

**SOUTH AMBOY REDEVELOPMENT AGENCY**

**MINUTES OF THE APRIL 28, 2016 MEETING**

**Public Session**

Chairman Kevin Meszaros 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, Tony Gonsalves, Kevin Meszaros, Camille Tooker

ABSENT: Zusette Dato, John O'Connell, Craig Coughlin

Also in attendance: Eric Chubenko, Executive Director  
Patrick Diegnan, Esq.  
Mayor Henry

Chairman Meszaros 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 rent and contract costs for legal counsel. The escrow list included engineering bills that are going to escrow.

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

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

Eric Chubenko then introduced business items relating to the Arts District Designation.

Benjamin Block suggested and Eric Chubenko agreed that the Bill List should be amended include a \$25,000 payment to The Media Performance Collective pursuant to the terms of the Redevelopment Agreement to expend the funds for the purposes of improvement to the Arts District building. This authorizes the entire amount so that at any point when these trigger dates occur payments can be processed at any time.

Kevin Meszaros made a Motion to add The Media Performance Collective to the general bill list for the amount of \$25,000 pursuant to the terms of the Redevelopment Agreement. The Motion was seconded by Benjamin Block.

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

Eric Chubenko then introduced Arts District related Resolutions (*Agenda Items no. 7.A.1,2,3.*)

Camille Tooker made a Motion to approved Resolution M4-28-16:02 Designating The Media Performance Collective As Redeveloper Of A Portion of 141 North Broadway. The Motion was seconded by Tony Gonsalves.

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

Benjamin Block made a Motion to approve the Redevelopment Agreement between SARA and The Media Performance Collective 501 © (3) NJ Non-Profit. The Motion was seconded by Camille Tooker.

Prior to voting, Eric Chubenko noted that the Agreement in its current form is not being executed at this time. At this point the Agency is authorizing execution of the agreement contingent upon receipt of the terms that would allow the lease to extend to the Agency if the designated party defaults. The Media Performance Collective is overseeing the Arts District and implementation of improvements in the common areas and the Agency has fixed costs associated with that. We want the ability to take over the remaining terms of the lease no matter what happens with the Entity currently designated for the Arts District. It is guaranteed for multiple years by the parties involved. Mocco is the property owner and the legal name of that entity will be in the lease.

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

Camille Tooker made a Motion to approve Resolution M4-28-16:01 Approving Redevelopment Agreement with The Media Performance Collective and Authorizing Execution as long as all deliverables necessary to execute are received by the Agency. The Motion was seconded by Tony Gonsalves.

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

Mayor Henry asked for an update on the Condiracci property. Eric Chubenko said that he did not have an update. The Agency’s last dealing with that property was with the Architectural Review and they made major improvements. They were in the process of waiting for receipt of the permits. That was 4-5 weeks ago.

Chairman Meszaros opened the meeting to the public.

Pete Kenney asked for clarification that the Arts District office would be located to the left of the karate studio. Eric Chubenko confirmed and added that the entrance way will be split so that when you head directly in there will be a small Redevelopment Agency office and to the left there will be an Arts office. The Agency is paying for a portion of the space that the Agency and the City will be able to utilize.

A Motion to adjourn was made by Tony Gonsalves. The Motion was seconded by Camille Tooker.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by:

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Stacey Kennedy