

SOUTH AMBOY REDEVELOPMENT AGENCY

February 1, 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 Approving a Transfer of Funds (131 and 139 South Broadway)

- B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
 1. Bill List payable 02/01/2024 – SARA Accounts
 2. Bill List payable 02/01/2024 – 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 January 4, 2024 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 APPROVING A TRANSFER OF FUNDS IN THE TOTAL AMOUNT OF ONE-HUNDRED THOUSAND AND 00/100 (\$500,000.00) TO THE CITY OF SOUTH AMBOY FOR THE SPECIFIC PURPOSE OF ACQUIRING PROPERTY LOCATED AT 131 AND 119 SOUTH BROADWAY AND FOR THE CONSTRUCTION OF A PUBLIC PARKING FACILITY

WHEREAS, the South Amboy Redevelopment Agency (hereafter the “Agency”) serves as the instrumentality and agency of the City of South Amboy (the “City”) pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-3, *et seq.* (the “LRHL”) for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the City; and

WHEREAS, the Agency is party to a certain Redevelopment Agreement with 200 South Broadway, LLC and 213 George Street, LLC (together, the “Redeveloper”) dated November 2, 2023 (the “Redevelopment Agreement”) for the development of a thirty-one (31) unit residential building at property located at 200 South Broadway and known as Block 42, Lot 19.01 & 20.01; and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper agreed to the payment of a nonrefundable Redevelopment Fee in the amount of Four-Hundred Thousand and 00/100 (\$400,000.00) for the purpose of facilitating the construction of off-site parking in the City (the “Redevelopment Fee”); and

WHEREAS, the City has negotiated the acquisition of property located at 131 and 119 South Broadway in the City of South Amboy (the “Property”) for the purpose of constructing said parking facility; and

WHEREAS, the Agency desires to authorize the allocation of Four-Hundred Thousand and 00/100 (\$400,000.00) dollars to the City, which represents the total amount of the Redevelopment Fee by the Redeveloper to the Agency, for the explicit purpose of enabling the acquisition of the Property for the construction of said off-site parking facility; and

WHEREAS, the Agency desires to further authorize a separate and distinct allocation of One-Hundred Thousand and 00/100 (\$100,000.00) dollars to the City, for the explicit purpose of enabling the acquisition of the Property for the construction of said off-site parking facility; and

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED by the South Amboy Redevelopment Agency (the “Agency”), as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Agency hereby authorizes the transfer of Four-Hundred Thousand and 00/100 (\$400,000.00) to the City of South Amboy (the “City”), which represents the Redevelopment Fee

to be paid by the Redeveloper to the Agency, for the purpose of facilitating the acquisition of property located at 131 and 119 South Broadway (the “Property”) for the construction of a public parking facility.

3. The Agency hereby authorizes the transfer of a separate and distinct allocation of One Hundred Thousand and 00/100 (\$100,000.00) to the City for the purpose of facilitating the acquisition of the Property for the construction of a public parking facility.

4. This Resolution shall take effect immediately.

Kevin F. Meszaros, Chairman

Attested to:

Kelly A. Wolff, Secretary

Meeting Date: February 1, 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
January 5 through February 1, 2024

11:20 AM
 01/29/24
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Jan 5 - Feb 1, 24					
02/01/2024	2837	City of South Amboy	Reimburse Internet/Phones-January	432 · Telepho...	160.01
02/01/2024	2838	JCP&L	Electric @ 141 N Broadway 11/17/23 to 1/18/24	560 · Utilities	35.20
02/01/2024	2839	PSEG CO	Natural Gas @ 141 N Broadway 12/2/23-1/3/24 ARTS	560 · Utilities	226.76
02/01/2024	2840	PSEG CO	Natural Gas @ 141 N Broadway 12/2/23-1/3/24 HISTORY & OFFICE	560 · Utilities	172.21
02/01/2024	2841	Dan Balka	Reimburse for 1099 filing thru Greatland for year 2023	433 · Supplies	29.95
02/01/2024	2842	Beacon	10/6 Affordable Housing Call & 3rd Round Review	404 · Other P...	277.50
02/01/2024	2843	City of South Amboy	Interlocal Contribution	700 · Interloc...	100,000.00
02/01/2024	2844	Historic Downtown Property M...	MARCH rent 141 N Broadway ARTS & OFFICE	540 · Rent	2,601.00
02/01/2024	2845	Historic Downtown Property M...	MARCH rent 141 N Broadway-HISTORY	540 · Rent	1,215.00
Jan 5 - Feb 1, 24					104,717.63

South Amboy Redevelopment Agency

ESCROW BILL LIST

February 1, 2024

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
10/4/2023	1644	Rainone, Coughlin, Minchello, LLC	Prof Svcs - 9/1/23-9/30/23 inv #17115	5023-Amboy Development	1,110.00
11/9/2023	1645	Rainone, Coughlin, Minchello, LLC	Prof Svcs - 10/1/23-10/31/23 inv #17511	5023-Amboy Development	1,380.00
1/12/2024	1646	Rainone, Coughlin, Minchello, LLC	Prof Svcs - 11/1/23-12/31/23 inv #18051	5023-Amboy Development	1,934.29
1/23/2024	1647	McManimon,Scotland & Baumann	Prof Svcs - thru 12/31/23 inv #218658	5045-March Development	717.19
1/23/2024	1648	McManimon,Scotland & Baumann	Prof Svcs - thru 12/31/23 inv #218659	5047-Ashling Redevelopment	147.26

TOTAL

5,288.74