

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**MINUTES OF THE APRIL 7, 2016 MEETING**

**Public Session**

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

ROLL CALL: Benjamin Block, Zusette Dato, Tony Gonsalves, Camille Tooker

ABSENT: Kevin Meszaros, John O'Connell

Also in attendance: Eric Chubenko, Executive Director  
Craig Coughlin, Esq.  
Mayor Henry

Craig Coughlin was en route at the start of the meeting.

Vice Chairman Block opened the meeting by introducing the bill list and escrow bill list (*Agenda Item no. 7.B.1, 2.*)

Eric Chubenko said that the bill list included contract costs for rent and legal.

Zusette Dato made a Motion to approve the Bill List as presented. The Motion was seconded by Tony Gonsalves.

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

No Escrow Bill List was presented at this meeting. Eric Chubenko noted that the open balance in the Manhattan Beach Club escrow account is currently \$84,975.29.

Vice Chairman Block introduced the Minutes from the December 3, 2015 meeting (*Agenda Item no. 12.B.*)

Camille Tooker made a Motion to approve the Minutes as presented. The Motion was seconded by Tony Gonsalves.

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

Vice Chairman Block then introduced the Old Business of the Raritan Pointe Agreement (*Agenda Item no. 11.A.*)

Eric Chubenko provided a brief update on the Raritan Point/Seth Yaroni project. The Agency entered into a tri-party agreement with the sewer connection fees associated with the project years ago. At this point the City had a responsibility of installing a force main from the pump station which Raritan Point was going to provide. In an effort to expedite that process, we are trying to finalize an agreement which will be between the City and the Developer whereby Raritan Pointe will install the force main. The value of that force main being installed is that any fees associated with the Developer be it sewer connection fees, any impact fees, permit fees, etc. offset against the actual cost of the installation of the force main.

It is a less expensive process if the Developer does it than if the City does it. The project is moving forward finally and this is what triggers the project commencement and that is the installation of the force main, the pump station and the development of the site.

Eric Chubenko then said that Craig Coughlin would be giving the Commissioners a presentation upon his arrival at the meeting.

He then provided an update on other projects.

There was a meeting yesterday with the Sherman Group and what was previously O'Neill and is now Matrix on the Manhattan Beach site. They brought in some preliminary site plans and layouts for Phase I. As things materialize more Sherman will be back to the Agency with a much more substantial layout of the property. The first phase is approximately 300 units. If the Agency is happy with what they present, the plans will proceed to the Planning Board for site plan approval so that the project would commence.

Woodmont properties appeared before the Planning Board two weeks ago and the project was approved for the site plan that was submitted for what the Agency had already authorized a month earlier. At this point aside from negotiation on certain points with the Council everything is approved from the Agency end and the Planning Board end for that project to commence. This will create a lot more parking for the YMCA shared parking and it will finalize that redevelopment zone. At this point, they are projecting groundbreaking sometime end of summer, early fall as long as last details can be worked out.

Camille Tooker then gave an update on the Ferry stating that meetings continue and that they are getting ready to cross off the first two items: award the LSRP for the site remediation and we're ready to go out to bid for the construction/remediation. We are waiting for the approval from the Federal Highway number being assigned and then we can move forward. She said the City had been told that this should be within two weeks.

The Commissioners took a temporary recess at this time in anticipation of Craig Coughlin's arrival.

Roll call was taken when the meeting reconvened.

ROLL CALL: Block, Dato, Gonsalves, Tooker, Chubenko, Coughlin, Mayor Henry

Former Mayor Jack O'Leary then introduced Diana St. John and Susan Pellegrini from The Media and Performance Collective who gave a presentation to the Commissioners on the new City of South Amboy Arts District.

(See attached presentation.)

Following the presentation, Jack O'Leary noted that, as an added bonus, the Redevelopment Agency offices would be moved across the street from City Hall in the space next to the Arts District offices.

Benjamin Block asked the presenters how they plan to generate funds. Susan Pellegrini said that a lot of the funding when you're writing grants comes from the educational component. The big funders want to know that an education aspect is built in. Diana St. John said sponsorships and admissions to events also will generate income.

Zusette Dato asked what options there are for grants. Susan Pellegrini gave examples such as National Endowment for the Arts, Corporate funding, banks, New Jersey State Council on the Arts, etc. She said that creating partnerships was vital to prior to success.

Mayor Henry added that once you partner with the City, it makes it easier to get those grants.

Camille Tooker said that we have been working on the redevelopment of the City for decades. One of the things that we've always talked about is that everyone knows where South Amboy is as a pass through, not a destination. The goal of this program is to make the City a destination and to enhance recreational and artistic endeavors.

Zusette Dato made a Motion to recess. The Motion was seconded by Camille Tooker. All in favor.

The group then walked across the street to see the proposed space.

Roll call was taken when the meeting reconvened.

ROLL CALL: Block, Dato, Gonsalves, Tooker, Chubenko, Coughlin, Mayor Henry

Eric Chubenko then asked the Commissioners if they had any questions about any other projects.

Benjamin Block asked for an update on Woodmont. Eric said that they met that afternoon and Woodmont presented much improved façade elevations. At this point the planning board planner has agreed that the proposed units meet the redevelopment plan. We want to make sure that the architectural aspects of the buildings portray a premium product. They have to go back to the planning board for an amended site plan. That would be the final step so they can get started.

Camille Tooker said that the City currently is in the RFQ process for the remediation of the area that will be utilized to build the final portion of the road for the Ferry Terminal and parking. We are at the final stage and should have an LSRP to handle the remediation appointed very shortly. Once that is done we can go out for the construction portion of the road – carting away the bad dirt – once that is done in about six months then they'll go out with the RFP for Ferry Operator and we'll also be in design phase for the terminal and parking. Everything hinges on how fast the DOT processes the materials and information the City submits to them. We just received a renewed letter of interest from the Ferry operator NY Waterway.

Vice Chairman Block opened the meeting to the public.

James Wang of 624 Highland Avenue, Little Falls, NJ was in attendance. He said he was glad he came to the meeting and that it is an exciting time for the City.

Vice Chairman Block the closed the public portion of the meeting.

A Motion to adjourn was made by Zusette Dato. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

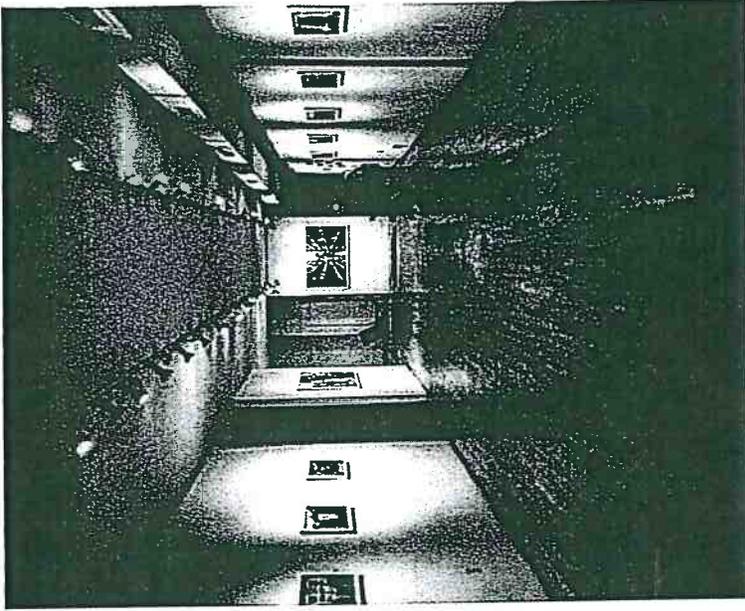
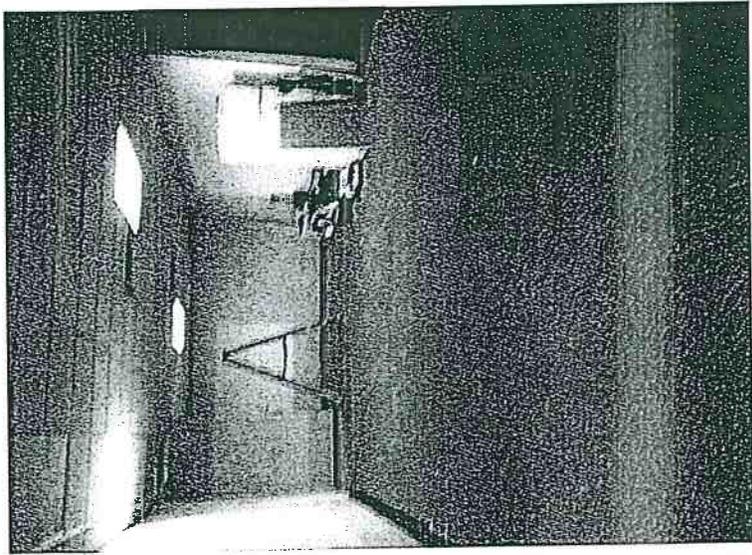
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Stacey Kennedy

# The City of South Amboy “INVESTS IN THE ARTS TO CREATE A VIBRANT DOWNTOWN”

South Amboy recognizes the value of designating an Arts District through a partnership with the non-profit, The Media and Performance Collective.

An Arts District not only elevates the reputation of a town and drives the economy by becoming a destination, but it also places a high regard on the quality of life within the Community.



The City's one-time investment of \$25,000 will be used to start-up a fully-functional state of the art public gallery, workshop and performance space, rivaling that of a New York City arts venue, as part of the overall Arts District project.

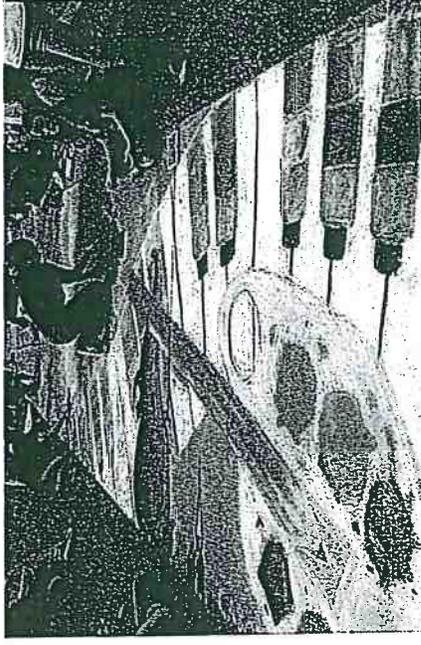
This investment is solely designated to the Arts District spaces; no salaries, commissions or fees paid to The Media and Performance Collective.

## What the City will receive from their investment each year!

A fully functional Arts District that will house (in various locations),

- classes
- workshops
- musical performances
- playwriting
- health and wellness events
- dance
- student showcases
- senior art exhibits
- community art projects for seniors and students
- Historical Society exhibit,
- Professional Development for teachers
- Career Enhancement classes (i.e. media, journalism, public speaking skills)
- community concerts
- film screenings, and more

(Events are either free to the community or offered at a reasonable ticket price for admission)



The Media and Performance Collective Provides to The City of South Amboy:

Arts District Management Staff

**Executive Director**  
**Artistic Director**  
**Grant Writer**

Three highly successful Arts Management Professionals  
(Red Bank, Asbury Park, NYC) with major industry and media contacts.

**Services Provided to City of South Amboy:**

- **Two Festivals/Arts Events on Broadway/annually  
Value: \$20,000 production/management**
- **Gallery Space Rent  
Value: \$11,000/yr rent paid to property owner by The Media and  
Performance Collective)**
- **Video Production Services (South Amboy promotional  
videos/commercials)  
Value: \$40,000/yr**
- **Management Staff  
Value: \$225,000/yrly**

**Total Value: \$296,000 one year; \$592,000 in two years.**