

SOUTH AMBOY REDEVELOPMENT AGENCY

September 01, 2022

6:30 p.m.

140 North Broadway
N.J.

South Amboy,

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 07, 2021**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 07, 2021.

3. Salute to the Flag and Prayer
4. ROLL CALL:

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

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.*)
 1. Resolution Of The South Amboy Redevelopment Agency Regarding 2022-2023 Approved Budget (M: 09-01-2022 :01)
 - B. Payment of Invoices:
(*Bill lists to be distributed at meeting.*)
 1. Bill List payable 09/01/2022 – SARA Accounts
 2. Bill List payable 09/01/2022 – 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 July 28, 2022 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
BILL LIST
July 29 through September 1, 2022

9:49 AM
 08/26/22
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Jul 29 - Sep 1, 22					
09/01/2022	2706	Historic Downtown Property M...	Inv #202200031064 Sewer Charges	560 · Utilities	16.64
09/01/2022	2706	Historic Downtown Property M...	Inv #202200031066 Sewer Charges	560 · Utilities	16.64
09/01/2022	2707	City of South Amboy	Reimburse City for Cable Service for August 2022	432 · Telepho...	74.94
09/01/2022	2708	PSEG CO	Natural Gas @ 141 N Broadway 7/2 to 8/2	560 · Utilities	20.06
09/01/2022	2709	JCP&L	Electric @ 141 N Broadway for 7/21 to 8/19	560 · Utilities	553.12
09/01/2022	2710	Historic Downtown Property M...	September Rent-141 N Broadway	540 · Rent	2,538.00
09/01/2022	2711	Historic Downtown Property M...	September Rent-141 N Broadway Addtn'l Unit	540 · Rent	1,185.00
09/01/2022	2712	Historic Downtown Property M...	October Rent - 141 N Broadway Addtn'l Rent	540 · Rent	1,185.00
09/01/2022	2713	Historic Downtown Property M...	October Rent - 141 N Broadway	540 · Rent	2,538.00
Jul 29 - Sep 1, 22					8,127.40

South Amboy Redevelopment Agency

ESCROW BILL LIST

September 1, 2022

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
07/27/22	1606	McManimon, Scotland, Baumann	Prof Svcs - through 6/30/22 inv.194084	5043-Woodmont Main Street	379.50
07/27/22	1607	McManimon, Scotland, Baumann	Prof Svcs - through 6/30/22 inv.194085	5047-Ashling Redevelopment	3,036.00
08/22/22	1608	TRC	Prof Svcs - through 8/5/22 inv.547334	5045-March Development	187.62
08/25/22	1609	McManimon, Scotland, Baumann	Prof Svcs - through 7/31/22 inv.195606	5047-Ashling Redevelopment	724.50
TOTAL					\$ 4,327.62

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JULY 28, 2022 MEETING

Public Session

Camille Tooker called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. She then certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Kevin Meszaros (phone), Anthony Conrad, Zusette Dato, Dave Kales (phone), Camille Tooker

ABSENT: Frank Milatta, Tony Gonsalves

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

Camille Tooker introduced this evening's consent agenda (*Agenda Items no. 7.A.1*) 2022-2023 Adopted Budget Resolution (*M: 07-28-22 :01*) Eric Chubenko stated it was a standard budget.

A motion to approve the 2022-2023 Adopted Budget Resolution as presented was made by Anthony Conrad. Zusette Dato seconded the motion.

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

Camille Tooker 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.*)

A motion to approve this evening's bill list was made by Anthony Conrad. Zusette Dato seconded the motion.

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

Camille Tooker called for a motion to approve the June 2, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the June 2, 2022, Agency Meeting Minutes as presented was made by Zusette Dato. Kevin Meszaros seconded the motion.

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

Spectacular Solar made a presentation for solar panels at the South Amboy YMCA. Michael Herbert presented for Dunkin Donuts regarding a drive through on Broadway and Main. It was determined there will not be an update to the current Broadway/Main redevelopment plan to include a drive through. Kenneth Pape presented on 200 Broadway regarding additional units. There was no action taken, more information is to be provided.

Eric Chubenko updated on various projects. Mayor Henry added that we are waiting for the Federal Highway to approve the PLA for the Ferry Terminal. The DOT has already accepted it, once it is in, we should expect it within the next week. Everything is moving along. Eric Chubenko added we need something that makes sense for the city and the developer for the 200 Broadway site.

Mayor Henry added the lighthouse has been purchased and they were inquiring about any grant money that would be available to fix it and the lights have been turned on at the ball fields, they look gorgeous, they did a great job!

Camille Tooker opened the meeting to the public.

Camille Tooker closed the public portion of the meeting.

Camille Tooker 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