

SOUTH AMBOY REDEVELOPMENT AGENCY

July 6, 2023

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 9, 2022**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on **December 9, 2022**.

3. Salute to the Flag and Prayer

4. ROLL CALL:

Commissioner	Present	Absent
Kevin Meszaros (Chair)		
Camille Tooker (Vice Chair)		
Zusette 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.)

1. Resolution of The South Amboy Redevelopment Agency 2024 Adopted Budget
 2. Resolution of The South Amboy Redevelopment Agency Approving Contract Addendum #3 to the Lease Agreement with the YMCA for the Lease of Property Known as the South Amboy Community Center
 3. Resolution of the South Amboy Redevelopment Agency Authorizing the Execution of a Redevelopment Agreement with 200 South Broadway, LLC for the Development of a Residential Project at Lots 19.01 and 20.01, Block 42, Which is to Consist of 31 Units and 42 Onsite Parking Spaces
- B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
1. Bill List payable 07/06/2023 – SARA Accounts
 2. Bill List payable 07/06/2023 – 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 June 1, 2023 Agency Meeting Minutes
13. Project updates:
14. Discussion:
15. Executive Session:
16. General Comments by Commissioners:
17. General Comments by Public:
18. Adjournment

2024 ADOPTED BUDGET RESOLUTION

South Amboy Redevelopment Agency

FISCAL YEAR: July 01, 2023 to June 30, 2024

WHEREAS, the Annual Budget and Capital Budget/Program for the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2023 and ending June 30, 2024 has been presented for adoption before the governing body of the South Amboy Redevelopment Agency at its open public meeting of July 6, 2023; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$251,000.00, Total Appropriations, including any Accumulated Deficit, if any, of \$604,113.00, and Total Unrestricted Net Position utilized of \$353,113.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the South Amboy Redevelopment Agency at an open public meeting held on July 6, 2023 that the Annual Budget and Capital Budget/Program of the South Amboy Redevelopment Agency for the fiscal year beginning July 01, 2023 and ending June 30, 2024 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

July 6, 2023
(Date)

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Kevin Meszaros (Chair)						
Camille Tooker (Vice Chair)						
Zusette Dato						
Rachael Draudt						
Tony Gonsalves						
Frank Milatta						
Christine Noble						

South Amboy Redevelopment Agency

ESCROW BILL LIST

July 6, 2023

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
02/23/22	1628	Rainone Coughlin Minchello, LLC	Prof Svcs - 1/1/23-5/31/23 inv #16086	5023-Amboy Development, LLC	\$3,420.00
04/05/22	1629	McManiomon, Scotland & Baumann	Prof Svcs - May 2023 inv #209100	5047-Ashling Redevelopment	\$345.00
05/23/23	1630	McManiomon, Scotland & Baumann	Prof Svcs - May 2023 inv #209099	5045-March Dev/Clairemont Redevelop	\$207.00
05/23/23					
TOTAL					\$ 3,972.00

South Amboy Redevelopment Agency
BILL LIST
 June 2 through July 6, 2023

12:36 PM
 07/03/23
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Jun 2 - Jul 6, 23					
07/06/2023	2782	Historic Downtown Property M...	T0005754 Sewer charges - ARTS & OFFICE	560 · Utilities	37.21
07/06/2023	2782	Historic Downtown Property M...	T00046557 Sewer charges - HISTORY	560 · Utilities	37.21
07/06/2023	2783	City of South Amboy	Reimburse City-Internet / Phone JUNE	432 · Telepho...	160.01
07/06/2023	2784	PKF O'Connor Davies, LLP	Preparation of 23/24 BUDGET	404 · Other P...	1,692.50
07/06/2023	2785	JCP&L	Electric for Period 5/18 to 6/16 @ 141 N Broadway	560 · Utilities	279.94
07/06/2023	2786	PSEG CO	Natural Gas 5/4 to 6/3 HISTORY & OFFICE	560 · Utilities	23.05
07/06/2023	2787	PSEG CO	Natural Gas 5/4 to 6/5 ARTS	560 · Utilities	33.28
07/06/2023	2788	Historic Downtown Property M...	AUGUST Rent - ARTS & Office Space	540 · Rent	2,538.00
07/06/2023	2789	Historic Downtown Property M...	AUGUST Rent - HISTORY	540 · Rent	1,215.00
07/06/2023	2790	Historic Downtown Property M...	SEPTEMBER RENT 141 N Broadway HISTORY	540 · Rent	1,215.00
07/06/2023	2791	Historic Downtown Property M...	SEPTEMBER Rent-141 N Broadway ARTS & Office	540 · Rent	2,538.00
Jun 2 - Jul 6, 23					<u>9,769.20</u>

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE June 01, 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, Rachael Draudt, Christine Noble

ABSENT: Zusette Dato, Tony Gonsalves, Frank Milatta,

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

Law Director Coughlin opened the floor for nominations for Chairperson. Camille Tooker nominated Kevin Meszaros. Christine Noble seconded.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Draudt – Yes; Noble – Yes

Kevin Meszaros opened the floor for Vice Chairman. Christine Noble nominated Camille Tooker.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Draudt – Yes; Noble – Yes

Camille Tooker called for a motion to approve the consent agenda items 3-18. Christine Noble seconded the motion.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Draudt – 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 Christine Noble. Camille Tooker seconded the motion.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Draudt – Yes; Noble – Yes

Kevin Meszaros called for a motion to approve the May 04, 2023, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the May 04, 2023, Agency Meeting Minutes as presented was made by Camille Tooker. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Draudt – Yes; Noble – Abstain

A presentation was made by the YMCA regarding the solar panel project.

A presentation was made for 200 South Broadway LLC.

Kevin Meszaros called for a motion to approve the execution of the Redevelopment agreement between the South Amboy Redevelopment Agency and 200 South Broadway LLC, for the development of 200 South Broadway, the agreement is authorized providing a \$400,000.00 contribution to the city for offsite parking, a 31-unit count and 42 parking spaces. A motion was made by Camille Tooker. Christine Noble seconded the motion.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Draudt – Yes; Noble – Yes

Kevin Meszaros opened the meeting to the public.

Business Administrator Kales stated there was a lot of negotiations with this project, he thanked everyone involved. They did all we asked for and it is a beautiful building. Eric Chubenko stated this is the best project we could ask for.

Anthony Conrad stated the agency used their power to get what the city wanted without needing a PILOT.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Christine Noble. Seconded by Camille Tooker.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff