

SOUTH AMBOY REDEVELOPMENT AGENCY

February 02, 2023
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 09, 2022**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 09, 2022.

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

Commissioner	Present	Absent
Kevin Meszaros (Chair)		
Camille Tooker (Vice Chair)		
Zusette Dato		
Tony Gonsalves		
Dave Kales		
Frank Milatta		
Christine Noble		

Also in Attendance:

Eric 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.)

SARA Agenda
February 2, 2023

1. Bill List payable 02/02/2023 – SARA Accounts
2. Bill List payable 02/02/2023 – 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 January 05, 2023 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
January 6 through February 2, 2023

10:47 AM
 01/27/23
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Jan 6 - Feb 2, 23					
02/02/2023	2743	PSEG CO	Natural Gas 12/2 to 1/03 History & Office	560 · Utilities	233.83
02/02/2023	2744	PSEG CO	Natural Gas 12/2-1/03 ARTS	560 · Utilities	445.29
02/02/2023	2745	City of South Amboy	Reimburse City for Internet/Phone for January 2023	432 · Telepho...	74.94
02/02/2023	2746	JCP&L	Electric for 141 N Broadway 12/17/22 to 1/19/23	560 · Utilities	229.88
02/02/2023	2747	Dan Baika	Reimburse the 2022 1099 Filing Fees	433 · Supplies	32.94
02/02/2023	2748	Historic Downtown Property M...	Inv #202300007375 141 North Broadway	560 · Utilities	20.78
02/02/2023	2748	Historic Downtown Property M...	Inv #202300007376 141 North Broadway	560 · Utilities	20.78
02/02/2023	2749	Historic Downtown Property M...	MArch Rent 141 N Broadway ARTS & Offices	540 · Rent	2,538.00
02/02/2023	2750	Historic Downtown Property M...	March Rent 141 N Broadway HISTORY	540 · Rent	1,185.00
Jan 6 - Feb 2, 23					4,781.44

South Amboy Redevelopment Agency

ESCROW BILL LIST

February 2, 2023

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
01/18/23	1617	McManimon, Scotland, Baumann	Prof Svcs - through 12/31/22 inv.202320	5040-Manhattan Beach Club	\$310.50
TOTAL					\$ 310.50

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE January 05, 2023 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: Kevin Meszaros, Camille Tooker, Anthony Conrad, Zusette Dato, Tony Gonsalves, Dave Kales, Christine Noble

ABSENT: Frank Milatta

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

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 there was an additional meter going to a phantom address, there was a leak and it was for our address, it has not paid since 2018, so we are responsible for the bill. Commissioner Kales questioned if there are two current meters and two bills. Eric Chubenko stated yes and they will be between \$200-\$300 a month. Going forward they will be labeled meter one and meter two.

A motion to approve this evening's bill list was made by Dave Kales. Camille Tooker seconded the motion.

ROLL CALL: Meszaros – Yes, Tooker – Yes; Dato – Yes, Gonsalves – Yes, Kales – Yes, Noble – Yes

Kevin Meszaros called for a motion to approve the December 01, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the December 01, 2022, Agency Meeting Minutes as presented was made by Zusette Dato. Dave Kales seconded the motion.

ROLL CALL: Meszaros – Yes, Tooker – Yes; Dato – Yes, Gonsalves – Yes, Kales – Yes, Noble – Abstain

Eric Chubenko welcomed Christine Noble to the board and thanked Mr. Conrad for all his work. Also, a thank you to Glenn and best wishes to him on his new endeavor in Sayreville. Eric Chubenko updated on various projects; they are still having meetings with 200 Broadway. Woodmont and Claremont are moving forward. We made it clear to 200 Broadway that they need to negotiate with the agency and the city. There are a couple scenarios that could work

and we asked them to bring the unit count down and come back with a viable alternative. As soon as we have something I will bring it to the board.

Dave Kales stated he looked over the plans and they have not updated addition parking spaces. He also stated their one exit is to George Street, to the one-way on the school side. Dave Kales also asked if there has been any information on the generator at the YMCA. Eric Chubenko responded he has not heard anything. YMCA was supposed to come back with something, same thing with solar. We haven't received anything. Zusette Dato stated the YMCA does not currently have a director, we may have to go to corporate.

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 Dave Kales. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff