

SOUTH AMBOY REDEVELOPMENT AGENCY

May 04, 2023

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 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)		
Zusetta Dato		
Rachael Draudt		
Tony Gonsalves		
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.)
 - 1. Bill List payable 05/04/2023 – SARA Accounts
 - 2. Bill List payable 05/04/2023 – 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 March 02, 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

March 3 through May 4, 2023

9:19 AM

05/01/23

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Mar 3 - May 4, 23					
04/13/2023	2758	Historic Downtown Property M...	Water Charges for period 11/28/22 to 2/24/23 10004657	560 · Utilities	32.84
04/13/2023	2758	Historic Downtown Property M...	Water Charges for period 11/28/22 to 2/24/23 10005754	560 · Utilities	33.32
04/13/2023	2759	JCP&L	Electric for period 2/17 to 3/20 at 141 N. Broadway	560 · Utilities	175.32
04/13/2023	2760	PSEG CO	Natural Gas for 2/2 to 3/3 ARTS side of 141 N Broadway	560 · Utilities	237.14
04/13/2023	2761	PSEG CO	Natural Gas for period 2/2 to 3/3 HISTORY/OFFICES side 141 N Broadway	560 · Utilities	197.67
04/13/2023	2762	City of South Amboy	Reimburse City for Internet/Phones-March	432 · Telepho...	74.94
04/13/2023	2762	City of South Amboy	Reimburse City for Internet/Phones-April (upgraded to Fiber Service)	432 · Telepho...	165.34
04/13/2023	2763	Historic Downtown Property M...	May Rent ARTS & Offices @ 141 North Broadway	540 · Rent	2,538.00
04/13/2023	2764	Historic Downtown Property M...	May Rent-HISTORY side of 141 North Broadway	540 · Rent	1,185.00
04/13/2023	2765	PSEG CO	Natural Gas for period 3/4 to 4/3 ARTS side of 141 N Broadway	560 · Utilities	205.90
04/13/2023	2766	PSEG CO	Natural Gas for period 3/4 to 4/4 HISTORY & Offices at 141 North Broadway	560 · Utilities	114.99
05/04/2023	2767	Historic Downtown Property M...	Sewer Charge at 141 N Broadway	560 · Utilities	33.28
05/04/2023	2768	Rainone Coughlin Mincello LLC	Inv #15721 July 2021 Legal Services	402 · Legal	2,500.00
05/04/2023	2768	Rainone Coughlin Mincello LLC	Inv #'s 15722-15729 Legal Services Jan. 2022 through Aug. 2022	402 · Legal	20,000.00
05/04/2023	2769	JCP&L	Electric at 141 N Broadway for 3/21 to 4/18	560 · Utilities	156.59
05/04/2023	2770	City of South Amboy	Reimburse City for Audit Advertisement	431 · News spa...	106.86
05/04/2023	2771	Historic Downtown Property M...	June Rent ARTS & Office @ 141 N Broadway	540 · Rent	2,538.00
05/04/2023	2772	Historic Downtown Property M...	June Rent HISTORY @ 141 N Broadway	540 · Rent	1,185.00
05/04/2023	2773	Rainone Coughlin Mincello LLC	Inv #15719 SARA / John Rose	402 · Legal	158.30
Mar 3 - May 4, 23					31,638.49

South Amboy Redevelopment Agency

ESCROW BILL LIST

May 4, 2023

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
03/22/23	1623	McManimon, Scotland, Baumann	Prof Svcs - through 1/31/23 inv #203587	5047-Ashling Redevelopment	\$3,277.50
02/23/23	1622	McManimon, Scotland, Baumann	Prof Svcs - through 2/28/23 inv #205044	5047-Ashling Redevelopment	\$1,794.00
04/18/23	1621	McManimon, Scotland, Baumann	Prof Svcs - through 3/31/23 inv #206441	5047-Ashling Redevelopment	\$621.00
03/23/23	1620	Beacon Planning & Consulting Svcs	Prof Svcs - through 2/28/23 inv #85-03-23	5047-Ashling Redevelopment	\$180
04/28/23	1619	Rainone Coughlin Minchello, LLC	Prof Svcs - 1/1/22 throguh 7/31/22 inv #15720	5043-Woodmont Industrial Partners	\$338.35
TOTAL					\$ 6,210.85

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE March 02, 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, Zusette Dato, Rachael Draudt, Tony Gonsalves, Christine Noble

ABSENT: Camille Tooker, Frank Milatta

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

Kevin Meszaros called for a motion to approve Resolution M:03-02-2023 :01. A motion to approve Resolution M:03-02-2023 :01 was made by Zusette Dato. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes, Draudt – Yes; Gonsalves – Yes, Noble – 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.*)

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

ROLL CALL: Meszaros – Yes; Dato – Yes, Draudt – Yes; Gonsalves – Yes, Noble – Yes

Kevin Meszaros called for a motion to approve the February 02, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the February 02, 2022, Agency Meeting Minutes as presented was made by Zusette Dato. Tony Gonsalves seconded the motion.

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

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Eric Chubenko updated on various projects, thanked everyone involved for a clean audit. Eric also welcomed our newest member Ms. Draudt.

Eric Chubenko also stated a recent issue was addressed regarding union labor being used on the recent warehouse projects. They are using approved local unions.

Craig Coughlin welcomed Rachael and Christine. Thanked Anthony Conrad for serving and congratulated Dave Kales on his new position.

Business Administrator Dave Kales welcome Rachael and Christine, he also stated bad information is not good for the Board. Mr. Kales also stated Broadway Façade is for the SARA Board, there will be a new system in place.

Eric Chubenko stated Commissioner Tooker is available by phone if needed.

Zusette Dato thanked Business Administrator Kales for responding quickly, if false information comes out, bringing it to our attention is helpful.

Rachael Draudt thanked the Council for approval her to the bard, she looks forward to serving the Board and South Amboy.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Racheal Draudt.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff