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SOUTH AMBOY REDEVELOPMENT AGENCY

OCTOBER 01, 2020

6:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Chairperson
2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 17, 2019**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 17, 2019.

3. Salute to the Flag and Prayer

4. ROLL CALL:

A. CONRAD _____
Z. DATO _____
T. GONSALVES _____
K. F. MESZAROS _____
D. KALES _____
C. TOOKER _____
F. MILATTA _____

E. CHUBENKO* _____
* Executive Director
C. J. COUGHLIN, ESQ.* _____
* General Counsel

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

- A. Professional Appointments/Agency Resolutions:
(Resolution to be distributed at meeting.)

B. Payment of Invoices:
(Bill lists to be distributed at meeting.)

1. Bill List payable 10/01/2020 – SARA Accounts
2. Bill List payable 10/01/2020 – Escrow Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:
(Minutes to be distributed at meeting.)

A. Approval of September 3, 2020 Agency Meeting Minutes

13. Project updates:

14. Discussion:

15. Executive Session:

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

South Amboy Redevelopment Agency

ESCROW BILL LIST

October 1, 2020

| <u>Invoice Date</u> | <u>Check #</u> | <u>Name</u> | <u>Memo</u> | <u>Escrow Account</u> | <u>Amount</u> |
|---------------------|----------------|---|---------------------------|-----------------------|---------------|
| 08/28/20 | 1540 | McManimon, Scotland & Professional Svcs | - thru 7/31/2020 Inv 1742 | 5043 - Woodmont | \$ 2,898.00 |
| TOTAL | | | | | \$ 2,898.00 |

South Amboy Redevelopment Agency
BILL LIST
September 4 through October 1, 2020

3:25 PM
 09/29/20
 Accrual Basis

| Date | Num | Name | Memo | Account | Amount |
|--------------------------|------|----------------------------------|---|-------------------|-----------------|
| Sep 4 - Oct 1, 20 | | | | | |
| 09/29/2020 | 2550 | PSEG CO | Natural Gas for period 8/4/2020 for period 8/4/20-8/31/20 | 560 · Utilities | 16.67 |
| 09/29/2020 | 2551 | JCP&L | electric for period 8/18/2020 -09/17/2020 at 141 North Broadway | 560 · Utilities | 145.75 |
| 09/29/2020 | 2552 | Historic Downtown Property M... | ID #0005754 water for period 5/27/20-8/27/20 | 560 · Utilities | 25.95 |
| 09/29/2020 | 2552 | Historic Downtown Property M... | ID #0004657 water for period 5/27/20-8/27/20 | 560 · Utilities | 25.96 |
| 09/29/2020 | 2553 | Historic Downtown Property M... | November Rent Unit 2 ID #0004657 | 540 · Rent | 2,416.00 |
| 09/29/2020 | 2554 | Historic Downtown Property M... | November Rent Additional Rent Unit 1 ID#0005754 | 540 · Rent | 1,128.00 |
| 09/29/2020 | 2555 | Treasurer, State of New Jerse... | Annual Elevator Inspection Fees | 550 · Building... | 0.00 |
| Sep 4 - Oct 1, 20 | | | | | 3,758.33 |

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE SEPTEMBER 03, 2020 MEETING (the meeting can be viewed on the City website <http://www.southamboynj.gov/gallery#videos-redevelopment>)

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: Kevin Meszaros, Anthony Conrad, Zusette Dato, Camille Tooker, Dave Kales

ABSENT: Frank Milatta, Tony Gonsalves

Also, in attendance: Eric Chubenko, Executive Director
Dan Balka, CFO
Glenn Skarzynski, BA
Mayor Henry
Craig Coughlin, Esq.

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.B.1.*)

Camille Tooker made a motion to approve the Bill List. The motion was seconded by Anthony Conrad.

ROLL CALL: Conrad – Yes, Dato – Yes; Meszaros – Yes; Kales - Yes; Tooker - Yes

Kevin Meszaros called for a motion to approve the August 6, 2020, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the August 6, 2020 Agency Meeting Minutes as presented was made by Zusette Dato. Anthony Conrad seconded the motion.

ROLL CALL: Conrad – Yes, Dato – Yes; Meszaros – Yes; Kales - Abstain; Tooker - Yes

Eric Chubenko updated on various projects. The Chromebooks for the school were approved tonight and the check has been cut. They Mayor has been trying to negotiate with a developer to cover the additional \$200,000 for the Chromebooks. We are also negotiating to have the labor be 100% Union. BNE is working and they are starting the project at Manhattan Beach. Permit fees have been submitted. We have begun architecture review and received samples for the Route 35 property. Dave Kales asked if they have State approval, Eric Chubenko updated they are in the process. Zusette Dato asked if this property is a Ryan Homes project, rental or sale? They are Ryan Homes and they are for sale. The Bordentown Avenue project will break ground on October 1. Anthony Conrad expressed his gratitude for the Agency's donation of the Chromebooks. The Chromebooks have been ordered; the new ones will be provided.

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Anthony Conrad. Zusette Dato seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff