

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

REGULAR MEETING :  
: TRANSCRIPT OF RECORDED  
: PROCEEDINGS  
:  
\_\_\_\_\_:

City Hall  
Conference Room, Third Floor  
3715 Palisade Avenue  
Union City, New Jersey

Tuesday, February 16, 2016  
Commencing at 6:03 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  
CARLOS VALLEJO, COMMISSIONER, Acting Chairperson

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

WILMER IZQUIERDO, COMMISSIONER  
RAFAEL NOVA, COMMISSIONER  
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

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1 THE ASSISTANT SECRETARY: Please take  
2 notice that on Tuesday, February 16, 2016, at  
3 six p.m., a Regular Meeting is scheduled for the  
4 Union City Redevelopment Agency to held -- to be  
5 held at the Conference Room located on the Third  
6 Floor of City Hall, 3715 Palisade Avenue, Union  
7 City, New Jersey.

8 Everyone please rise for the Pledge of  
9 Allegiance.

10  
11 (Whereupon, the Pledge of Allegiance was  
12 said by all.)

13  
14 (Whereupon, there was a pause in the  
15 proceedings.)

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

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

25

1 **ROLL CALL:**

2

3 THE ASSISTANT SECRETARY: Roll call.

4 Commissioner Fernandez?

5 Is absent.

6 Commissioner Izquierdo?

7 Is absent.

8 Commissioner Nova?

9 Is absent.

10 Commissioner Festa?

11 COMMISSIONER FESTA: Here.

12 THE ASSISTANT SECRETARY: Commissioner

13 Casper?

14 COMMISSIONER CASPER: Here.

15 THE ASSISTANT SECRETARY: Commissioner

16 Bonito?

17 COMMISSIONER BONITO: Here.

18 THE ASSISTANT SECRETARY: Commissioner

19 Vallejo?

20 COMMISSIONER VALLEJO: Here.

21

22 **ELECTION OF ACTING CHAIRPERSON**

23

24 THE ASSISTANT SECRETARY: First item on the

25 agenda is Approval of the Minutes from the

1 Meeting of January 19, 2016.

2 COMMISSIONER FESTA: Make a motion.

3 COMMISSIONER VALLEJO: I think you have to  
4 appoint --

5 Oh, you don't have to appoint a temporary  
6 Chairperson first?

7 MR. YANOTCHKO: I think we would do that by  
8 -- by motion if -- motion for a temp -- for a  
9 temporary Chairperson for this meeting.

10 COMMISSIONER CASPER: Make a motion.

11 COMMISSIONER FESTA: Second.

12 THE ASSISTANT SECRETARY: Motion.

13 COMMISSIONER FESTA: Make a motion for  
14 Carlos Vallejo.

15 THE ASSISTANT SECRETARY: Motion for Carlos  
16 Vallejo.

17 And motion made by Paul Casper.

18 Second by Eva Festa.

19 First item is Approval of the Minutes for  
20 the Meeting of --

21 MR. YANOTCHKO: Oh, we should go for roll  
22 call.

23 COMMISSIONER FESTA: Roll call.

24 THE ASSISTANT SECRETARY: Roll call.

25 Commissioner Fernandez?

1 Absent.

2 Commissioner Izquierdo?

3 Absent.

4 Commissioner Nova?

5 Is absent.

6 Commissioner Festa?

7 COMMISSIONER FESTA: Here. Yes.

8 THE ASSISTANT SECRETARY: Commissioner  
9 Casper?

10 COMMISSIONER CASPER: Here.

11 THE ASSISTANT SECRETARY: Commissioner  
12 Bonito?

13 COMMISSIONER BONITO: Yes.

14 THE ASSISTANT SECRETARY: Commissioner  
15 Vallejo?

16 COMMISSIONER VALLEJO: Yes.

17 THE ASSISTANT SECRETARY: First item is --

18 COMMISSIONER VALLEJO: Thank you.

19

20 **1. APPROVAL OF THE MINUTES FROM THE MEETING OF**  
21 **JANUARY 19, 2016**

22

23 THE ASSISTANT SECRETARY: First item is  
24 Approval of the Minutes of January 19, 2016.

25 COMMISSIONER FESTA: Make a motion.

1 THE ASSISTANT SECRETARY: Motion by  
2 Commissioner Festa.

3 COMMISSIONER CASPER: Second.

4 THE ASSISTANT SECRETARY: Second by  
5 Commissioner Casper.

6 Roll call.

7 Commissioner Fernandez?

8 Absent.

9 Commissioner Izquierdo?

10 Absent.

11 Commissioner Nova?

12 Absent.

13 Commissioner 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 THE ASSISTANT SECRETARY: Commissioner  
22 Vallejo?

23 COMMISSIONER VALLEJO: Yes.

24

25 **2. RESOLUTION REGARDING SELECTION OF AN**

1 **AUDITING FIRM**

2

3 THE ASSISTANT SECRETARY: Item 2, is  
4 Resolution Regarding Selecting an Auditing --  
5 Auditing Firm.

6 So, as I stated previously, we have a new  
7 accountant onboard, which is Sue Colditz. She's  
8 the -- currently she's the CFO.

9 Susan Tacuri's no longer with the Agency;  
10 she no longer works for the City.

11 So we have appointed Sue Colditz, which is  
12 the CFO of the City.

13 MR. YANOTCHKO: Or we're about to -- we're  
14 about to confirm that tonight, --

15 THE ASSISTANT SECRETARY: Right.

16 MR. YANOTCHKO: -- of course. Yes.

17 THE ASSISTANT SECRETARY: And -- and that's  
18 about -- she's on the agenda for tonight.

19 And she has reviewed the two proposal for  
20 the auditors and based on her experience and  
21 knowledge she has made the recommendation to go  
22 with the lowest bidder.

23 COMMISSIONER VALLEJO: Motion.

24 THE ASSISTANT SECRETARY: Anybody has any  
25 question?



1 COMMISSIONER FESTA: Second.

2 THE ASSISTANT SECRETARY: No?

3 COMMISSIONER FESTA: Uh-uh.

4 THE ASSISTANT SECRETARY: Vincent?

5 No?

6 COMMISSIONER BONITO: No.

7 THE ASSISTANT SECRETARY: Motion made by

8 Commissioner Vallejo.

9 COMMISSIONER FESTA: Second.

10 THE ASSISTANT SECRETARY: Second by

11 Commissioner Festa.

12 Roll call.

13 Commissioner Fernandez?

14 Absent.

15 Commissioner Izquierdo?

16 Is absent.

17 Commissioner Nova?

18 Is absent.

19 Commissioner Festa?

20 COMMISSIONER FESTA: Yes.

21 THE ASSISTANT SECRETARY: Commissioner

22 Casper?

23 COMMISSIONER CASPER: Yes.

24 THE ASSISTANT SECRETARY: Commissioner

25 Bonito?

1 COMMISSIONER BONITO: Yes.

2 THE ASSISTANT SECRETARY: Commissioner  
3 Vallejo?

4 COMMISSIONER VALLEJO: Yes.

5

6 **3. RESOLUTION TO APPOINT AN ACCOUNTANT FOR THE**  
7 **AGENCY FOR THE REMAINDER OF 2016**

8

9 THE ASSISTANT SECRETARY: Item 3 is  
10 Resolution to Appoint an Accountant for the  
11 Agency for the Remainder of 2016.

12 MR. YANOTCHKO: And as -- as we just said  
13 before Sue Colditz is ready to jump in.

14 Actually she's done several things for us  
15 already, so part of this Resolution is to  
16 confirm, ratify any action she's helped us out  
17 with already in terms of putting checks together,  
18 responding to something for the demonstration  
19 project really quickly.

20 And so we have this Resolution on for  
21 tonight.

22 THE ASSISTANT SECRETARY: She -- I have  
23 asked her to join us at this meeting but because  
24 she's on vacation, -- she'll be back tomorrow --  
25 she will -- she will be coming in the next

1 meeting, so she could introduce herself and you  
2 guys could meet her --

3 COMMISSIONER BONITO: Oh, okay.

4 THE ASSISTANT SECRETARY: -- and -- and --  
5 so, --

6 COMMISSIONER BONITO: I was going to ask  
7 about that but, okay, --

8 THE ASSISTANT SECRETARY: She --

9 COMMISSIONER BONITO: -- you answered the  
10 question.

11 THE ASSISTANT SECRETARY: Yeah. So, yeah.

12 COMMISSIONER BONITO: Okay. Next meeting.

13 THE ASSISTANT SECRETARY: So is there a  
14 motion to appoint Sue Colditz for accountant --

15 COMMISSIONER FESTA: Motion.

16 THE ASSISTANT SECRETARY: -- of the Agency?  
17 Motion made by Commissioner Festa.

18 COMMISSIONER VALLEJO: Second the motion.

19 THE ASSISTANT SECRETARY: Second by  
20 Commissioner Vallejo.

21 Roll call.

22 Commissioner Fernandez?

23 Absent.

24 Commissioner Izquierdo?

25 Is absent.

1 Commissioner Nova?

2 Is absent.

3 I mean --

4 Commissioner Nova is absent.

5 Commissioner 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.

13 THE ASSISTANT SECRETARY: Commissioner

14 Vallejo?

15 COMMISSIONER VALLEJO: Yes.

16

17 **4. APPROVAL AND RATIFICATION OF PRIOR PAYMENT**

18 **OF CLAIMS**

19

20 THE ASSISTANT SECRETARY: Item 4 is

21 Approval and Ratification of Prior Payments of

22 Claims.

23 We have -- we have some claims on the

24 resolution.

25 MR. YANOTCHKO: You want me to read them --

1 THE ASSISTANT SECRETARY: Yeah, --

2 MR. YANOTCHKO: -- the amount?

3 THE ASSISTANT SECRETARY: -- if you can.

4 MR. YANOTCHKO: Yeah, okay.

5 Let's see. Okay.

6 This is Resolution for Approval,  
7 Ratification of Prior Payments of Claims.

8 It's really a couple of payroll periods  
9 from day after Christmas, 2015, all the way up to  
10 February 5<sup>th</sup>, 2016. The total amount is  
11 \$4,657.93.

12 COMMISSIONER FESTA: I make a motion.

13 THE ASSISTANT SECRETARY: Motion by  
14 Commissioner Festa.

15 COMMISSIONER VALLEJO: Second the motion.

16 THE ASSISTANT SECRETARY: Second by  
17 Commissioner Vallejo.

18 Roll call.

19 Commissioner Fernandez?

20 Is absent.

21 Commissioner Izquierdo?

22 Is absent.

23 Commissioner Nova?

24 Is absent.

25 Commissioner Festa?

1 COMMISSIONER FESTA: Yes.

2 THE ASSISTANT SECRETARY: Commissioner  
3 Casper?

4 COMMISSIONER CASPER: Yes.

5 THE ASSISTANT SECRETARY: Commissioner  
6 Bonito?

7 COMMISSIONER BONITO: Yes.

8 THE ASSISTANT SECRETARY: Commissioner  
9 Vallejo?

10 COMMISSIONER VALLEJO: Yes.

11

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

13 **PREPARATION OF CHECKS**

14

15 THE ASSISTANT SECRETARY: Item 5.

16 Resolu -- Approval for the Payment of Bills  
17 and Preparation of Checks.

18 MR. YANOTCHKO: Okay. And we have four  
19 here.

20 One for Audio-Digital transcribing the  
21 January meeting.

22 One for my law firm for work performed in  
23 December. That's a -- that's a thousand nine  
24 hundred and five dollars.

25 The Agency; there's a transfer of funds

1 from payroll account to operating account,  
2 \$10,000.00.

3 And AlphaDog, which is an invoice. That's  
4 our website provider.

5 COMMISSIONER BONITO: Um-hum.

6 MR. YANOTCHKO: And that's an invoice for  
7 \$449.00.

8 COMMISSIONER FESTA: Make a motion.

9 THE ASSISTANT SECRETARY: Motion by  
10 Commissioner Festa.

11 COMMISSIONER CASPER: Second.

12 THE ASSISTANT SECRETARY: Second by  
13 Commissioner Casper.

14 Roll call.

15 Commissioner Fernandez?

16 Absent.

17 Commissioner Izquierdo?

18 Is absent.

19 Commissioner Nova?

20 Is absent.

21 Commissioner 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 **6. REPORT ON STATUS OF PROJECTS**

9

10 THE ASSISTANT SECRETARY: Counsel, item 6,  
11 the Report -- any -- any status on any project at  
12 this time?

13 MR. YANOTCHKO: Yes. Since the last time  
14 we had another Yardley meeting. Redevelopers,  
15 their lawyers, our lawyers, Kennedy were -- were  
16 all there.

17 We talked about some of the -- some of the  
18 tough issues, some of the kind of like final  
19 things. You know, some -- some really technical  
20 legal issues for the most part. And I think  
21 we're just getting -- making sure that the  
22 clients -- and that includes, you know, also the  
23 -- all the stakeholders, the City, the  
24 redevelopers, are okay with, you know, some  
25 progress that we made at that meeting.



1           And that's --

2           THE ASSISTANT SECRETARY: Is that -- is  
3 that it?

4           MR. YANOTCHKO: Yeah, that's the main --

5           THE ASSISTANT SECRETARY: Any Commissioner  
6 has a question --

7           COMMISSIONER BONITO: Yes. At -- at what  
8 -- at what point will they be revisiting our  
9 Board, if they will be revisiting?

10           And then at what point from there we'll be  
11 facing the public with all of this?

12           MR. YANOTCHKO: Well I think it's -- I  
13 think it would be if -- if things go on track, I  
14 think they'd be revisiting this Board sometime  
15 this year is -- is what I -- what I believe.  
16 Unless they, you know, --

17           COMMISSIONER BONITO: Okay.

18           MR. YANOTCHKO: -- have to hold up a little  
19 bit for starting the project, which --

20           COMMISSIONER BONITO: So, theoretically,  
21 any time between March and December of the  
22 calendar year?

23           MR. YANOTCHKO: I -- I would -- I would  
24 think so.

25           Probably -- probably not March but I think

1 -- I think some time in this year, --

2 COMMISSIONER BONITO: Okay.

3 MR. YANOTCHKO: -- as long as -- as long  
4 we're able to get the -- get a final agreement.

5 COMMISSIONER CASPER: What is --

6 COMMISSIONER BONITO: And will --

7 COMMISSIONER CASPER: -- the major holdup  
8 then?

9 COMMISSIONER BONITO: Yeah.

10 MR. YANOTCHKO: There's -- I mean some  
11 issues -- I -- it's kind of like being negotiated  
12 with counsel, so I can't -- yeah and I don't want  
13 to get into it too much --

14 COMMISSIONER FESTA: It's still -- there's  
15 tenants there still, aren't there?

16 MR. YANOTCHKO: Yes. And part of it -- the  
17 way they want to -- they way they envision doing  
18 this project is the tenants would be the last to  
19 go.

20 COMMISSIONER FESTA: Mmm.

21 MR. YANOTCHKO: Like they are going to  
22 build --

23 The plan is right now to --

24 COMMISSIONER CASPER: Start on south.

25 MR. YANOTCHKO: -- two towers; start with

1 the first one, --

2 COMMISSIONER CASPER: South.

3 MR. YANOTCHKO: -- so they can give the  
4 tenants the maximum amount of time to relocate.  
5 So that's -- that's the way that goes.

6 So that's one thing they're -- they're  
7 thinking of.

8 And --

9 MR. NG: So I guess after the -- all the  
10 agreements, I mean and details are set --

11 COMMISSIONER BONITO: Yeah, all the -- all  
12 the legal --

13 MR. NG: -- all the legal aspects and  
14 everything, --

15 COMMISSIONER BONITO: All the legal issues  
16 and questions, yeah.

17 MR. NG: -- both parties are in agreement,  
18 you know, --

19 COMMISSIONER BONITO: Right.

20 MR. NG: -- and then we'll --

21 COMMISSIONER BONITO: Because then --  
22 because then you have the subset issues, if you  
23 will, that include New Jersey Transit and  
24 transportation and parking.

25 I mean I know that -- what -- what they had

1 | discussed in their presentation but I would think  
2 | that outreach to New Jersey Transit would be  
3 | included in this because it's going to effect  
4 | many factors in that area.

5 | MR. YANOTCHKO: I mean --

6 | COMMISSIONER BONITO: You know?

7 | MR. YANOTCHKO: I -- I think --

8 | COMMISSIONER BONITO: Before we go to the  
9 | public with -- with all of this.

10 | MR. YANOTCHKO: Yeah. It -- that might be  
11 | covered more in their -- when they go to the  
12 | Planning Board.

13 | COMMISSIONER FESTA: Um-hum.

14 | MR. YANOTCHKO: Because the --

15 | COMMISSIONER BONITO: Okay.

16 | MR. YANOTCHKO: -- the Planning Board  
17 | covers -- the Planning Board really covers more  
18 | things than we do or at least it's -- it's kind  
19 | of more of the -- kind of a setting for hearing  
20 | stuff about traffic and do -- have they taken  
21 | everything in account. It's a little -- it's a  
22 | little bigger and more set up for that.

23 | But that's something that we can talk to  
24 | them ahead of time about as they present a plan  
25 | here to the Agency, --

1 COMMISSIONER BONITO: Oh, yeah, --

2 MR. YANOTCHKO: -- too.

3 COMMISSIONER BONITO: -- no I understand  
4 that. Sure.

5 MR. YANOTCHKO: Yeah.

6 COMMISSIONER BONITO: I understand the  
7 process.

8 MR. YANOTCHKO: Yeah.

9 But we -- we do have -- we do have some  
10 role of consulting and --

11 COMMISSIONER BONITO: Um-hum.

12 MR. YANOTCHKO: -- approving --

13 COMMISSIONER BONITO: Um-hum.

14 MR. YANOTCHKO: -- and I think as -- as we  
15 had last time they did take some of your -- your  
16 comments in account in, you know, trying to  
17 structure their proposal.

18 So, I -- you know, it all has -- it has  
19 definitely a value of getting some input in on  
20 what the final project looks like.

21 COMMISSIONER BONITO: Before they come back  
22 to this Board will we be given adequate homework,  
23 if you will, to study so that we are prepared?

24 In other -- as opposed to just coming in,  
25 meeting them, and going with that?

1 MR. YANOTCHKO: For a project that big?

2 Yes. Yes.

3 MR. NG: Yes, of course.

4 MR. YANOTCHKO: No doubt.

5 MR. NG: Yeah.

6 COMMISSIONER BONITO: And I would  
7 respectfully ask for that. Yeah.

8 MR. YANOTCHKO: Absolutely.

9 COMMISSIONER BONITO: Because that --  
10 that's -- that needs to be worked on.

11 Okay.

12 THE ASSISTANT SECRETARY: Anybody else?

13 MR. YANOTCHKO: Thank you.

14 COMMISSIONER BONITO: Thank you.

15

16 **7. PUBLIC COMMENT**

17

18 THE ASSISTANT SECRETARY: Anyone from the  
19 public wish to comment on any item on the agenda,  
20 please step forward, state your name for the  
21 record.

22 Seeing none.

23

24 **ADJOURNMENT**

25

1 THE ASSISTANT SECRETARY: Is there a motion  
2 to adjourn?

3 COMMISSIONER FESTA: Motion.

4 THE ASSISTANT SECRETARY: Motion by  
5 Commissioner Festa.

6 COMMISSIONER CASPER: Second.

7 THE ASSISTANT SECRETARY: Second by  
8 Commissioner Casper.

9 All in favor?

10

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

12

13 THE ASSISTANT SECRETARY: Thank you, guys.

14 MR. NG: Mr. Carlos Vallejo, thank you for  
15 being the Chairman for tonight.

16

17 (Whereupon, the proceedings were concluded  
18 at 6:14 p.m.)

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 heard on Tuesday, February 16, 2016 and digitally  
10 recorded.

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24 Monitored by: Kevin Dillon, Jr.

25 Proofread by: Deborah Dillon