by
2 Commissioner Vallejo.

3 COMMISSIONER NOVA: Second.

4 THE ASSISTANT SECRETARY: Second by
5 Commissioner Nova.

6 Roll call.

7 Commissioner Fernandez?

8 Absent.

9 Commissioner Garces?

10 Absent.

11 Commissioner Nova?

12 COMMISSIONER NOVA: Yes.

13 THE ASSISTANT SECRETARY: Commissioner
14 Festa is absent.

15 Commissioner Casper?

16 COMMISSIONER CASPER: Yes.

17 THE ASSISTANT SECRETARY: Commissioner
18 Bonito?

19 ACTING CHAIRMAN BONITO: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Vallejo?

22 COMMISSIONER VALLEJO: Yes.

23

24 **3. RESOLUTION TO APPOINT A PLANNING CONSULTANT**

25 **FOR 2015:**

1

2

THE ASSISTANT SECRETARY: Item 3.

3

Resolution to Appoint a Planning Consultant

4

for 2015.

5

Is there a motion?

6

ACTING CHAIRMAN BONITO: Motion.

7

THE ASSISTANT SECRETARY: Motion by

8

Commissioner Bonito.

9

COMMISSIONER CASPER: Second.

10

THE ASSISTANT SECRETARY: Second by

11

Commissioner Casper.

12

Roll call.

13

Commissioner Fernandez?

14

Absent.

15

Commissioner Garces is absent.

16

Commissioner Nova?

17

COMMISSIONER NOVA: Yes.

18

THE ASSISTANT SECRETARY: Commissioner

19

Festa's absent.

20

Commissioner Casper?

21

COMMISSIONER CASPER: Yes.

22

THE ASSISTANT SECRETARY: Commissioner

23

Bonito?

24

ACTING CHAIRMAN BONITO: Yes.

25

THE ASSISTANT SECRETARY: Commissioner

1 Vallejo?

2 COMMISSIONER VALLEJO: Yes.

3

4 **4. RESOLUTION TO APPOINT AUDITING FIRM FOR**

5 **2015:**

6

7 THE ASSISTANT SECRETARY: Item 4.

8 Resolution to Appoint Auditing Firm for

9 2015.

10 Is there a motion to appoint auditing firm?

11 COMMISSIONER VALLEJO: Motion.

12 THE ASSISTANT SECRETARY: Motion by

13 Commissioner Vallejo.

14 COMMISSIONER CASPER: Second.

15 THE ASSISTANT SECRETARY: Second by

16 Commissioner Casper.

17 Roll call.

18 Commissioner Fernandez?

19 Absent.

20 Commissioner Garces?

21 Absent.

22 Commissioner Nova?

23 COMMISSIONER NOVA: Yes.

24 THE ASSISTANT SECRETARY: Commissioner

25 Festa is absent.

1 Commissioner Casper?

2 COMMISSIONER CASPER: Yes.

3 THE ASSISTANT SECRETARY: Commissioner
4 Bonito?

5 ACTING CHAIRMAN BONITO: Yes.

6 THE ASSISTANT SECRETARY: Commissioner
7 Vallejo?

8 COMMISSIONER VALLEJO: Yes.

9

10 **5. RESOLUTION TO INTRODUCE THE 2015 AGENCY**

11 **BUDGET:**

12

13 THE ACTING SECRETARY: Fifth item.

14 Resolution to Introduce the 2015 Agency
15 Budget.

16 Let's pause for a second. Let me call
17 Susan.

18 COMMISSIONER FESTA: Hi.

19

20 (Whereupon, Commissioner Festa arrived at
21 12:05 p.m.)

22

23 (Whereupon, there was a pause in the
24 proceedings.)

25

1 THE ASSISTANT SECRETARY: For the record,
2 Commissioner --

3 MR. NG: Festa.

4 THE ASSISTANT SECRETARY: --
5 Commissioner --

6 MR. NG: Festa.

7 THE ASSISTANT SECRETARY: -- just joined
8 us.

9 So, we'll have Commissioner Fernandez,
10 absent; Commissioner Garces, absent; Commissioner
11 Nova, present; Commissioner Festa, here;
12 Commissioner Casper, present; Commissioner
13 Bonito, Commissioner Vallejo, present.

14 Yes, we're going to take two minutes
15 recess.

16 We'll go off the record.

17

18 (Whereupon, the Board recessed from 12:06
19 p.m. to 12:07 p.m.)

20

21 MS. DILLON: Okay, on the record.

22 THE ASSISTANT SECRETARY: On the record.

23 We'll do a roll call.

24 Commissioner Fernandez?

25 Absent.

1 Commissioner Garces?

2 Absent.

3 Commissioner Nova?

4 COMMISSIONER NOVA: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Festa?

7 COMMISSIONER FESTA: Here.

8 THE ASSISTANT SECRETARY: Commissioner
9 Casper?

10 COMMISSIONER CASPER: Here.

11 THE ASSISTANT SECRETARY: Commissioner
12 Bonito?

13 ACTING CHAIRMAN BONITO: Yes. Here.

14 THE ASSISTANT SECRETARY: Commissioner
15 Vallejo?

16 COMMISSIONER VALLEJO: Here.

17

18 **5. RESOLUTION TO INTRODUCE THE 2015 AGENCY**

19 **BUDGET:**

20

21 THE ASSISTANT SECRETARY: Okay, item fifth,
22 the Resolution to Introduce the 2015 Agency
23 Budget.

24 Susan, you want to --

25 MS. DILLON: Could I just ask you to step

1 forward?

2 Just if you could put -- right by that
3 microphone.

4 Thank you.

5 Name for the record?

6 MS. TACURI: Good afternoon. Susan Tacuri,
7 accountant for the Redevelopment.

8 Good afternoon to the Commissioners and the
9 Board.

10 For this particular budget I wanted to
11 point out a couple of changes that have taken
12 place. You approve budgets every year. You
13 know, you -- we give the numbers.

14 I wanted to make it simpler this year.

15 This is a page that it's part of your
16 report; it's a one page and it shows a total --

17 COMMISSIONER CASPER: That should be in the
18 back.

19 MS. TACURI: -- expenses of \$105,000.00.

20 That's just --

21 I'm sorry, I'm --

22 That's just a breakdown of what the budget
23 is composed.

24 As you know, the City of Union City, thanks
25 to the Director, it's subsidizing the whole

1 operation for now. So that's what we're going to
2 be submitting.

3 Of course the budget package is different
4 and it requires us to do different reports. But
5 there are some changes this year and they're
6 asking information regarding every employee of
7 the Redevelopment, every Commissioner and every
8 professional.

9 So what I did is I created a simple survey.
10 Basically, I transfer the questions that pertains
11 to the Commissioners and the employees so that
12 you can take this survey, complete it, and then
13 I'll get it back.

14 Basically what they're asking is do you --
15 are you an employee of another entity, public
16 entity?

17 Do you have any family members that are
18 employees of the entity?

19 So there is more personal information that
20 I need to --

21 COMMISSIONER VALLEJO: Other --

22 MS. TACURI: They're asking -- you know,
23 you'll see the questions. So, -- you can even
24 take this because you might need to verify some
25 of the earnings with your W-9's and all that.

1 So take this home and I would appreciate
2 maybe if we can get this back either by the end
3 of this week or early next week.

4 And if you can either drop it off with
5 Dominick and he'll be the one compiling all the
6 information and then I'll gather everything from
7 him.

8 So I'm going to distribute this survey for
9 everybody.

10 For you.

11 While we have only one Commissioner not
12 present; Mr. Fernandez, right?

13 Or two?

14 MR. NG: Two Commissioners.

15 MS. TACURI: So, what I'll do is -- can I
16 give it to you and you can email it to them?

17 Okay.

18 MR. NG: Commissioner Fernandez and
19 Commissioner Garces.

20 MS. TACURI: These will be --

21 Actually, employees, three of us, I need to
22 verify the information with Evelyn. So you can
23 -- you know, once you have it, I have to do that
24 process.

25 You don't need to provide one.

1 MR. YANOTCHKO: Okay.

2 MS. TACURI: But I will give you a sample
3 anyway so you can look at the --

4 MR. YANOTCHKO: Sure.

5 Thank you.

6 MS. TACURI: Okay?

7 And then you can do the mailing to Lucio
8 and the other Commissioner.

9 THE ASSISTANT SECRETARY: No problem.

10 MS. TACURI: So, again, we will be okay
11 introducing the budget. You got the amount, you
12 got the breakdown. The only thing, again, is
13 that this survey it's part of the budget, so once
14 I receive it back from you then I'll be able to
15 mail the package and once we confirm the
16 finalizing of the website.

17 MR. NG: Um-hum.

18 MS. TACURI: So, I want --

19 MR. NG: So we really -- we need it by --
20 by next week, Susan, --

21 MS. TACURI: Yes.

22 Well, --

23 MR. NG: -- the latest?

24 MS. TACURI: Well, --

25 MR. NG: Yeah.

1 MS. TACURI: -- the website --

2 MR. NG: Yeah, if you --

3 MS. TACURI: Right. But I want to make
4 sure that I collect it by next week so that if
5 there is anything that I need to verify I have
6 enough time to do that.

7 MR. NG: Okay.

8 MS. TACURI: I'm hoping that by the end of
9 the month we'll be able to submit the package to
10 the State, once we have the website --

11 MR. NG: Well, today is Tuesday. If we all
12 can get it back at least Friday -- by Friday, so
13 we have everything together so we can communicate
14 with Susan and really send the package next week,
15 early next week.

16 COMMISSIONER FESTA: All right, one of the
17 questions I do have on this survey is why you
18 would need to know our compensation --

19 MS. TACURI: Again, --

20 COMMISSIONER FESTA: -- if we're not part
21 of the --

22 MS. TACURI: Here's the -- actually, I'll
23 give you the page from the State.

24 What I'll do is I'll give you a copy of the
25 page from the State that requires the

1 information --

2 COMMISSIONER VALLEJO: But this goes down
3 in the ethical report every year.

4 MR. NG: Yeah, --

5 MS. TACURI: So, --

6 COMMISSIONER FESTA: You don't discuss on
7 compensation though.

8 COMMISSIONER VALLEJO: Oh, you don't?

9 COMMISSIONER FESTA: No. You state where
10 you work; you don't have to put the amount of
11 money you make.

12 MS. DILLON: Can I just ask you to move in,
13 Commissioner Festa, so I can get you on the
14 record better.

15 MS. TACURI: Make a copy of this.

16 MR. NG: But it's now the request -- that's
17 what I believe, the request is not from Susan,
18 the accountant, it's from the State. That she
19 just got the information from the package that
20 she have there before and that's just what she's
21 looking for.

22 COMMISSIONER FESTA: I would understand if
23 it's compensation from Redevelopment but not
24 compensation from your employee (sic).

25 MR. NG: From the employee (sic). Okay.

1 COMMISSIONER FESTA: If I'm getting paid by
2 Redevelopment, of course, --

3 MR. NG: It's something that probably Mr.
4 Yanotchko can look at it on the legal side. Like
5 her -- Commissioner Festa's --

6 MS. TACURI: So here's a --

7 MR. NG: -- concerns.

8 MS. TACURI: -- copy of the actual page
9 from the State. This is required information
10 from the State. What I did is just put it in a
11 simple survey because there is different pages.

12 MR. NG: But that's what I was trying to
13 explain, Commissioner Festa, that it's not --
14 it's not a request from you, it's from the State.

15 MS. TACURI: Correct.

16 But here is the page. You can look at the
17 website. If you can plug into the Authority
18 budget package, --

19 MR. NG: Yeah.

20 MS. DILLON: You have to come forward.

21 MS. TACURI: If you look at the -- if you
22 go Google and look for Authority budget, you'll
23 see the whole package and then you'll see that
24 page and you see that information is required.

25 MR. NG: Mr. Yanotchko, can you look at

1 | that -- the concerns of what Commissioner
2 | Festa --

3 | MR. YANOTCHKO: About --

4 | MR. NG: So we can --

5 | MR. YANOTCHKO: About compensation from --
6 | you know, declaring that from other public --

7 | MR. NG: Yeah.

8 | MR. YANOTCHKO: -- entities.

9 | MR. NG: Yes, please.

10 | MR. YANOTCHKO: Yes, I can. I can --

11 | MR. NG: If we can.

12 | MR. YANOTCHKO: -- do that for you.

13 | MR. NG: Eva? You want to contact with me
14 | or can you give her --

15 | COMMISSIONER FESTA: I could email --

16 | MR. NG: -- your cell or email, --

17 | MR. YANOTCHKO: Yeah.

18 | MR. NG: -- you know, so --

19 | COMMISSIONER FESTA: Yeah, that's fine.

20 | MS. TACURI: You could see what information
21 | is requested.

22 | COMMISSIONER FESTA: Yeah but there has to
23 | be a reason behind it. And that's what my
24 | question is, what's the reason behind asking us?

25 | MR. YANOTCHKO: And that's -- that's

1 something I can help out with. I'll check in to
2 the statutory, you know, requirements; you know,
3 what's -- what's being asked and why.

4 COMMISSIONER FESTA: Because not even the
5 Board of Ed asks the Board members what their
6 compensation is at their -- and that's a whole --

7 MR. YANOTCHKO: Um-hum.

8 COMMISSIONER FESTA: -- bigger picture.

9 MS. TACURI: This is new. This is the
10 changes -- this is what I wanted --

11 MR. NG: That's what it is.

12 MS. TACURI: -- to explain, that this is
13 this year.

14 Prior years -- prior -- this is pretty new.
15 This is for year 2015.

16 And, again, if the -- this type of budget,
17 it's used by Parking Authorities, Housing
18 Authorities, and any other Authority including
19 the Redevelopment.

20 So every Authority in the State, basically,
21 is going to use this -- is going to use the same
22 format. So this is not optional, basically, for
23 us.

24 MR. NG: Sue, --

25 MS. TACURI: It will be important to get

1 maybe Am (phonetic), from the State of New
2 Jersey; she's the Director and probably she can
3 give you a little bit more details as to --

4 MR. NG: Just for the -- for the record,
5 just -- I just want to make sure that the form --
6 the form that you just distributed, their request
7 is not from you, --

8 MS. TACURI: Correct.

9 MR. NG: -- it's from the State.

10 MS. TACURI: Correct.

11 MR. NG: What you have done, you just
12 collect --

13 MS. TACURI: Correct.

14 MR. NG: -- the -- the basic things that
15 they have --

16 MS. TACURI: Correct.

17 MR. NG: -- to fill it out so we can get
18 it --

19 MS. TACURI: So there is --

20 MR. NG: -- the information all together.

21 MS. TACURI: Correct.

22 There is a whole new section on the budget
23 that if you look online you'll see pages N1, 2,
24 3, 4 and so on. So, not all of those questions
25 pertain to the Commissioners.

1 So what I did is I just extracted --

2 MR. NG: Um-hum.

3 MS. TACURI: -- the questions that pertain
4 to you and that way I can collect it
5 individually.

6 Remember, this information is going to be
7 posted online. So once the budget gets approve,
8 it goes on the website.

9 So, you know, the information is public
10 basically.

11 Unless anybody has any other questions,
12 basically, I will let you continue with your
13 meeting to introduce the budget in terms of
14 amounts.

15 Again, the final package will not be mailed
16 until I complete the website requirement and I
17 collect this information.

18 MR. NG: Yeah.

19 MS. TACURI: And then, David, if you have
20 some time before you leave, can I sit with you?
21 There are some other legal questions here --

22 THE ASSISTANT SECRETARY: Yeah.

23 MS. TACURI: -- that pertain to the
24 Authority.

25 THE ASSISTANT SECRETARY: We're going to

1 have maybe ten minutes -- little meeting. Not
2 with everybody.

3 MS. TACURI: Okay.

4 THE ASSISTANT SECRETARY: We need to talk
5 about the website requirements --

6 MS. TACURI: Okay.

7 MR. NG: After the meeting.

8 THE ASSISTANT SECRETARY: -- after the
9 meeting.

10 So you may want to come --

11 MS. TACURI: Okay.

12 THE ASSISTANT SECRETARY: May I call you --

13 MS. TACURI: Okay. Perfect.

14 THE ASSISTANT SECRETARY: -- when I'm
15 ready?

16 COMMISSIONER VALLEJO: Can you find a --
17 can you get a copy of the column 0 -- this right
18 here?

19 This right here.

20 MS. TACURI: Okay.

21 COMMISSIONER VALLEJO: What is column --

22 MS. TACURI: Okay. So that would be --

23 COMMISSIONER VALLEJO: -- zero or 0?

24 MS. TACURI: That would be --

25 Okay.

1 Okay, so column O, it's the one that says
2 name of other public entities where individual is
3 an employee.

4 COMMISSIONER VALLEJO: It's marked?

5 MS. TACURI: So where I mark -- all the
6 boxes where I mark, so this is column O.

7 So once you list a name, -- if you say I
8 also belong to these other entity, once you list
9 the name --

10 Let's say you use Union City Board of
11 Education as an example. Once you say Union City
12 Board of Education, then the other columns
13 pertain to that particular agency.

14 So all the information that they're asking
15 is referring to that column -- that entity.

16 COMMISSIONER VALLEJO: You're telling me
17 that this is column O? Or this?

18 MS. TACURI: This.

19 COMMISSIONER VALLEJO: This is column O?

20 MS. TACURI: The number, the name of the
21 public entity.

22 So, for instance, let me read this again.

23 COMMISSIONER VALLEJO: Okay.

24 MS. TACURI: So, name of --

25 COMMISSIONER VALLEJO: It's not clear for

1 me.

2 MS. TACURI: Name of other public entity
3 where individual is an employee.

4 So you are an employee of the City;
5 correct?

6 So you will say City of Union City.

7 Now the next question is what is the
8 position held at that Agency?

9 So, you have to make reference to what you
10 put in that column, O. So what will be your
11 position at the City of Union City. Then what
12 will be your average amount of hours work for the
13 City? What is your income per your W-9 for the
14 City?

15 I know they haven't issued the W-9's yet,
16 but I'm sure Evelyn can provide you with that
17 information or, if not, your last payroll check
18 should have it.

19 And then the estimated amount of other
20 compensation from that public agency.

21 Now the reason why I created the survey is
22 because, again, you may have more than one
23 agency. So then on my survey you can list that
24 information.

25 Okay?

1 But if you have any questions, I'm on the
2 4th floor, you know I can guide you through the
3 process. But I tried to make it as self-
4 explanatory as possible.

5
6 (Whereupon, Commissioner Garces arrived at
7 12:18 p.m.)

8
9 MS. TACURI: The legal question regarding
10 about, you know, this is -- this is very personal
11 information, you know that's something that I
12 know David is going to research.

13 MR. NG: Um-hum.

14 MS. TACURI: But other than that,
15 basically, this is something that I have to
16 populate for the --

17 MR. NG: Thank you, Susan.

18 MS. TACURI: All right?

19 And call me when you --

20 COMMISSIONER GARCES: Sorry folks.

21 THE ASSISTANT SECRETARY: For the record,
22 Johnny Garces -- Commissioner Garces joined us.

23 COMMISSIONER VALLEJO: You have the website
24 for this? Where -- where you guys print this
25 information?

1 MR. NG: This is all we're going to discuss
2 because we're going to have a new website that
3 was approved by the --

4 COMMISSIONER VALLEJO: No, no, not talking
5 about the new website.

6 THE ASSISTANT SECRETARY: It should be in
7 the State -- State.

8 COMMISSIONER VALLEJO: The website where
9 you print this.

10 THE ASSISTANT SECRETARY: State.

11 MR. NG: That's what she said, it's in the
12 State. The State website.

13 THE ASSISTANT SECRETARY: State --

14 COMMISSIONER VALLEJO: What is the website?
15 Can you give it to me?

16 MR. NG: New Jersey website.

17 COMMISSIONER VALLEJO: I know that's a New
18 Jersey website. New Jersey website is all over.

19 MR. NG: Oh.

20 THE ASSISTANT SECRETARY: Carlos, --

21 COMMISSIONER VALLEJO: But specific --

22 THE ASSISTANT SECRETARY: -- she knows.

23 Let's call Susan after this meeting; we'll find
24 out --

25 MR. NG: But Susan was right here. She had

1 the website.

2 We don't know the website.

3 COMMISSIONER VALLEJO: Well you say before
4 you know.

5 MR. NG: Well, Carlos, we -- you can wait
6 until the meeting finish; we find out --

7 COMMISSIONER VALLEJO: All right.

8 Thank you.

9 MR. NG: -- what about that.

10 THE ASSISTANT SECRETARY: All right, so
11 we're on item -- item 5, Resolution to Introduce
12 the 2015 Agency Budget.

13 Is there a motion to introduce?

14 COMMISSIONER CASPER: Motion.

15 THE ASSISTANT SECRETARY: Motion by
16 Commissioner Casper.

17 COMMISSIONER FESTA: Second.

18 THE ASSISTANT SECRETARY: Second by
19 Commissioner Festa.

20 Roll call.

21 Commissioner Fernandez?

22 Absent.

23 Commissioner Garces?

24 COMMISSIONER GARCES: Yes.

25 THE ASSISTANT SECRETARY: Commissioner

1 Nova?

2 COMMISSIONER NOVA: Yes.

3 THE ASSISTANT SECRETARY: Commissioner

4 Festa?

5 COMMISSIONER FESTA: Yes.

6 THE ASSISTANT SECRETARY: Commissioner

7 Casper?

8 COMMISSIONER CASPER: Yes.

9 THE ASSISTANT SECRETARY: Commissioner

10 Bonito?

11 ACTING CHAIRMAN BONITO: Yes.

12 THE ASSISTANT SECRETARY: Commissioner

13 Vallejo?

14 COMMISSIONER VALLEJO: Yes.

15

16 **6. RESOLUTION TO REQUEST ACCEPTANCE OF LATE**

17 **FILING OF UCRA BUDGET FOR 2015:**

18

19 THE ASSISTANT SECRETARY: Next item is
20 Resolution to Request Acceptance of Late Filing
21 of the UCRA Budget for 2015.

22 Is there a motion to approve item 6?

23 COMMISSIONER FESTA: Motion.

24 THE ASSISTANT SECRETARY: Motion by

25 Commissioner Festa.

1 ACTING CHAIRMAN BONITO: I'll second.

2 THE ASSISTANT SECRETARY: Second by

3 Commissioner Bonito.

4 Roll call.

5 Commissioner Fernandez?

6 Absent.

7 Commissioner Garces?

8 COMMISSIONER GARCES: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Nova?

11 COMMISSIONER NOVA: Yes.

12 THE ASSISTANT SECRETARY: Commissioner
13 Festa?

14 COMMISSIONER FESTA: Yes.

15 THE ASSISTANTS SECRETARY: Commissioner
16 Bonito?

17 ACTING CHAIRMAN BONITO: Yes.

18 THE ASSISTANT SECRETARY: Commissioner
19 Casper?

20 COMMISSIONER CASPER: Yes.

21 THE ASSISTANT SECRETARY: Commissioner
22 Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24

25 **7. RESOLUTION TO ACCEPT SUBSIDY FROM THE CITY**

1 OF UNION CITY FOR 2015 FUNDING OF AGENCY BUDGET:

2

3 THE ASSISTANT SECRETARY: Item 7.

4 Resolution to Accept Subsidy for the --
5 from the City of Union City for 2015 Funding of
6 the Agency Budget.

7 David?

8 COMMISSIONER VALLEJO: Motion.

9 Oh, --

10 THE ASSISTANT SECRETARY: You want to
11 say --

12 MR. YANOTCHKO: Oh, --

13 THE ASSISTANT SECRETARY: -- something on
14 this?

15 MR. YANOTCHKO: -- I could just -- I could
16 just say a little bit.

17 Just as Susan just discussed, we've got the
18 short form budget of \$105,000.00 for the year for
19 the Union City Redevelopment Agency.

20 This Resolution really just accepts the
21 subsidy from the City. The City is right now
22 giving the subsidy for the entire amount of the
23 budget.

24 We may and probably will have some fees
25 from redevelopers, reimbursement on legal fees

1 and professional fees. So this, at the end of
2 the year, will probably not be our only source of
3 funding and Susan's going to have to -- you know,
4 change up the budget, just account for the new
5 projections once fees are coming in from
6 redevelopers, which we believe will be happening
7 at different points in 2015.

8 But for now it's -- it's just -- the City
9 is willing to fund the Agency up to \$105,000.00
10 from Kennedy's talks with the Administration.

11 And this is a Resolution really to accept
12 it and also for the audit purposes later, just so
13 they've got a record that the Agency's
14 Commissioners have accepted this for funding.

15 COMMISSIONER FESTA: Motion.

16 THE ASSISTANT SECRETARY: Motion by
17 Commissioner Festa.

18 ACTING CHAIRMAN BONITO: I'll second.

19 THE ASSISTANT SECRETARY: Second by
20 Commissioner Bonito.

21 Roll call.

22 Commissioner Fernandez?

23 Absent.

24 Commissioner Garces?

25 COMMISSIONER GARCES: Yes.

1 THE ASSISTANT SECRETARY: Commissioner
2 Nova?

3 COMMISSIONER NOVA: Yes.

4 THE ASSISTANT SECRETARY: Commissioner
5 Festa?

6 COMMISSIONER FESTA: Yes.

7 THE ASSISTANT SECRETARY: Commissioner
8 Casper?

9 COMMISSIONER CASPER: Yes.

10 THE ASSISTANT SECRETARY: Commissioner
11 Bonito?

12 ACTING CHAIRMAN BONITO: Yes.

13 THE ASSISTANT SECRETARY: Commissioner
14 Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16

17 **8. RESOLUTION CONFIRMING APPOINTMENT OF**

18 **BOOKKEEPER/ACCOUNTANT:**

19

20 THE ASSISTANT SECRETARY: Item 8.

21 Resolution Confirming Appointment of
22 Bookkeeper and Accountant.

23 MR. YANOTCHKO: Okay, I'll just give a
24 quick summary of this.

25 I -- this is a position -- you -- in the

1 | years past, the bookkeeper/accountant has been a
2 | position where we've sent out an RFP. And, in
3 | fact, we did send out an RFP in November, early
4 | December of this year. No one answered that RFP,
5 | that request for proposals.

6 | And at the same time we -- Susan Tacuri,
7 | who was just giving us a presentation on the
8 | budget who's been having the primary
9 | responsibility of being our accountant/bookkeeper
10 | over the last couple years, was appointed for
11 | this position by the City through the City's CFO
12 | office to represent Union City Redevelopment
13 | Agency as an employee, instead of an outside
14 | consultant like we've done that in years past.

15 | So that's the purpose of this Resolution
16 | here. It's to confirm her appointment. She's
17 | already been appointed by the City for this post
18 | and it also discloses her annual stipend for the
19 | services rendered of \$15,000.00. And that's the
20 | Resolution that's before you.

21 | THE ASSISTANT SECRETARY: Do I have a
22 | motion?

23 | COMMISSIONER FESTA: Motion.

24 | THE ASSISTANT SECRETARY: Motion made by
25 | Commissioner Festa.

1 COMMISSIONER GARCES: Second.

2 ACTING SECRETARY: Second by Commissioner
3 Garces.

4 Roll call.

5 Commissioner Fernandez?

6 Absent.

7 Commissioner Garces?

8 COMMISSIONER GARCES: Yes.

9 THE ASSISTANT SECRETARY: Commissioner
10 Nova?

11 COMMISSIONER NOVA: Yes.

12 THE ASSISTANT SECRETARY: Commissioner
13 Festa?

14 COMMISSIONER FESTA: Yes.

15 THE ASSISTANT SECRETARY: Commissioner
16 Casper?

17 COMMISSIONER CASPER: Yes.

18 THE ASSISTANT SECRETARY: Commissioner
19 Bonito?

20 ACTING CHAIRMAN BONITO: Yes.

21 THE ASSISTANT SECRETARY: Commissioner
22 Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24

25 **9. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**

1 **OF CLAIMS:**

2

3 THE ASSISTANT SECRETARY: Item 9.

4 Approval and Ratification of Prior Payments
5 of Claims.

6 Is there a motion?

7 COMMISSIONER FESTA: There is --

8 MR. NG: Number 9?

9 THE ASSISTANT SECRETARY: Number 9.

10 COMMISSIONER FESTA: I make a motion.

11 THE ASSISTANT SECRETARY: Motion by
12 Commissioner Festa.

13 COMMISSIONER NOVA: I second.

14 THE ASSISTANT SECRETARY: Second by
15 Commissioner Nova.

16 Roll call.

17 Commissioner Fernandez?

18 Absent.

19 Commissioner Garces?

20 COMMISSIONER GARCES: Yes.

21 THE ASSISTANT SECRETARY: Commissioner
22 Nova?

23 COMMISSIONER NOVA: Yes.

24 THE ASSISTANT SECRETARY: Commissioner
25 Festa?

1 COMMISSIONER FESTA: Yes.

2 THE ASSISTANT SECRETARY: Commissioner
3 Casper?

4 COMMISSIONER CASPER: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Bonito?

7 ACTING CHAIRMAN BONITO: Yes.

8 THE ASSISTANT SECRETARY: Commissioner
9 Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11

12 **10. APPROVAL FOR THE PAYMENT OF BILLS AND**

13 **PREPARATION OF CHECKS:**

14

15 THE ASSISTANT SECRETARY: Item 10 is
16 Approval for the Payments of Bills and
17 Preparation of Checks.

18 COMMISSIONER FESTA: Motion.

19 THE ASSISTANT SECRETARY: Motion by
20 Commissioner Festa.

21 COMMISSIONER NOVA: Second.

22 THE ASSISTANT SECRETARY: Second by
23 Commissioner Nova.

24 Roll call.

25 Commissioner Fernandez?

1 Absent.

2 Commissioner Garces?

3 COMMISSIONER GARCES: Yes.

4 THE ASSISTANT SECRETARY: Commissioner

5 Nova?

6 COMMISSIONER NOVA: Yes.

7 THE ASSISTANT SECRETARY: Commissioner

8 Festa?

9 COMMISSIONER FESTA: Yes.

10 THE ASSISTANT SECRETARY: Commissioner

11 Casper?

12 COMMISSIONER CASPER: Yes.

13 THE ASSISTANT SECRETARY: Commissioner

14 Bonito?

15 ACTING CHAIRMAN BONITO: Yes.

16 THE ASSISTANT SECRETARY: Commissioner

17 Vallejo?

18 COMMISSIONER VALLEJO: Yes.

19

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

21

22 THE ASSISTANT SECRETARY: Next item is just
23 a report on some projects.

24 David, would you like to --

25 MR. YANOTCHKO: I'll give a brief

1 presentation.

2 One project we're working on right now is
3 more for the Agency; the website. We did get a
4 Resolution passed at the City level on January
5 6th, which was -- which was great that the City
6 was able to amend its contract with the current
7 website developer.

8 So our full website should be in place
9 within the next few weeks. You know we've got a
10 partial website right now.

11 But the contract's amended and now all we
12 got to do is submit the final items we have to
13 submit and they'll be -- they should be put up
14 shortly so we can complete that process. And
15 we're just working with the website developer to
16 -- you know, on the details.

17 As far as other projects, with the Yardley
18 Redevelopment Agreement, we've gotten some input
19 recently from people like the City engineer on
20 different improvements; things that might have to
21 come with the proposed development of the
22 apartments on Palisade Avenue. And we're
23 implementing that as -- implementing those ideas
24 as part of our deal.

25 ACTING CHAIRMAN BONITO: I do have a

1 question --

2 MR. YANOTCHKO: Yes.

3 ACTING CHAIRMAN BONITO: -- on the website.
4 Just out of curiosity, on --

5 MS. DILLON: Can I ask you just to move in
6 a bit, --

7 ACTING CHAIRMAN BONITO: Yeah, sure.

8 MS. DILLON: -- Commissioner?
9 Thank you.

10 ACTING CHAIRMAN BONITO: On the new
11 website, will there be profiles or short bios, if
12 you will, on each of the Commissioners?

13 Is that -- is that a possibility in
14 consideration? Is it a requirement for the
15 website?

16 Where do -- where does that figure in is
17 what I'm asking.

18 MR. YANOTCHKO: It's not a requirement. It
19 could be a possibility if that's something
20 that --

21 MR. NG: Well, we can implement it.

22 MR. YANOTCHKO: Yeah. We could implement
23 it.

24 MR. NG: Just like what -- what we do in
25 the Board of Education, just a little bio or a

1 | little statement, you know, what you do --
2 | professional or any background.

3 | It will be nice to have.

4 | ACTING CHAIRMAN BONITO: I'm only asking if
5 | it's a possibility; --

6 | MR. YANOTCHKO: Oh, it is.

7 | ACTING CHAIRMAN BONITO: -- if it's in the,
8 | you know, realm of -- you know, --

9 | MR. YANOTCHKO: Yeah, --

10 | MR. NG: Doesn't hurt.

11 | ACTING CHAIRMAN BONITO: Okay.

12 | MR. YANOTCHKO: Yeah. It's not a have to
13 | and it probably won't be one of the first things
14 | we do. We'll --

15 | ACTING CHAIRMAN BONITO: All right.

16 | MR. YANOTCHKO: I think we'll probably to
17 | have to requirements, --

18 | MR. NG: Exactly.

19 | MR. YANOTCHKO: -- such as post minutes,
20 | post agenda, post budget, budget's already there.

21 | MR. NG: Especially that we're --

22 | MR. YANOTCHKO: Yes.

23 | MR. NG: -- a little behind on the website.
24 | It was supposed to be done by last year. So now
25 | that everything is approved, is the time -- is

1 the time just to comply with emergency things and
2 we can work it out there.

3 It's a very good idea.

4 ACTING CHAIRMAN BONITO: Okay.

5 MR. YANOTCHKO: I do -- yeah.

6 MR. NG: Yeah.

7 MR. YANOTCHKO: I do think so.

8 MR. NG: Mr. Yanotchko, if you could
9 probably say a few words about the meeting that
10 we had with the Administration about Yardley.
11 Just the brief, you know, --

12 MR. YANOTCHKO: Oh. Just -- just a few
13 details, yes.

14 MR. NG: Yeah, few --

15 With nothing in detail --

16 MR. YANOTCHKO: Exactly.

17 With Yardley we just met with members of
18 the Administration, the City engineer, we've
19 gotten some input from the Mayor just on parts
20 about this development that the City would like
21 to see and that we think it's important for the
22 Redevelopment Agency going forward.

23 Ideas about what --

24 Since it's going to be a very big project,
25 we'll -- what kinds of streets around the project

1 | should have new sidewalks or improved sidewalks.
2 | Thoughts about park areas, you know open space
3 | within the development and nearby.

4 | We even -- we talked a little bit about the
5 | sewer system and some things that will have to
6 | be, you know, changed or updated for development
7 | that they're -- the type that they're planning.

8 | Because as of right now their plan is for a
9 | little over 700 units. Obviously there'll have
10 | to be some upgrades to the area. I think we
11 | learned that a lot of the utility providers
12 | aren't directly from the City -- in our meeting
13 | with the City engineer. So it's -- so some of
14 | the things are going to be a little outside of
15 | our control.

16 | But it was an interesting meeting as far as
17 | like the -- you know, getting some thoughts
18 | about -- on how -- you know, about talking about
19 | the development and how to make it best fit into
20 | the community from other perspectives. You know,
21 | especially from the City --

22 | MR. NG: And this is one of the example
23 | that -- why we sometimes have to communicate with
24 | the general consultation with all the lawyers
25 | from the City.

1 ACTING CHAIRMAN BONITO: Um-hum.

2 MR. NG: Because this is a project that
3 will affect, in general, the whole City, in
4 general.

5 ACTING CHAIRMAN BONITO: Okay, yes.

6 MR. NG: And this is one example.

7 ACTING CHAIRMAN BONITO: Thank you for
8 clarifying that point for me. I do appreciate
9 it.

10 Thank you.

11 MR. NG: Thank you.

12 MR. YANOTCHKO: Oh, no problem.

13 You're welcome.

14 THE ASSISTANT SECRETARY: Anything else?

15 Any other questions?

16 No?

17 There's no other items on the agenda.

18

19 **12. PUBLIC COMMENT:**

20

21 THE ASSISTANT SECRETARY: Anyone from the
22 public wish to comment?

23 Please step forward; state your name for
24 the record.

25 Seeing none.

1

2 **ADJOURNMENT :**

3

4 THE ASSISTANT SECRETARY: Is there a
5 motion to adjourn?

6 COMMISSIONER FESTA: Motion.

7 THE ASSISTANT SECRETARY: Motion by
8 Commissioner --

9 COMMISSIONER VALLEJO: Second.

10 THE ASSISTANT SECRETARY: Festa.

11 Second by Commissioner Vallejo.

12 All in favor?

13

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

15

16 THE ASSISTANT SECRETARY: Thank you for
17 coming, guys.

18

19 (Whereupon, the proceedings were concluded
20 at 12:30 p.m.)

21

22

23

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, January 20, 2015 and digitally
10 recorded.

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