

SOUTH AMBOY REDEVELOPMENT AGENCY

July 28, 2022
6:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Legal Counsel

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 7, 2021**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 7, 2021.

3. Salute to the Flag and Prayer

4. ROLL CALL:

A. CONRAD	_____	E. CHUBENKO*	_____
Z. DATO	_____	* Executive Director	
T. GONSALVES	_____		
D. KALES	_____		
K. F. MESZAROS	_____	C. J. COUGHLIN, ESQ.*	_____
F. MILATTA	_____	* General Counsel	
C. TOOKER	_____		

5. Correspondence:

6. Grant Activity:

7. Consent Agenda:

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

1. 2022-2023 Adopted Budget Resolution (M: 07-28-2022:01)

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

1. Bill List payable 07/01/2022 – 07/31/2022 SARA Accounts
2. Bill List payable 07/01/2022 – 07/31/2022 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 June 2, 2022 Agency Meeting Minutes
13. Project updates:
14. Discussion:
 1. Solar Presentation from Spectacular Solar: solar panels for South Amboy YMCA
 2. Michael Herbert, Esq, Broadway & Main Dunkin Donuts
 3. Kenneth Pape, Esq, 200 Broadway, adding additional units
15. Executive Session:
16. General Comments by Commissioners:
17. General Comments by Public:
18. Adjournment

Fiscal Year

Start Year

2022

End Year

2023

*Authority Budget of:
South Amboy Redevelopment Agency*

State Filing Year

2022

For the Period:

July 1, 2022

to

June 30, 2023

www.southamboynj.gov/departments/redevelopment-agency-sara

Authority Web Address



Division of Local Government Services

**2022 AUTHORITY BUDGET
CERTIFICATION SECTION**

2022

South Amboy Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

2022 PREPARER'S CERTIFICATION

South Amboy Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

It is hereby certified that the Authority Budget, including the Annual Budget and the Capital Budget/Program annexed hereto, represents the memberers of the governing body's resolve with respect to statute in that; all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in itemization, form, and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	
Name:	Gary W. Higgins
Title:	Auditor
Address:	PKF O'Connor Davies LLP 300 Tice Blvd. Suite 315, Woodcliff Lake, NJ 07
Phone Number:	201.712.9800
Fax Number:	201.712.0980
E-mail Address:	gahiggins@pkfod.com

AUTHORITY INTERNET WEBSITE CERTIFICATION

Authority's Web Address: www.southamboyntj.gov/departments/redevelopme

All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- A description of the Authority's mission and responsibilities.
- The budgets for the current fiscal year and immediately preceding two prior years.
- The most recent Comprehensive Annual Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).*
- The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
- The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
- Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
- The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
- The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying Compliance: Kelly Wolf
Title of Officer Certifying Compliance: Secretary
Signature: _____

2022 APPROVAL CERTIFICATION

South Amboy Redevelopment Agency

AUTHORITY BUDGET

FISCAL YEAR: July 01, 2022 to June 30, 2023

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body of the South Amboy Redevelopment Agency, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on July 28, 2022.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the governing body thereof.

Officer's Signature:	
Name:	Kelly Wolff
Title:	Secretary
Address:	South Amboy Redevelopment Agency 140 North Broadway, South Amboy, NJ 08879
Phone Number:	732.525.5932
Fax Number:	732.727.2430
E-mail Address:	Wolff@southamboynj.gov

M: 07-28-2022 :01

2022-2023 AUTHORITY BUDGET RESOLUTION

South Amboy Redevelopment Agency AUTHORITY

FISCAL YEAR: **FROM:** July 1, 2022 **TO:** June 30, 2023

WHEREAS, the Annual Budget for the South Amboy Redevelopment Agency for the fiscal year beginning July 1, 2022 and ending, June 30, 2023 has been presented for adoption before the governing body of the South Amboy Redevelopment Agency at its open public meeting of July 28, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$259,000 Total Appropriations including any Accumulated Deficit, if any, of \$696,818.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$437,818.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$-0- and Total Unrestricted Net Position planned to be utilized of \$-0-; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law

NOW, THEREFORE BE IT RESOLVED, by the governing body of South Amboy Redevelopment Agency, at an open public meeting held on July 28, 2022 that the Annual Budget, including all related schedules, and the Capital/Budget/Program of the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2022 and ending June 30, 2023, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements, and

BE IT FURTHER RESOLVED, that the governing body of the South Amboy Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for Adoption on September 01, 2022.

(Secretary's Signature)

July 28, 2022
(Date)



Governing Body

Recorded Vote

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Anthony Conrad						
Zusette Dato						
Tony Gonsalves						
Dave Kales						
Kevin Meszaros						
Frank Milatta						
Camille Tooker						

**2022 AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2022 AUTHORITY BUDGET MESSAGE & ANALYSIS

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2022 proposed Annual Budget and make comparison to the Fiscal Year 2021 adopted budget for each Revenues and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

The proposed FY 2022 budget continues to fund the Agency in providing for its redevelopment operations and activities for the FYE June 30, 2023.

Revenues - Other Operating

YMCA Lease Rental reflects an increase of 31.7% over the prior year. The amount anticipated reflects actual realized for FYE June 30, 2022, as adjusted.

Manhattan Beach Club Redevelopment Fee reflects a decrease of 80.8%, which represents the amount of redeveloper fees collected in the prior year which represent redeveloper fee amounts for a completion of a phase of the project.

Appropriations - Cost of Providing Services

Building Maintenance decreased by 66.7%, the amount budgeted for FY 22 reflects the actual anticipated costs for FYE June 30, 2023.

Miscellaneous Costs increased by 11.1%, reflects an increased amount for anticipated fees & permits.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital Program.

The FY 2022 proposed budget was prepared in consideration of the following economic and social factors: Covid-19 & inflation.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balance the budget, etc.) If the Authority's budget anticipated a use of Unrestricted Net Position, this question must be answered.

The FY 2022 proposed budget anticipates Unrestricted Net Assets in the total amount of \$437,818.00 to provide for the necessary appropriations for funding redevelopment operations for FYE June 30, 2023. The amount appropriated includes a conservative estimated excess amount from operations from fiscal year ended June 30, 2022. In addition, the Agency maintains a resulting estimated Unrestricted Net Assets of \$977,155.00

2022 AUTHORITY BUDGET MESSAGE & ANALYSIS

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as a budget subsidy or shared service payments, pilot payments, or other types of contracts or agreements. (Example - To provide police services to the Authority, etc. and explain the reason for the transfer (i.e. to balance the County/Municipal Budget, etc.)

The proposed FY 22 budget has appropriated the following shared services with the City of South Amboy:

The amount of \$61,599.00 for S&W - Administrative Personnel.

The amount of \$200,000.00 for Professional Services - Cost of Providing Services.

The shared services continue to fund the Interlocal Agreements as in prior periods.

5. The proposed budget must not reflect an anticipated deficit from 2022 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

N/A - No Deficit.

(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report. How would these deficits be funded?

2022 AUTHORITY BUDGET MESSAGE & ANALYSIS

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

Answer all questions below using the space provided. Do not attach answers as a separate document.

5. Attach a schedule of the Authority's existing rate structure (connection fees, parking fees, service charges, etc.) if it has been changed since the prior year budget submission and a schedule of the proposed rate structure for the upcoming fiscal year. Explain any proposed changes in the rate structure and attach the resolution approving the change in rate structure, if applicable. (If no changes to fees or rates, indicate answer as "Rates Are Staying The Same").

N/A.

AUTHORITY CONTACT INFORMATION

2022

Please complete the following information regarding this Authority. **All** information requested below must be completed.

Name of Authority:	South Amboy Redevelopment Agency		
Federal ID Number:	22-0090261		
Address:	South Amboy Redevelopment Agency		
	140 North Broadway		
City, State, Zip:	South Amboy, NJ 08879		
Phone: (ext.)	732.525.5932	Fax:	732.727.2430

Preparer's Name:	Gary W. Higgins		
Preparer's Address:	PKF O'Connor Davies LLP		
City, State, Zip:	Woodcliff Lake, NJ 07677		
Phone: (ext.)	201.712.9800	Fax:	
E-mail:	gahiggins@pkfod.com		

Chief Executive Officer*	Eric FM Chubenko		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	732.221.9064	Fax:	
E-mail:	eric@chubenko.us		

Chief Financial Officer*	Dan balka		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	732.525.5922	Fax:	732.727.6139
E-mail:	balkad@southamboynj.gov		

Name of Auditor:	Gary W. Higgins		
Name of Firm:	PKF O'Connor Davies LLP		
Address:	300 Tice Blvd., Suite 315		
City, State, Zip:	Woodcliff Lake, NJ 07677		
Phone: (ext.)	201.712.9800	Fax:	201.712.0980
E-mail:	gahiggins@pkfod.com		

AUTHORITY INFORMATIONAL QUESTIONNAIRE

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

0

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ -

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute, possibly more for regional authorities)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. **Regional Authorities Only** - Did all individuals that were required to file a Financial Disclosure Statement for the current fiscal year because of their relationship with the Authority file the form as required?

Yes

Check to see if individuals filed their FDS on the FDS webpage: <https://www.nj.gov/dca/divisions/dlgs/resources/fds.html>.

If "no", provide a list of those individuals who failed to file a Financial Disclosure Statement and an explanation as to the reason for their failure to file.

6. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

7. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.

8. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

No

*A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

9. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

10. Did the Authority pay for meals or catering during the current fiscal year? No
If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4? No
If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

12. Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

a. First class or charter travel	No
b. Travel for companions	No
c. Tax indemnification and gross-up payments	No
d. Discretionary spending account	No
e. Housing allowance or residence for personal use	No
f. Payments for business use of personal residence	No
g. Vehicle/auto allowance or vehicle for personal use	No
h. Health or social club dues or initiation fees	No
i. Personal services (i.e. maid, chauffeur, chef)	No

If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.

13. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement?
If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

14. Did the Authority make any payments to current or former commissioners or employees for severance or termination? No
If "yes", provide explanation, including amount paid.

15. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses? No
If "yes", provide explanation including amount paid.

16. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate? No
If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.

**AUTHORITY INFORMATIONAL QUESTIONNAIRE
(CONTINUED)**

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

17. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)? No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

**AUTHORITY INFORMATIONAL QUESTIONNAIRE
(CONTINUED)**

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

Use the space below to provide clarification for any Questionnaire responses.

Line 13 - N/A, the Agency has not reimbursed employees or commissioners for expenses incurred during the normal course of agency business.

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2022 to June 30, 2023

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key Employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest Compensated Employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

South Amboy Redevelopment Agency
For the Period July 01, 2022 to June 30, 2023

Name	Title	Average Hours per Week Dedicated to Position	Position	Reportable Compensation from Authority (W-2/ 1099)					Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
				Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	Former	Key Employee		
1 Kevin Meszaros	Chairman	2	X	\$ -	\$ -	\$ -			\$ -	
2 Frank Milatta	Commissioner	2	X	\$ -	\$ -	\$ -			\$ -	
3 Zusette Dato	Commissioner	2	X	\$ -	\$ -	\$ -			\$ -	
4 Jack O'Connell	Commissioner	2	X	\$ -	\$ -	\$ -			\$ -	
5 Camille Tooker	Commissioner	2	X	\$ -	\$ -	\$ -			\$ -	
6 Tony Gonsalves	Commissioner	2	X	\$ -	\$ -	\$ -			\$ -	
7 Eric Chubenco	Executive Director	6		\$ -	\$ -	\$ -	X		\$ -	
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										
25										
26										
27										
28										
29										
30										
31										
32										
33										
34										
35										
Total:				\$ -	\$ -	\$ -			\$ -	

Schedule of Health Benefits - Detailed Cost Analysis

South Amboy Redevelopment Agency

For the Period: July 01, 2022 to June 30, 2023

If no health benefits, check this box:

	# of Covered Members		Annual Cost		Total Cost		# of Covered Members		Annual Cost per Employee		\$ Increase (Decrease)	
	Proposed Budget	(Medical & Rx)	Estimate per Employee	Proposed Budget	Estimate Proposed Budget	(Medical & Rx)	Current Year	Current Year	Year	Year	Total Current Year Cost	(Decrease)
Active Employees - Health Benefits - Annual Cost												
Single Coverage	-	-	-	-	-	-	-	-	-	-	-	-
Parent & Child	-	-	-	-	-	-	-	-	-	-	-	-
Employee & Spouse (or Partner)	-	-	-	-	-	-	-	-	-	-	-	-
Family	-	-	-	-	-	-	-	-	-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-
Commissioners - Health Benefits - Annual Cost												
Single Coverage	-	-	-	-	-	-	-	-	-	-	-	-
Parent & Child	-	-	-	-	-	-	-	-	-	-	-	-
Employee & Spouse (or Partner)	-	-	-	-	-	-	-	-	-	-	-	-
Family	-	-	-	-	-	-	-	-	-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-
Retirees - Health Benefits - Annual Cost												
Single Coverage	-	-	-	-	-	-	-	-	-	-	-	-
Parent & Child	-	-	-	-	-	-	-	-	-	-	-	-
Employee & Spouse (or Partner)	-	-	-	-	-	-	-	-	-	-	-	-
Family	-	-	-	-	-	-	-	-	-	-	-	-
Employee Cost Sharing Contribution (enter as negative -)	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL	-	-	-	-	-	-	-	-	-	-	-	-

Is medical coverage provided by the SHBP (Yes or No)?
 Is prescription drug coverage provided by the SHBP (Yes or No)?

**2022 AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

South Amboy Redevelopment Agency
For the Period: July 01, 2022 to June 30, 2023

	FY 2022 Proposed Budget						FY 2021 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted	
	Agency	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6				Total All Operations
REVENUES										
Total Operating Revenues	\$ 258,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,000	\$ 729,781	\$ (471,781)	-64.6%
Total Non-Operating Revenues	1,000	-	-	-	-	1,000	-	1,000	-	
Total Anticipated Revenues	259,000	-	-	-	-	259,000	730,781	(471,781)	-64.6%	
APPROPRIATIONS										
Total Administration	120,099	-	-	-	-	120,099	118,612	1,487	1.3%	
Total Cost of Providing Services	387,994	-	-	-	-	387,994	430,119	(42,125)	-9.8%	
Total Principal Payments on Debt Service in Lieu of Depreciation	100,000	-	-	-	-	100,000	90,000	10,000	11.1%	
Total Operating Appropriations	608,093	-	-	-	-	608,093	638,731	(30,638)	-4.8%	
Total Interest Payments on Debt	88,725	-	-	-	-	88,725	92,050	(3,325)	-3.6%	
Total Other Non-Operating Appropriations	88,725	-	-	-	-	88,725	92,050	(3,325)	-3.6%	#DIV/0!
Accumulated Deficit	-	-	-	-	-	-	-	-	-	#DIV/0!
Total Appropriations and Accumulated Deficit	696,818	-	-	-	-	696,818	730,781	(33,963)	-4.6%	
Less: Total Unrestricted Net Position Utilized	437,818	-	-	-	-	437,818	-	437,818	-	#DIV/0!
Net Total Appropriations	259,000	-	-	-	-	259,000	730,781	(471,781)	-64.6%	
ANTICIPATED SURPLUS (DEFICIT)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!

Revenue Schedule

South Amboy Redevelopment Agency
For the Period: July 01, 2022 to June 30, 2023

Redevelopment Agency	FY 2022 Proposed Budget					FY 2021 Adopted Budget	Total All Operations	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6				
OPERATING REVENUES									
Service Charges									
Residential									#DIV/0!
Business/Commercial									#DIV/0!
Industrial									#DIV/0!
Intergovernmental									#DIV/0!
Other									#DIV/0!
Total Service Charges									#DIV/0!
Connection Fees									
Residential									#DIV/0!
Business/Commercial									#DIV/0!
Industrial									#DIV/0!
Intergovernmental									#DIV/0!
Other									#DIV/0!
Total Connection Fees									#DIV/0!
Parking Fees									
Meters									#DIV/0!
Permits									#DIV/0!
Fines/Penalties									#DIV/0!
Other									#DIV/0!
Total Parking Fees									#DIV/0!
Other Operating Revenues (List)									
YMCA Lease Rental	138,000					138,000	104,781	33,219	31.7%
Manhattan Beach Club Redevelopment Fee	120,000					120,000	625,000	(505,000)	-80.8%
Total Other Revenue	258,000					258,000	729,781	(471,781)	-54.6%
Total Operating Revenues	258,000					258,000	729,781	(471,781)	-54.6%
NON-OPERATING REVENUES									
Other Non-Operating Revenues (List)									
Total Other Non-Operating Revenue									
Interest on Investments & Deposits (List)									
Interest Earned	1,000					1,000	1,000		0.0%
Penalties									#DIV/0!
Other									#DIV/0!
Total Interest	1,000					1,000	1,000		0.0%
Total Non-Operating Revenues	1,000					1,000	1,000		0.0%
TOTAL ANTICIPATED REVENUES	\$ 259,000	\$ -	\$ -	\$ -	\$ -	\$ 259,000	\$ 730,781	\$ (471,781)	-54.6%

Appropriations Schedule

South Ambroy Redevelopment Agency
For the Period: July 01, 2022 to June 30, 2023

Redevelopment Agency	FY 2022 Proposed Budget						Total All Operations	FY 2021 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Operations				
OPERATING APPROPRIATIONS										
Administration - Personnel										
Salary & Wages										
Fringe Benefits										
Total Administration - Personnel										
Administration - Other (List)										
Professionals	55,000					55,000				0.0%
Interlocal Agreement - Administrative	61,599					61,599				2.5%
Miscellaneous Administration*	3,500					3,500				0.0%
Total Administration - Other	120,099					120,099				1.3%
Total Administration	120,099					120,099				1.3%
Cost of Providing Services - Personnel										
Salary & Wages										
Fringe Benefits										
Total COPS - Personnel										
Cost of Providing Services - Other (List)										
Office Space - Rent	44,494					44,494				2.5%
Interlocal Agreement - Professionals	200,000					200,000		1,086		0.0%
Building Maintenance	75,000					75,000		(50,000)		-66.7%
Interlocal Grant	100,000					100,000				0.0%
Miscellaneous COPS*	18,500					18,500				58.0%
Total COPS - Other	387,994					387,994		6,789		-9.8%
Total Cost of Providing Services	387,994					387,994		(42,115)		-9.8%
Total Principal Payments on Debt Service in Lieu of Depreciation	100,000					100,000		10,000		11.1%
Total Operating Appropriations	608,093					608,093		(30,638)		-4.9%
NON-OPERATING APPROPRIATIONS										
Total Interest Payments on Debt	88,725					88,725		(3,325)		-3.6%
Operations & Maintenance Reserve										
Renewal & Replacement Reserve										
Municipality/County Appropriation										
Other Reserves										
Total Non-Operating Appropriations	88,725					88,725		(3,325)		-3.6%
TOTAL APPROPRIATIONS	696,818					696,818		(33,963)		-4.8%
ACCUMULATED DEFICIT										
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	696,818					696,818		(33,963)		-4.8%
UNRESTRICTED NET POSITION UTILIZED										
Municipality/County Appropriation	437,818					437,818		437,818		
Other	437,818					437,818		437,818		
Total Unrestricted Net Position Utilized	875,636					875,636		875,636		
TOTAL NET APPROPRIATIONS	259,000					259,000		(471,761)		-61.6%

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.
5% of Total Operating Appropriations \$ 30,404.65

Prior Year Adopted Appropriations Schedule

South Amboy Redevelopment Agency

FY 2021 Adopted Budget

Redevelopment Agency	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
OPERATING APPROPRIATIONS						
Administration - Personnel						
Salary & Wages						
Fringe Benefits						
Total Administration - Personnel						
Administration - Other (List)						
Professionals		55,000				55,000
Interlocal Agreement - Administrative		60,112				60,112
Miscellaneous Administration*		3,500				3,500
Total Administration - Other		118,612				118,612
Total Administration		118,612				118,612
Cost of Providing Services - Personnel						
Salary & Wages						
Fringe Benefits						
Total COPS - Personnel						
Cost of Providing Services - Other (List)						
Office Space - Rent		43,408				43,408
Interlocal Agreement - Professional Services		200,000				200,000
Building Maintenance		75,000				75,000
Interlocal Grant		100,000				100,000
Miscellaneous COPS*		11,711				11,711
Total COPS - Other		430,119				430,119
Total Cost of Providing Services		430,119				430,119
Total Principal Payments on Debt Service in Lieu of Depreciation		90,000				90,000
Total Operating Appropriations		638,731				638,731
NON-OPERATING APPROPRIATIONS						
Total Interest Payments on Debt		92,050				92,050
Operations & Maintenance Reserve						
Renewal & Replacement Reserve						
Municipality/County Appropriation						
Other Reserves						
Total Non-Operating Appropriations		92,050				92,050
TOTAL APPROPRIATIONS		730,781				730,781
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT		730,781				730,781
UNRESTRICTED NET POSITION UTILIZED						
Municipality/County Appropriation						
Other						
Total Unrestricted Net Position Utilized						
TOTAL NET APPROPRIATIONS		730,781				730,781

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 31,936.55

Debt Service Schedule - Principal

South Amboy Redevelopment Agency

Fiscal Year Ending in

If Authority has no debt, check this box:

	Date of Local Finance Board Approval	FY 2021 Adopted Budget	FY 2022 Proposed Budget	2023	2024	2025	2026	2027	Thereafter	Total Principal Outstanding
Redevelopment Agency 2016 Refunding Bonds		\$ 90,000	\$ 100,000	\$ 105,000	\$ 115,000	\$ 125,000	\$ 135,000	\$ 150,000	\$ 1,855,000	\$ 2,585,000
Total Principal		90,000	100,000	105,000	115,000	125,000	135,000	150,000	1,855,000	2,585,000
Operation #2										
Total Principal										
Operation #3										
Total Principal										
Operation #4										
Total Principal										
Operation #5										
Total Principal										
Operation #6										
Total Principal										
TOTAL PRINCIPAL ALL OPERATIONS		\$ 90,000	\$ 100,000	\$ 105,000	\$ 115,000	\$ 125,000	\$ 135,000	\$ 150,000	\$ 1,855,000	\$ 2,585,000

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

Moody's	Fitch	Standard & Poors
None	None	None
Year of Last Rating		

Debt Service Schedule - Interest

South Amboy Redevelopment Agency

If Authority has no debt, check this box:

	Fiscal Year Ending in							
	2023	2024	2025	2026	2027	Thereafter		
Redevelopment Agency 2016 Refunding Bonds	\$ 92,050	\$ 88,725	\$ 85,138	\$ 81,288	\$ 77,088	\$ 72,538	\$ 370,561	\$ 842,888
Total Interest Payments Operation #2	92,050	88,725	85,138	81,288	77,088	72,538	370,561	842,888
Total Interest Payments Operation #3								
Total Interest Payments Operation #4								
Total Interest Payments Operation #5								
Total Interest Payments Operation #6								
Total Interest Payments TOTAL INTEREST ALL OPERATIONS	\$ 92,050	\$ 88,725	\$ 85,138	\$ 81,288	\$ 77,088	\$ 72,538	\$ 370,561	\$ 842,888

Net Position Reconciliation

South Amboy Redevelopment Agency

For the Period: July 01, 2022 to June 30, 2023

FY 2022 Proposed Budget

Redevelopment Agency	Operation #2	Operation #3	Operation #4	Operation #5	Operation #6	Total All Operations
\$ 10,260,273						\$ 10,260,273
9,045,300						9,045,300
1,214,973						1,214,973
200,000						200,000
1,414,973						1,414,973
437,818						437,818
437,818						437,818
\$ 977,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 977,155

TOTAL NET POSITION BEGINNING OF LATEST AUDIT REPORT YEAR(1)

- Less: Invested in Capital Assets, Net of Related Debt (1)
- Less: Restricted for Debt Service Reserve (1)
- Less: Other Restricted Net Position (1)
- Total Unrestricted Net Position (1)
- Less: Designated for Non-Operating Improvements & Repairs
- Less: Designated for Rate Stabilization
- Less: Other Designated by Resolution
- Plus: Accrued Unfunded Pension Liability (1)
- Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)
- Plus: Estimated Income (Loss) on Current Year Operations (2)
- Plus: Other Adjustments (attach schedule)

UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET

- Unrestricted Net Position Utilized to Balance Proposed Budget
- Unrestricted Net Position Utilized in Proposed Capital Budget
- Appropriation to Municipality/County (3)
- Total Unrestricted Net Position Utilized in Proposed Budget

PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR Last

issued Audit Report (4)

- (1) Total of all operations for this line item must agree to audited financial statements.
- (2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.
- (3) Amount may not exceed 5% of total operating appropriations. See calculation below.
 - Maximum Allowable Appropriation to Municipality/County \$ 30,405
- (4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2022

South Amboy Redevelopment Agency

(Authority Name)

2022 AUTHORITY CAPITAL BUDGET/PROGRAM

**2022 CERTIFICATION OF
AUTHORITY CAPITAL BUDGET / PROGRAM**

South Amboy Redevelopment Agency

(Authority Name)

Fiscal Year: July 01, 2022 to June 30, 2023

Check the box for the applicable statement below:

It is hereby certified that the Authority Capital Budget/Program annexed hereto is a true copy of the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of the governing body of the South Amboy Redevelopment Agency, on .

It is hereby certified that the governing body of the South Amboy Redevelopment Agency have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the South Amboy Redevelopment Agency, for the following reason(s):

Officer's Signature:	
Name:	Kelly Wolf
Title:	Secretary
Address:	South Amboy Redevelopment Agency 140 North Broadway, South Amboy, NJ 08879
Phone Number:	732.525.5932
Fax Number:	732.727.2430
E-mail Address:	Wolfk@southamboynj.gov

2022 CAPITAL BUDGET/PROGRAM MESSAGE

South Amboy Redevelopment Agency

Fiscal Year: July 01, 2022 to June 30, 2023

Answer all questions below using the space provided.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials, such as planning boards, Construction Code Officials) as to these projects?

2. Has each capital project/project financing been developed from a specific capital improvement plan or report; does it include lifecycle costs; and is it consistent with the appropriate elements of Master Plans or other plans in the jurisdiction(s) served by the authority?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (Vehicles, Equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column Debt Authorizations, indicate the primary source of funding the debt service for the Debt Authorizations (example - rate increase).

5. Please indicate which capital projects/project financings are being undertaken in the Metropolitan or Suburban Planning Areas as defined in the State Development and Redevelopment Plan.

6. Please indicate which capital projects/project financings are being undertaken within the boundary of a State Planning Commission-designated Center and/or Endorsed Plan and if the project was included in the Plan Implementation Agenda for that Center/Endorsed Plan.

5 Year Capital Improvement Plan

South Amboy Redevelopment Agency
For the Period: July 01, 2022 to June 30, 2023

Fiscal Year Beginning in

	Estimated Total Cost	Current Budget Year					
		2022	2023	2024	2025	2026	2027
<i>Redevelopment Agency</i>							
	\$ -	\$ -					
Total							
<i>Operation #2</i>							
	-						
Total							
<i>Operation #3</i>							
	-						
Total							
<i>Operation #4</i>							
	-						
Total							
<i>Operation #5</i>							
	-						
Total							
<i>Operation #6</i>							
	-						
Total							
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

5 Year Capital Improvement Plan Funding Sources

South Amboy Redevelopment Agency
For the Period: July 01, 2022 to June 30, 2023

	Estimated Total Cost	Funding Sources				
		Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Redevelopment Agency</i>	\$ -					
Total	-	-	-	-	-	-
<i>Operation #2</i>	-					
Total	-	-	-	-	-	-
<i>Operation #3</i>	-					
Total	-	-	-	-	-	-
<i>Operation #4</i>	-					
Total	-	-	-	-	-	-
<i>Operation #5</i>	-					
Total	-	-	-	-	-	-
<i>Operation #6</i>	-					
Total	-	-	-	-	-	-
TOTAL	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Total 5 Year Plan per CB-4	<u>\$ -</u>					
Balance check		- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

South Amboy Redevelopment Agency
BILL LIST
June 3 through July 28, 2022

2:33 PM
 07/25/22
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Jun 3 - Jul 28, 22					
07/01/2022	2696	Historic Downtown Property M...	July Rent- 141 N Broadway Addtl Unit	540 · Rent	1,156.00
07/01/2022	2697	Historic Downtown Property M...	July Rent - 141 N Broadway	540 · Rent	2,476.00
07/20/2022	2698	Historic Downtown Property M...	Inv #202200022056 Water Charges 141 N Broadway	560 · Utilities	31.75
07/20/2022	2698	Historic Downtown Property M...	Inv. #202200022057 Water Charges 141 N Broadway Addtnl Unit	560 · Utilities	31.75
07/20/2022	2699	PSEG CO	Natural Gas for 141 N Broadway for period 5/4/22-6/2/22	560 · Utilities	30.94
07/20/2022	2700	JCP&L	Electric for 141 N Broadway for period 5/20/22 to 6/20/22	560 · Utilities	106.81
07/20/2022	2701	City of South Amboy	Reimburse City for Internet/Phones for JULY	432 · Telepho...	74.94
07/20/2022	2702	PSEG CO	Natural Gas at 141 N Broadway for period 6/3/22 to 7/1/2022	560 · Utilities	20.42
07/20/2022	2703	Historic Downtown Property M...	August Rent 141 N Broadway - Inv #202200029122	540 · Rent	2,476.00
07/20/2022	2704	Historic Downtown Property M...	August Rent-141 N Broadway Addtnl Unit Inv#202200029123	540 · Rent	1,185.00
07/28/2022	2705	JCP&L	Electric 141 N Broadway (6/21/22 to 7/20/22)	560 · Utilities	601.92
Jun 3 - Jul 28, 22					8,191.53

South Amboy Redevelopment Agency

ESCROW BILL LIST

July 28, 2022

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
06/09/22	1602	TRC	Prof Svcs - through 6/3/22 inv.536881	5045-March Dev/Clairemont Redevelopmen	4,561.71
06/24/22	1603	McManimon, Scotland, Baumann	Prof Svcs - through 5/31/22 inv.191478	5045-March Dev/Clairemont Redevelopmen	911.66
06/24/22	1604	McManimon, Scotland, Baumann	Prof Svcs - through 5/31/22 inv.191479	5043-Woodmont Main Street	138.00
06/24/22	1605	McManimon, Scotland, Baumann	Prof Svcs - through 5/31/22 inv.191480	5047-Ashling Redevelopment	1,104.00
TOTAL					\$ 6,715.37

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE June 2, 2022 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: Anthony Conrad, Zusette Dato, Dave Kales, Kevin Meszaros, Camille Tooker

ABSENT: Frank Milatta, Tony Gonsalves

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

Executive Director calls for a motion to appoint an Agency Chairman, Camille Tooker makes a motion to appoint Kevin Meszaros, the motion is seconded by Dave Kales. No other nominations were made, we close out nominations. All in favor: yes.

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

Kevin Meszaros calls for a motion to nominate a Vice Chairman, Dave Kales make a motion to appoint Camille Tooker, the motion is seconded by Anthony Conrad. No other nominations were made, we close out nominations.

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

Eric Chubenko went over Resolutions 3 through 18. Dave Kales made a comment that there have been no increases in the Auditor or Legal Council Resolutions.

Kevin Meszaros called for a motion to approve Resolution items 3 through 18. Anthony Conrad made a motion to approve Resolution items 3 through 18. The motion was seconded by Zusette Dato.

ROLL CALL: Conrad – Yes; Dato – Yes; Kales – Yes; Meszaros – Yes; 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.B.1.*)

Eric Chubenko stated these are standard general and escrow bill lists. Dave Kales made a motion to approve the Bill List. The motion was seconded by Anthony Conrad.

ROLL CALL: Conrad – Yes; Dato – Yes; Y; Kales – Yes; Meszaros – Yes; Tooker – Yes

Kevin Meszaros called for a motion to approve the May 5, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the May 5, 2022 Agency Meeting Minutes as presented was made by Zusette Dato. The motion was seconded by Anthony Conrad.

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

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Groundbreaking for the Ferry Terminal was a great turnout. Woodmont Gingoli groundbreaking was a couple weeks ago, they should be breaking ground soon. Regarding the Mara Property, the developer is no longer developing, the state is using the property for a road expansion. Dave Kales stated he was approached by OEM regarding the generator for YMCA. The next step is a courtesy review, it is a capital improvement and as long as the City Engineer approves, the YMCA will be the lead applicant for the grant. It will be a cooling and emergency evacuation station. Eric Chubenko stated if it comes to the board, we will move quickly. Camille Tooker stated we have installed several generators throughout the city. Anthony Conrad congratulated the Mayor and the Board on the Ferry Project. Mayor Henry thanked the Agency and Craig Coughlin on everything regarding the Ferry Project. It was a good feeling to put the shovel in the ground. Thank you to all involved, the Council, Planning Board, all our professionals. The warehouse on lower Main Street will begin with all union labor. Craig Coughlin thanked the board for allowing his firm to represent the board again. Camille Tooker congratulated Speaker Coughlin's son on graduating from Seton Hall Law School.

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