

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 1, 2017 MEETING

Public Session

Kevin Meszaros 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, Camille Tooker, Zusette Dato, Kevin Meszaros

ABSENT: Tony Gonsalves, John O'Connell

Also in attendance: Eric Chubenko, Executive Director
Mayor Henry
Louis Rainone

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Appointing a Chairman (*Agenda Item No. B.1*)

Camille Tooker nominated Kevin Meszaros and made a motion to approve Resolution M 06-01-17 :03. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Appointing a Vice-Chairman (*Agenda Item No. B.2*)

Zusette Dato made a motion to approve Resolution M 06-01-17 :04. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Regarding The Delayed Introduction Of The 2018 Budget (*Agenda Item No. A.1*)

Benjamin Block made a motion to approve Resolution M 06-01-17 :01. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Appointing secretary to the Agency (*Agenda Item No. B.3*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :16. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on South Amboy Redevelopment Agency regarding the Delayed Introduction of the 2018 Budget and South Amboy Redevelopment Agency 2018 Temporary Budget Resolution (*Agenda Item Nos. A.1 & 2*)

Benjamin Block made a motion to approve Resolution M 06-01-17 :01 & M 06-01-17 :02. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Designating an Official Bank (*Agenda Item No. B.3*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :05. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Designating an Official Newspapers (*Agenda Item No. B.4*)

Benjamin Block made a motion to approve Resolution M 06-01-17 :06. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Awarding Of A Professional Services Contract For Legal Services Pursuant To A Fair And Open Process. (*Agenda Item No. B.5*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :07. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Architectural Service-Pursuant To A Fair And Open Process. (*Agenda Item No. B.6*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :08. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Agency Awarding Of A Professional Services Auditing Contract Pursuant To A Fair And Open Process. (*Agenda Item No. B.7*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :09. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Professional Services Environmental Engineering-Pursuant To A Fair And Open Process. (*Agenda Item No. B.8*)

Zusette Dato made a motion to approve Resolution M 06-01-17 :10. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Professional Services As A Financial Advisor-Pursuant To A Fair And Open Process. (*Agenda Item No. B.9*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :11. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Professional Services Special Legal Counsel-Pursuant To A Fair And Open Process. (*Agenda Item No. B.10*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :12. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Planning Services Environmental Engineering-Pursuant To A Fair And Open Process. (*Agenda Item No. B.11*)

Zusette Dato made a motion to approve Resolution M 06-01-17 :13. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Valuation And consulting Services-Pursuant To A Fair And Open Process. (*Agenda Item No. B.12*)

Benjamin Block made a motion to approve Resolution M 06-01-17 :14. The Motion was seconded by Camille Tooker.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion on Resolution Of The South Amboy Redevelopment Approving Qualified respondents to Perform Professional Services Special Services Engineering-Pursuant To A Fair And Open Process. (*Agenda Item No. B.13*)

Camille Tooker made a motion to approve Resolution M 06-01-17 :15. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes, Dato – yes, Meszaros – yes, Tooker – yes

Kevin Meszaros called for a Motion to approve the March 2, 2017 Agency Meeting Minutes (*Agenda item no. 12. A.*)

A Motion to approve the March 2, 2017 Agency Meeting Minutes as presented was made by Zusette Dato. Camille Tooker seconded the motion.

ROLL CALL: Block – abstain, Dato – yes, Meszaros – abstain, Tooker – yes

Kevin Meszaros called for a Motion to approve the May 4, 2017 Agency Meeting Minutes (*Agenda item no. 12. B.*)

A Motion to approve the May 4, 2017 Agency Meeting Minutes as presented was made by Camille Tooker. Benjamin Block seconded the motion.

ROLL CALL: Block – yes, Dato – abstain, Meszaros – abstain, Tooker – yes

Kevin Meszaros 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.C.1.*)

Camille Tooker made a Motion to approve the Bill List. The Motion was seconded by Zusette Dato.

ROLL CALL: Block – yes, Dato – yes, Meszaros– yes, Tooker – yes

Eric Chubenko stated that Woodmont is continuing to build.

Camille Tooker gave an update on the Ferry Terminal, there was a meeting in Trenton and they asked if the City can do the project in phases. Road infrastructure, parking lot and put a floating barge as the ticket terminal as phase 1 and the final phase would be construction of the Terminal Building. We are at a point where everything is moving smoothly. I also introduced Stacey and it was a great meeting.

Zusette Dato questioned where additional parking will be provided for Woodmont, Eric Chubenko stated they will be provided between the Venetian and Broadway.

Camille Tooker asked for an update on Ryan Homes, Eric Chubenko stated they are almost completely done. I am not aware of anything based on the Pilot discussion. Camille also added that Ryan homes received relief from the Planning Board, there seems to be resistance about the Pilot from some Council Members. We are looking at a short-term Pilot, they requested a 10 year, the council asked or a 7 year and wanted to lower the Pilot percentage. It is still not resolved, we need 3 council votes. We want this project to continue, we do not want to look at unfinished buildings.

The city budget was introduced and Camille Tooker stated we are well below the 2% cap, 1.7 million in surplus.

Eric Chubenko stated Manhattan Beach will be here very soon with plans, they will build quickly. It would be a 10 year build out with Phase 1 starting immediately. They are working with transit on the drainage problem.

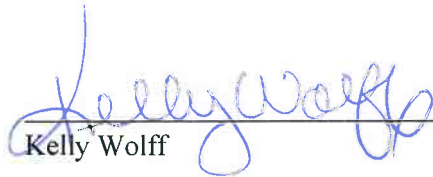
Benjamin Block opened the meeting to the public. With no public wishing to speak, Benjamin Block closed the public portion of the meeting. He then requested a Motion to adjourn.

A Motion to adjourn was made by Benjamin Block. Zusette Dato seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:


Kelly Wolff