

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, March 17, 2015
Commencing at 12:03 p.m.

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

- VINCENT BONITO, COMMISSIONER
- PAUL CASPER, COMMISSIONER
- EVA FESTA, COMMISSIONER
- WILMER IZQUIERDO, COMMISSIONER
- RAFAEL NOVA, COMMISSIONER
- CARLOS VALLEJO, COMMISSIONER
- LUCIO FERNANDEZ, CHAIRMAN

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

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

I N D E X

| | <u>PAGE</u> |
|---|-------------|
| CALL TO ORDER | 3 |
| PLEDGE OF ALLEGIANCE | 3 |
| ROLL CALL | 4 |
| AGENDA | |
| 1. APPROVAL OF THE MINUTES FROM THE MEETING OF FEBRUARY 17, 2015 | 5 |
| 2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF CLAIMS | 6 |
| 3. APPROVAL FOR THE PAYMENT OF BILLS AND PREPARATION OF CHECKS | 8 |
| 4. REPORT ON STATUS OF PROJECTS | 9 |
| 5. PUBLIC COMMENT | 32 |
| ADJOURNMENT | 32 |

1 MS. DILLON: Okay. On the record.

2 THE ASSISTANT SECRETARY: Please take
3 notice that on Tuesday, March 17, 2015, at 12
4 p.m., a Regular Meeting is scheduled for the
5 Union City Redevelopment Agency to be held at
6 City Clerk office, located on the Second Floor,
7 City Hall, 3715 Palisade Avenue, Union City, New
8 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 CHAIRMAN FERNANDEZ: Happy St. Pat's
16 everyone.

17 (Whereupon, there was a pause in the
18 proceedings.)

19 MR. NG: Ready.

20 THE ASSISTANT SECRETARY: Adequate --
21 adequate notice of this meeting has been provided
22 as follows:

23 Notice of this meeting setting forth the
24 time, the date, location and the agenda, to the
25 extent known, was forwarded to The Jersey

1 Journal, The Record, The Hudson Reporter, has
2 been posted on the bulletin board in City Hall,
3 has been made available to the public in the
4 office of the Municipal Clerk.

5

6 **ROLL CALL:**

7

8 THE ASSISTANT SECRETARY: Roll call.
9 Commissioner Fernandez?

10 CHAIRMAN FERNANDEZ: Here.

11 THE ASSISTANT SECRETARY: Commissioner
12 Izquierdo?

13 COMMISSIONER IZQUIERDO: Here.

14 THE ASSISTANT SECRETARY: Commissioner
15 Nova?

16 COMMISSIONER NOVA: Here.

17 THE ASSISTANT SECRETARY: Commissioner
18 Festa?

19 COMMISSIONER FESTA: Here.

20 THE ASSISTANT SECRETARY: Commissioner
21 Casper?

22 COMMISSIONER CASPER: Here.

23 THE ASSISTANT SECRETARY: Commissioner
24 Bonito?

25 COMMISSIONER BONITO: Here.

1 THE ASSISTANT SECRETARY: Commissioner
2 Vallejo?

3 COMMISSIONER VALLEJO: Here.

4

5 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**
6 **FEBRUARY 17, 2015**

7

8 THE ASSISTANT SECRETARY: First item on the
9 agenda is Approval of Minutes from the Meeting of
10 February 17, 2015.

11 If anybody -- these are the minutes from
12 last meeting. Everybody welcome to look at them.

13 MR. NG: Okay.

14 COMMISSIONER FESTA: Make a motion.

15 COMMISSIONER IZQUIERDO: Also -- also
16 that's in the webpage --

17 THE ASSISTANT SECRETARY: Yes.

18 COMMISSIONER IZQUIERDO: -- you can see it?
19 Yeah.

20 THE ASSISTANT SECRETARY: Yes, sir.

21 COMMISSIONER FESTA: Make a motion.

22 THE ASSISTANT SECRETARY: Motion by
23 Commissioner Festa.

24 COMMISSIONER VALLEJO: Second the motion.

25 THE ASSISTANT SECRETARY: Second by

1 Commissioner Vallejo.

2 Roll call.

3 Commissioner Fernandez?

4 CHAIRMAN FERNANDEZ: Yes.

5 THE ASSISTANT SECRETARY: Commissioner
6 Izquierdo?

7 COMMISSIONER IZQUIERDO: Yes.

8 THE ASSISTANT SECRETARY: Commissioner
9 Nova?

10 COMMISSIONER NOVA: Yes.

11 THE ASSISTANT SECRETARY: Commissioner
12 Festa?

13 COMMISSIONER FESTA: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Casper?

16 COMMISSIONER CASPER: Yes.

17 THE ASSISTANT SECRETARY: Commissioner
18 Bonito?

19 COMMISSIONER BONITO: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Vallejo?

22 COMMISSIONER VALLEJO: Yes.

23

24 **2. APPROVAL AND RATIFICATION OF PRIOR PAYMENT OF**
25 **CLAIMS**

1

2 THE ASSISTANT SECRETARY: Second item is
3 Approval and Ratification of Prior Payments of
4 Claims.

5 COMMISSIONER FESTA: Make a motion.

6 THE ASSISTANT SECRETARY: Motion by
7 Commissioner Festa.

8 COMMISSIONER VALLEJO: Second the motion.

9 THE ASSISTANT SECRETARY: Second by
10 Commissioner Vallejo.

11 Roll call.

12 Commissioner Fernandez?

13 CHAIRMAN FERNANDEZ: Yes.

14 THE ASSISTANT SECRETARY: Commissioner
15 Izquierdo?

16 COMMISSIONER IZQUIERDO: Yes.

17 THE ASSISTANT SECRETARY: Commissioner
18 Nova?

19 COMMISSIONER NOVA: Yes.

20 THE ASSISTANT SECRETARY: Commissioner
21 Festa?

22 COMMISSIONER FESTA: Yes.

23 THE ASSISTANT SECRETARY: Commissioner
24 Casper?

25 COMMISSIONER CASPER: Yes.

1 THE ASSISTANT SECRETARY: Commissioner
2 Bonito?

3 COMMISSIONER BONITO: Yes.

4 THE ASSISTANT SECRETARY: Commissioner
5 Vallejo?

6 COMMISSIONER VALLEJO: Yes.

7

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

10

11 THE ASSISTANT SECRETARY: Third item is
12 Approval for the Payment of Bills and Preparation
13 of Checks.

14 COMMISSIONER IZQUIERDO: Yeah. A motion.

15 THE ASSISTANT SECRETARY: Motion by
16 Commissioner Izquierdo.

17 COMMISSIONER FESTA: Second.

18 THE ASSISTANT SECRETARY: Second by
19 Commissioner Festa.

20 Roll call.

21 Commissioner Fernandez?

22 CHAIRMAN FERNANDEZ: Yes.

23 THE ASSISTANT SECRETARY: Commissioner
24 Izquierdo?

25 COMMISSIONER IZQUIERDO: 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 COMMISSIONER BONITO: Yes, sir.

13 THE ASSISTANT SECRETARY: Commissioner
14 Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16

17 **4. REPORT ON STATUS OF PROJECTS**

18

19 THE ASSISTANT SECRETARY: There are no
20 other items on the --

21 Oh, we have the Report --

22 Oh, I'm sorry, take that back.

23 We have Reports on Status on Projects.

24 MR. YANOTCHKO: I've got a couple brief
25 reports, Dominick.

1 Thank you.

2 Good afternoon, Commissioners.

3 The first -- the first topic is really the
4 high school audit. At this point, if you haven't
5 been with the Agency for a while, the
6 demonstration high school -- building the new
7 high school was one of the major achievements of
8 this Agency.

9 The State tends to audit big projects like
10 this, so we've been at the audit for about a year
11 at this point and we're winding down towards near
12 the end. I counted on my last checklist about
13 nine questions for the Agency left and some of
14 those are duplicate questions.

15 So, we're hoping to get that done within
16 the next two to four weeks and then see what the
17 State auditors do at that point.

18 They might ask more questions. They may
19 generate a very big report. Usually it's the
20 redeveloper that has had to respond to many of
21 the questions, which is Epic, which, you know, is
22 a large-scale builder that has constructed, you
23 know, several of the schools here and -- and
24 around the state of New Jersey.

25 So, as part of this I'm going to --

1 MR. NG: That meeting was last week, yeah?

2 MR. YANOTCHKO: Yeah, we had a meeting last
3 -- a status meeting last week with the Board of
4 Ed; Kennedy, myself, and a couple representatives
5 from Epic, and a lawyer from Scarinci Hollenbeck
6 -- the City's counsel, just to kind of like give
7 each other status. You know, to like think about
8 what's next and then kind of give each other a
9 little advice.

10 MR. NG: Yeah. Let me just add, you
11 mentioned that we -- just remaining like probably
12 like 11 or 12 -- ten questions.

13 MR. YANOTCHKO: Yes.

14 MR. NG: But if you remember a year ago we
15 had like a hundred questions and documentation to
16 provide; this is a real step that we just -- are
17 -- this a corner from, you know, to the final
18 thing.

19 Not for nothing but David Yanotchko have
20 done a tremendous job putting a lot of -- a lot
21 of documentation all together. And I remember
22 like a year ago we spent two or three months with
23 Susan Tacuri, too, --

24 MR. YANOTCHKO: Yes.

25 MR. NG: -- putting the office all

1 together, the file -- they were all around the
2 offices in City Hall because we didn't have
3 actually a physical office, which we have now.

4 And, thank you.

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

7 They -- they got up to about a hundred
8 twenty questions and hopefully not too many more
9 after this is what we -- we're hoping for that
10 they'll just generate a report, we'll see what
11 that says.

12 Generally this process has taken a long
13 time. We know only one -- one other school
14 demonstration project in New Brunswick had their
15 project audited already but then they decided to
16 write a page -- a report. I think they said
17 3,000 page report --

18 MR. NG: Um-hum.

19 MR. YANOTCHKO: -- at the meeting we were
20 at. So, that's -- that a lot of work. That's
21 the auditors after the report, they decide to
22 look at everything.

23 COMMISSIONER IZQUIERDO: But those -- those
24 questions are answered internally, not -- doesn't
25 come to the Board?

1 MR. YANOTCHKO: No, no. Not to -- not to
2 the Board.

3 What we do -- it's questions really for
4 each party that had a part of this. You could
5 get some questions, then the redeveloper gets a
6 few questions, the Board of Ed has a few
7 questions.

8 Some of the -- some of the questions apply
9 to all of us and then we have to kind of send
10 about ten or 15 emails to each other to figure
11 out what's going on.

12 It's -- it's mostly being handled by the
13 lawyers for each --

14 MR. NG: The State lawyers --

15 MR. YANOTCHKO: Yeah.

16 COMMISSIONER IZQUIERDO: Oh.

17 MR. NG: -- and the head of the Agency with
18 the lawyer.

19 MR. YANOTCHKO: Yeah.

20 MR. NG: This is very simple.

21 COMMISSIONER IZQUIERDO: Um-hum.

22 MR. NG: The high school -- the high school
23 was built like three or four years. A lot of
24 documentations were on, you know, in the
25 meantime. So the government want to know how we

1 | did it, how the builders did the construction --

2 | COMMISSIONER IZQUIERDO: Okay.

3 | MR. NG: -- and it supposed to -- all the
4 | documents are supposed to be in order. That's
5 | what we are doing now.

6 | COMMISSIONER IZQUIERDO: Oh, okay.

7 | MR. NG: About to finish that.

8 | COMMISSIONER IZQUIERDO: All right.

9 | MR. YANOTCHKO: Getting very close.

10 | So hopefully by the -- the meeting next
11 | month we can say we've gotten all the questions
12 | answered at this point. Unless they --

13 | MR. NG: Yeah.

14 | MR. YANOTCHKO: Unless they come up with
15 | new ones and then --

16 | MR. NG: Commissioners, you don't know -- I
17 | mean like hours and hours putting all these
18 | documents together.

19 | Remember that Mr. Yanotchko was not the
20 | lawyer for this Agency when the high school was
21 | built. So, -- I was not the Director. Other
22 | Commissioner was around. Other people were
23 | around. And we just put everything together.

24 | MR. YANOTCHKO: Yes. Yeah.

25 | MR. NG: Not an -- not an easy task.

1 MR. YANOTCHKO: Yes. I've -- I've learned
2 a lot about the high school project.

3 MR. NG: We learned a lot.

4 MR. YANOTCHKO: Last year.

5 And then the next project area that I have
6 a report on, Yardley. In a couple days, on
7 Thursday to be exact, we're going to have a
8 meeting with the redevelopers and their lawyer.
9 Kennedy and I will be there.

10 We're also going to have David Spatz who
11 helps us with planning. We expect the City
12 engineer there, too, to discuss -- they've got a
13 few business issues about the redevelopment
14 Yardley. They would like to talk about -- it
15 will probably involve an issue like affordable
16 housing.

17 They'll probably tell us a little more
18 about design changes, too, that they've --
19 they're telling us they've got planned that they
20 think are improvements. So we'd like to have the
21 City engineer for that meeting.

22 So that's -- that's going to occur in two
23 days.

24 Right now we've -- we've given the Yardley
25 redevelopers a draft of the redevelopment

1 | agreement but they wanted to have a meeting first
2 | before getting to the -- to the language and
3 | asking for changes.

4 | COMMISSIONER BONITO: I have a question on
5 | the Yardley meeting.

6 | MS. DILLON: Just sit forward, Mr. Bonito.

7 | COMMISSIONER BONITO: I'm sorry.

8 | MS. DILLON: Thank you.

9 | COMMISSIONER BONITO: I have a question on
10 | the Yardley meeting.

11 | MR. YANOTCHKO: Yes.

12 | COMMISSIONER BONITO: When -- you're
13 | meeting this Thursday?

14 | MR. YANOTCHKO: This Thursday.

15 | COMMISSIONER BONITO: Just have a question.
16 | Will there be a representative from New Jersey
17 | Transit at the meeting or will you be feeding
18 | them information from the meeting?

19 | MR. YANOTCHKO: I -- I don't anticipate
20 | someone from New Jersey Transit --

21 | COMMISSIONER BONITO: Um-hum.

22 | MR. YANOTCHKO: -- at this point.

23 | I mean if they're -- if they're necessary
24 | we can -- obviously we'll have information from
25 | that and be able to bring it to them.

1 You know, we also plan on having the City
2 engineer, too, which is --

3 MR. NG: I mean I don't think -- this is
4 the stage to discuss that.

5 MR. YANOTCHKO: Yeah.

6 MR. NG: I believe, from my own experience
7 on the Planning Board representing the City and
8 the County, that -- that questions and the
9 experts go to the Planning Board --

10 COMMISSIONER BONITO: Um-hum.

11 MR. NG: -- when the project is presented.

12 So, --

13 COMMISSIONER BONITO: Okay.

14 MR. NG: -- that's where they have to
15 explain --

16 COMMISSIONER BONITO: When you get to that
17 level.

18 MR. NG: Yeah. To that level.

19 COMMISSIONER BONITO: Right.

20 MR. NG: Yeah.

21 COMMISSIONER BONITO: Okay.

22 MR. NG: That's a good question.

23 MR. YANOTCHKO: Yeah.

24 COMMISSIONER BONITO: Because it will be a
25 realistic -- you know, it will have to be

1 obviously considered in a final plan when -- when
2 that project goes forward.

3 MR. YANOTCHKO: Oh, yes.

4 MR. NG: Of course.

5 COMMISSIONER BONITO: Obviously. You know,
6 that -- that's why I was asking that.

7 Okay.

8 MR. NG: Um-hum.

9 COMMISSIONER BONITO: Thank you, sir.

10 MR. YANOTCHKO: Yeah. This -- this is more
11 of a -- kind of like a pre-meeting to try to
12 address some bigger issues before we throw --

13 COMMISSIONER BONITO: Correct.

14 MR. YANOTCHKO: -- paperwork back at each
15 other -- if the lawyers throw paperwork back at
16 each other and work it through.

17 So, that's -- that's really the plan of
18 this meeting that we're going to have in a couple
19 days.

20 COMMISSIONER BONITO: Um-hum.

21 MR. YANOTCHKO: And for now those are the
22 two main reports -- two main activity items that
23 we've got right now --

24 MR. NG: Yeah.

25 MR. YANOTCHKO: -- that have been pending.

1 MR. NG: The only thing to add is that now
2 that we are all together, that's a good thing.
3 Is every Commissioner okay with this time for the
4 meetings?

5 It's okay?

6 Probably when those couple projects starts
7 -- because we a lot -- we expect a lot of people
8 from the public in the future, we probably have
9 to change the time in the afternoon. But we have
10 -- we have time to discuss that.

11 But in the meantime are we okay with the
12 time at 12?

13 COMMISSIONER IZQUIERDO: Yeah, no problem.
14 Good time.

15 COMMISSIONER CASPER: Do they plan on
16 getting this project out of the ground sometime
17 this year?

18 I mean is it -- does it look like that?

19 MR. YANOTCHKO: I think they're -- they're
20 eager. You know, from what I've -- what I've
21 heard.

22 I mean I'm -- there's a lot of -- there's
23 things that come -- I think we're going to learn
24 a lot on -- on Thursday is what we're going to
25 learn a lot about.

1 If there's -- there's some things that
2 they've got concerns about that they want to
3 address to us and if -- if -- you know, if that's
4 something that could be assisted through or is
5 the draft of the agreement the way it is right
6 now for, you know, a good reason we can't change.

7 You know, so that's -- I think a lot of
8 that's going to, you know, be -- be learned about
9 on -- on, you know, this meeting and a little bit
10 after that, you know, when we get the, you know,
11 kind of the feedback, think through some of the
12 issues.

13 They're generally pretty eager. I know one
14 of them has some business overseas. So sometimes
15 he's not always in the country unfortunately.
16 You know, he's -- he's on the road or traveling.
17 You know, places like China and other -- other
18 places, so.

19 And it's -- it's an important document,
20 too. It's very -- it's something not -- not to
21 be taken lightly just because it may go on for
22 ten years, possibly 15. We'd hope more or less
23 closer to ten if we get our way.

24 COMMISSIONER CASPER: You think it's going
25 to be dragged out that long?

1 MR. YANOTCHKO: I -- I think --

2 MR. NG: It's a very large project.

3 MR. YANOTCHKO: -- it's --

4 COMMISSIONER CASPER: No, no, I know that.

5 I know.

6 MR. YANOTCHKO: It's large. It might have
7 to just because the amount of -- amount of units.

8 If they build about 700 units, I don't
9 think they can build that all at once.

10 COMMISSIONER CASPER: Right.

11 MR. YANOTCHKO: Because I think what --
12 usually what a redeveloper does, and I -- I'm
13 pretty sure they plan to do this, is to build one
14 building, --

15 MR. NG: By stage.

16 MR. YANOTCHKO: -- then next building. And
17 kind of like try to get to a certain point of
18 leases.

19 COMMISSIONER CASPER: Um-hum.

20 MR. YANOTCHKO: You know they want to make
21 sure it's rented --

22 COMMISSIONER CASPER: Um-hum.

23 MR. YANOTCHKO: -- to a certain capacity to
24 make sure that the -- the project is -- is
25 healthy.

1 COMMISSIONER CASPER: Right.

2 MR. YANOTCHKO: You know. That's -- that's
3 what a lot of developers, redevelopers do at
4 least, --

5 COMMISSIONER CASPER: Um-hum.

6 MR. YANOTCHKO: -- they'll build in stages.

7 COMMISSIONER BONITO: And, again, -- again,
8 in actuality, --

9 MR. YANOTCHKO: Yeah.

10 COMMISSIONER BONITO: -- the projects --

11 MS. DILLON: You have to speak up, --

12 COMMISSIONER BONITO: -- would be --

13 MS. DILLON: -- Mr. Bonito.

14 COMMISSIONER BONITO: -- the project would
15 actually begin with the demolition of the actual
16 Yardley building, as well as the -- I think that
17 there's another building in that area.

18 Because those buildings, to my
19 understanding, have to be demolished in order for
20 this new project to go up. Or unless I'm
21 mistaken.

22 MR. YANOTCHKO: Actually, -- I think their
23 plan is -- again, this could change on Thursday
24 or, you know, before we finish the agreement.

25 Their initial plan is to start away from

1 the Yardley building itself, --

2 COMMISSIONER CASPER: The south side it
3 said.

4 MR. YANOTCHKO: Yes. Yes.

5 -- to be able to -- because they don't --
6 because I think Yardley has some functioning
7 businesses there. They want to take time to make
8 sure there's a chance to relocate and they -- the
9 real plan is to, you know, use the land that's
10 vacant first and to start --

11 COMMISSIONER BONITO: Okay.

12 MR. YANOTCHKO: -- start with that.

13 So they'd probably lead off with that
14 building.

15 COMMISSIONER BONITO: Right.

16 MR. YANOTCHKO: Yardley would probably be a
17 couple years away --

18 COMMISSIONER BONITO: Okay.

19 MR. YANOTCHKO: -- itself.

20 COMMISSIONER IZQUIERDO: And maybe that's
21 only for my case, can -- can I have an -- like an
22 outline of the project about -- you know,
23 specific location and what they want to do so --
24 what they want to do so far?

25 Like a very brief?

1 MR. YANOTCHKO: I could -- I could do that
2 -- definitely do that for you.

3 We -- we had a short kind of like concept
4 description --

5 COMMISSIONER IZQUIERDO: I know that --

6 MR. YANOTCHKO: Yeah.

7 COMMISSIONER IZQUIERDO: I know that it's
8 going to be -- maybe it's going to change in the
9 --

10 MR. YANOTCHKO: Oh, yes.

11 COMMISSIONER IZQUIERDO: -- in the future.

12 But -- but just to -- you know, to know the --

13 THE ASSISTANT SECRETARY: If you want --

14 COMMISSIONER IZQUIERDO: -- overview.

15 THE ASSISTANT SECRETARY: If you want to go
16 online, we --

17 When was -- you recall the meeting we had
18 on the --

19 MR. YANOTCHKO: It was --

20 THE ASSISTANT SECRETARY: -- Yardley?

21 MR. YANOTCHKO: It was September or
22 October.

23 COMMISSIONER CASPER: Yeah.

24 THE ASSISTANT SECRETARY: So, look --

25 MR. YANOTCHKO: Yeah.

1 THE ASSISTANT SECRETARY: -- look online.

2 COMMISSIONER IZQUIERDO: Okay. That's
3 good. Sure.

4 THE ASSISTANT SECRETARY: Look at the
5 transcript.

6 COMMISSIONER IZQUIERDO: Okay.

7 THE ASSISTANT SECRETARY: And it should --
8 everything should be there.

9 COMMISSIONER IZQUIERDO: All right. Maybe
10 you can give me the exact date, so I can --

11 THE ASSISTANT SECRETARY: Well, --

12 COMMISSIONER IZQUIERDO: -- look for it.

13 THE ASSISTANT SECRETARY: -- I don't know
14 the exact --

15 Right now I have to look but --

16 MR. YANOTCHKO: I'm pretty --

17 THE ASSISTANT SECRETARY: -- September/
18 October maybe.

19 MR. YANOTCHKO: I'm pretty sure the meeting
20 -- the biggest meeting was October.

21 COMMISSIONER IZQUIERDO: October?

22 MR. YANOTCHKO: Yes.

23 MR. NG: Sometime in October.

24 MR. YANOTCHKO: And --

25 THE ASSISTANT SECRETARY: I mean there's

1 | only one --

2 | COMMISSIONER IZQUIERDO: Okay.

3 | THE ASSISTANT SECRETARY: There's only one
4 | transcript, so --

5 | COMMISSIONER IZQUIERDO: Uh-huh. I'm going
6 | to check for that transcript.

7 | THE ASSISTANT SECRETARY: -- you know.

8 | MR. YANOTCHKO: Yeah.

9 | COMMISSIONER IZQUIERDO: October.

10 | MR. YANOTCHKO: And they gave us a handout,
11 | too.

12 | THE ASSISTANT SECRETARY: It's a Special --
13 | I'm sorry.

14 | It was a Special --

15 | COMMISSIONER IZQUIERDO: For that --

16 | THE ASSISTANT SECRETARY: -- Meeting. So,
17 | you'll know, it's at six o'clock.

18 | COMMISSIONER IZQUIERDO: All right. Got
19 | it. So I'm going to check for October
20 | transcript.

21 | MR. NG: Again, after --

22 | COMMISSIONER BONITO: The Acting City Clerk
23 | is correct. That was a Special Meeting when we
24 | had the representatives of that project who came
25 | in and addressed us on those concerns.

1 COMMISSIONER IZQUIERDO: Oh, okay.

2 COMMISSIONER BONITO: That's correct.

3 CHAIRMAN FERNANDEZ: And I'd say don't bog
4 yourself down in such details now, because it's
5 such -- it's such infancy.

6 COMMISSIONER IZQUIERDO: Yeah. Yeah.

7 CHAIRMAN FERNANDEZ: You're going to bog
8 your brain down for no reason whatsoever.

9 COMMISSIONER IZQUIERDO: Okay.

10 CHAIRMAN FERNANDEZ: By the time it gets
11 into a year, two years from now, --

12 THE ASSISTANT SECRETARY: It's going to
13 change.

14 CHAIRMAN FERNANDEZ: -- it's going to be a
15 completely different --

16 MR. NG: That's what I was going to say.

17 CHAIRMAN FERNANDEZ: Don't -- don't really
18 waste too much energy on it --

19 COMMISSIONER IZQUIERDO: Okay.

20 CHAIRMAN FERNANDEZ: -- because it's just
21 -- it's infancy.

22 COMMISSIONER IZQUIERDO: Um-hum.

23 CHAIRMAN FERNANDEZ: It's planning stages.
24 You know, it's got to go --

25 MR. NG: It's like a draft.

1 CHAIRMAN FERNANDEZ: Yeah.

2 COMMISSIONER IZQUIERDO: Yeah, exactly.

3 MR. YANOTCHKO: Exactly.

4 And they -- they talked about design
5 changes that they wanted to show us just for this
6 meeting, so. Which -- which I -- from what I'm
7 told, it -- it happens all the time.

8 They start working with the experts, the
9 engineers, and the engineers sometimes suggest
10 better ways of doing -- doing things than the
11 architect thought or the developers originally
12 thought.

13 So, that's -- that's why a lot of that
14 happens at times.

15 COMMISSIONER IZQUIERDO: Um-hum.

16 MR. NG: What is the status of the
17 Commissioner's taking the classes?

18 THE ASSISTANT SECRETARY: Oh, I think they
19 both -- Commissioner Izquierdo and Paul Casper,
20 they both registered for the two classes coming
21 up.

22 Right?

23 You guys have the information?

24 COMMISSIONER CASPER: April 11th is the
25 first class.

1 COMMISSIONER IZQUIERDO: April, yes.

2 MR. NG: April 11th.

3 THE ASSISTANT SECRETARY: All right.

4 COMMISSIONER CASPER: And I believe May 9th
5 is the second class.

6 COMMISSIONER IZQUIERDO: Um-hum.

7 MR. NG: Okay.

8 COMMISSIONER CASPER: So everything was --
9 everything was okay.

10 THE ASSISTANT SECRETARY: Everything is
11 okay. We have --

12 MR. NG: I know that I signed the
13 invoice --

14 THE ASSISTANT SECRETARY: We have -- yeah,
15 everything --

16 MR. NG: -- for the class.

17 THE ASSISTANT SECRETARY: -- everything is
18 done. Yeah.

19 We have the invoices here.

20 MR. NG: And, actually, how many classes do
21 -- do they have to take?

22 THE ASSISTANT SECRETARY: Two.

23 MR. NG: Only two?

24 THE ASSISTANT SECRETARY: Yeah.

25 MR. NG: Okay.

1 THE ASSISTANT SECRETARY: Yeah. They got
2 to take the -- the Ethics and the Principle of --
3 MR. NG: Redevelopment.
4 THE ASSISTANT SECRETARY: -- Development.
5 MR. NG: Yeah. Okay.
6 THE ASSISTANT SECRETARY: And that should
7 be it.
8 COMMISSIONER IZQUIERDO: Yeah, isn't it
9 actually in the -- in the Resolution --
10 THE ASSISTANT SECRETARY: Yeah.
11 COMMISSIONER IZQUIERDO: -- that we --
12 THE ASSISTANT SECRETARY: Yeah. Has been
13 paid. Everything is ready to go.
14 MR. NG: Okay.
15 THE ASSISTANT SECRETARY: So they just have
16 to be there.
17 MR. NG: Um-hum.
18 THE ASSISTANT SECRETARY: So, --
19 CHAIRMAN FERNANDEZ: I'm going to make a
20 motion to accept the Report on Status of
21 Projects.
22 THE ASSISTANT SECRETARY: Okay, motion made
23 by Commissioner Fernandez.
24 COMMISSIONER IZQUIERDO: Second.
25 THE ASSISTANT SECRETARY: Second by

1 Commissioner Wilmer -- I mean Izquierdo.

2 COMMISSIONER IZQUIERDO: Izquierdo.

3 THE ASSISTANT SECRETARY: Roll call.

4 Commissioner Fernandez?

5 CHAIRMAN FERNANDEZ: Yes.

6 THE ASSISTANT SECRETARY: Commissioner

7 Izquierdo?

8 COMMISSIONER IZQUIERDO: 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 COMMISSIONER BONITO: Yes.

21 COMMISSIONER VALLEJO: Commissioner

22 Vallejo; yes.

23 THE ASSISTANT SECRETARY: And Commissioner

24 Vallejo?

25 I forgot about you.

1 MR. NG: He in the back.

2

3 **5. PUBLIC COMMENT**

4

5 THE ASSISTANT SECRETARY: There are no
6 other items on the agenda.

7 Is there anyone from the public wish to
8 comment on any items on the agenda at this time;
9 please step forward, state your name for the
10 record.

11 Seeing none.

12

13 **ADJOURNMENT**

14

15 THE ASSISTANT SECRETARY: Is there a
16 motion to adjourn?

17 COMMISSIONER FESTA: Motion.

18 THE ASSISTANT SECRETARY: Motion made by
19 Commissioner Festa.

20 COMMISSIONER VALLEJO: Second the motion.

21 THE ASSISTANT SECRETARY: Second by
22 Commissioner Vallejo.

23 In all favor?

24

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

1

2

THE ASSISTANT SECRETARY: Thank you guys.

3

4

5

(Whereupon, the proceedings were concluded
at 12:21 p.m.)

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

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, March 17, 2015, and digitally
10 recorded.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25 Monitored and Proofread by: Deborah Dillon