

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MAY 4, 2017 MEETING

Public Session

Benjamin Block called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. He then certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Tony Gonsalves, John O'Connell, Camille Tooker, Craig Coughlin, Esq (arrived 6:45)

ABSENT: Zusette Dato, Kevin Meszaros

Also in attendance: Eric Chubenko, Executive Director
Mayor Henry

Benjamin Block called for a Motion on Resolution Assigning Legal Services to Rainone Coughlin Minchello, LLC (*Agenda Item no. 7.A.I.*)
John O'Connell made a Motion to approve Resolution M 01-05-17:01. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – yes, Gonsalves – yes, O'Connell – yes, Tooker – yes

Eric Chubenko gave update on Former South Amboy Sewage Treatment Plant – HDSRF Supplement Deadline Extension. We spoke to Jeff Powley, he was able to assist us with the extension at no extra cost to help prepare the application. (*Agenda Item no. 8.2.*)

Settlement Agreement and Release Payment from NRG REMA for Werner Generation Station, has gone back out and we should expect the legal bills for the June meeting and that should be cleared up.

Woodmont has started their foundation work. Ryan homes is moving on to the second phase of their second building. (*Agenda Item no. 8.1.*)

Update for Manhattan Beach Project, they are moving forward with other developer options. They are doing the due diligence and potentially executing a contract with a new developer. We are within a month of knowing if they are going ahead with developer/contractor.

Camille Tooker gave update on Ferry Terminal, the remediation is done, now we move to the next phase, we have a meeting in Trenton this month to ensure we move to the next phase smoothly. We will be amending our permits. We may possibly pull the next phase from Federal funding to city funded to move the process along. Eric Chubenko asked if we know the cost of this phase. Camille spoke to Denise Nickel from NJDEP, Denise questioned how are you doing with money for the Ferry project. If we need more money where can we possibly get it. We took money from the T21, is HDSRF funds available and Denise responded with 1 to 3 million dollars in funding. We are still eligible to apply. The roads and they parking should be a priority, the building can come later.

John O'Connell questioned what of the 3.8 do we have, Eric Chubenko stated we kept substantial reserve, gave some to the city. When we financed the debt and long-term, the rental income from the YMCA covers the debt service. We will look at a financial statement and know exactly what our reserves are.

Benjamin Block called for a Motion to go into Executive Session to discuss contract matters. The motion was seconded by Tony Gonsalves

ROLL CALL: Block – yes, Gonsalves – yes, O'Connell – yes, Tooker – yes

Benjamin Block called for a Motion to close Executive Session to discuss contract matters. The motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Gonsalves – yes, O'Connell – yes, Tooker – yes

Benjamin Block called for a Motion to reconvene. The motion was seconded by Tony Gonsalves.

ROLL CALL: Block – yes, Gonsalves – yes, O'Connell – yes, Tooker – yes

Benjamin Block introduced the evening's bill list and said the general bill list contained fees for monthly legal services, rent and utilities. (*Agenda Items no. 7.B.1.*)

Camille Tooker made a Motion to amend the Bill List with media and Performance Collective Inc May & June rent be amended to Loraine Mocco, 134 Clifton Place, LLC. as submitted. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – yes, Gonsalves – yes, O'Connell – yes, Tooker – yes

John O'Connell called for a Motion to approve the bill list as amended. (*Agenda Items no. 7.B.1.*)

Camille Tooker made a Motion to approve the Bill List and Escrow as amended. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – yes, Gonsalves – yes, O'Connell – yes, Tooker – yes

Camille Tooker informed that according to State Statue any agency appointments have to be done by the Council. The Council requested a list of every Commissioners date and will be notified when they are to expire. There is currently one vacancy and Council has someone they would like to appoint.

Benjamin Block opened the meeting to the public. With no public wishing to speak, Benjamin Block closed the public portion of the meeting. He then requested a Motion to adjourn.

A Motion to adjourn was made by Benjamin Block. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff