

SOUTH AMBOY REDEVELOPMENT AGENCY

January 4, 2024

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 15, 2023**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on **December 8, 2023**.

3. Salute to the Flag and Prayer

4. ROLL CALL:

Commissioner	Present	Absent
Kevin Meszaros (Chair)		
Camille Tooker (Vice Chair)		
Zusette Dato		
Rachael Draudt		
Gary Forshner		
Tony Gonsalves		
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 Authorizing the Escrow Refund to South Amboy Development, LLC

- B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
 1. Bill List payable 01/04/2024 – SARA Accounts
 2. Bill List payable 01/04/2024 – 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 December 7, 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

RESOLUTION

REFUNDING BALANCE OF ESCROW to SOUTH AMBOY DEVELOPMENT, LLC

WHEREAS, the South Amboy Redevelopment Agency "SARA" will refund the balance of remaining escrow to South Amboy Development, LLC in the amount of \$48,687.31 (Account 5014 - \$20,981.01, Account 5015 – \$452.86, Account 5019 –\$24,632.63 and Account 5020 - \$2,620.81) for 104 North Broadway and 112 North Broadway

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED by the South Amboy Redevelopment Agency, that the Agency authorizes the refund to South Amboy Development, LLC

Kevin F. Meszaros, Chairman

Attested to:

Kelly Wolff, Secretary

Meeting Date: January 4, 2024

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

South Amboy Redevelopment Agency BILL LIST

December 8, 2023 through January 4, 2024

9:35 AM

01/03/24

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Dec 8, '23 - Jan 4, 24					
01/04/2024	2830	PSEG CO	Natural Gas @ 141 N Boradway 11/1 to 12/1 ARTS	560 · Utilities	133.40
01/04/2024	2831	PSEG CO	Natural Gas @ 141 N Broadway 11/1 to 12/1 HISTORY & OFFICE	560 · Utilities	165.64
01/04/2024	2832	JCP&L	Electric @ 141 N Broadway 11/17 to 12/18	560 · Utilities	261.66
01/04/2024	2833	Historic Downtown Property M...	Sewer for 8/28 to 11/28 @ 141 N Broadway ARTS	560 · Utilities	37.06
01/04/2024	2833	Historic Downtown Property M...	Sewer for 8/28 to 11/28 @ 141 N Broadway HISTORY & OFFICE	560 · Utilities	37.06
01/04/2024	2834	City of South Amboy	Reimburse City for 2024 Meeting Advertisement	431 · Newspra...	60.74
01/04/2024	2835	Historic Downtown Property M...	February Rent -141 N Broadway ARTS & OFFICE	540 · Rent	2,601.00
01/04/2024	2836	Historic Downtown Property M...	February Rent -141 N Broadway HISTORY	540 · Rent	1,215.00
Dec 8, '23 - Jan 4, 24					4,511.56

South Amboy Redevelopment Agency

ESCROW BILL LIST

January 4, 2023

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
12/19/2023	1642	McManimon,Scotland&Baumann	Prof Svcs - 11/1/23-11/30/23 inv #217556	5047-Ashling Redevelopment	759.00
TOTAL					759.00

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE December 07, 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, Zusette Dato, Rachael Draudt, Christine Noble

ABSENT: Frank Milatta, Tony Gonsalves

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

Kevin Meszaros introduced the evening's bill lists and said the general bill list contained fees for monthly legal services, rent and utilities. (*Agenda Items no. 7.B.1.*) Eric Chubenko stated they are all standard bills for the monthly expenses.

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

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

Kevin Meszaros introduced this evening's resolutions. The Resolution of The South Amboy Redevelopment Agency Authorizing the Certification of the Annual Audit. Eric Chubenko wanted to thank everyone involved for a clean audit. The other Resolution of the South Amboy Redevelopment Agency Authorizing the 2024 Meeting Dates. We will not have a meeting in July, if we have to do a special meeting, we can have one in late July and combine the July and August meetings.

A motion to approve this evening's first resolution was made by Zusette Dato. Christine Noble seconded the motion.

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

A motion to approve this evening's resolution to approve 2024 meeting date was made by Camille Tooker. Christine Noble seconded the motion.

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

Kevin Meszaros called for a motion to approve the November 02, 2023, Agency Meeting Minutes (Agenda item no. 12. A.)

A motion to approve the November 02, 2023, Agency Meeting Minutes as presented was made by Rachael Draudt. Zusette Dato seconded the motion.

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

Eric Chubenko updated on various projects. 200 South Broadway went before the Planning Board, the initial approval is in place, and we are in negotiation with them on the parking lot. We are also still in potential negotiations for the 2-acre site, adjacent to the ferry terminal.

Business Administrator, Dave Kales updated the existing portion of the ferry is running smoothly and ridership is up. We have received positive and negative feedback.

Our board attorney, Christopher Zingaro, is working with the YMCA on finalizing the solar project.

Camille Tooker wanted to thank and congratulate everyone involved on another clean audit.

Kevin Meszaros opened the meeting to the public.

Mayor Henry wanted to wish everyone a happy holiday.

Anthony Conrad wanted to thank all the commissioner on all their excellent work, Merry Christmas and happy holidays.

Zusette Date wanted to wish everyone a happy holiday.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Zusette Dato.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff