

SOUTH AMBOY REDEVELOPMENT AGENCY

September 5, 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: LE Development Presentation 205 Main St.

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 09/05/2024 – SARA Accounts
 - 2. Bill List payable 09/05/2024 – 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 August 15, 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
BILL LIST**

August 16 through September 5, 2024

9:47 AM

09/04/24

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Aug 16 - Sep 5, 24					
09/05/2024	2892	JCP&L	Electric @ 141 N Broadway for 7/19 to 8/16	560 · Utilities	523.23
09/05/2024	2893	Historic Downtown Property M...	October 2024 Rent-141 N Broadway ARTS & OFFICE	540 · Rent	2,666.00
09/05/2024	2894	Historic Downtown Property M...	October 2024 Rent-141 N Broadway HISTORY	540 · Rent	1,275.00
Aug 16 - Sep 5, 24					<u>4,464.23</u>

South Amboy Redevelopment Agency

ESCROW BILL LIST

September 5, 2024

<u>Invoice Date</u>	<u>Check #</u>	<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
9/3/24	1661	Rainone Coughlin Minchello, LLC	Prof Svcs - through 8/31/24 inv#19991	5048-LE Development-205 Main St	2,374.61

TOTAL

2,374.61

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE August 15, 2024 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 Meszaro, Zusette Dato, Rachael Draudt, Tony Gonsalves, Christine Noble

ABSENT: Camille Tooker, Gary Forshner

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

Kevin Meszaros introduced this evening's resolution Authorizing the Extension of a Lease Agreement for 141 N Broadway 08-15-2024 :01.

A motion to approve this evening's resolution Authorizing the Extension of a Lease Agreement for 141 N Broadway 08-15-2024 :01 was made by Zusette Dato. Tony Gonsalves seconded the motion.

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

LE Development made a presentation for 205 Main Street.

Eric Chubenko stated they have been going back and forth with negotiations and this property has been vacant for more than a decade. This is a non-pilot program and they are providing a substantial fee to the agency/city to provide a parking lot. This will allow us to complete the paving and parking lot and bring in non-pilot revenue to the city.

Business Administrator Kales commented that as a former police captain I am glad they were not able to accommodate the Main St. exit. It would have been a hazard. I support the right turn, in and out on Broadway.

Commissioner Dato asked if they would be able to add a sign on the building for South Amboy.

Jack O'Leary stated Broadway has always been a work in progress, the project going up by the post office is a beautiful building. The parking lot and these projects will make our downtown more attractive.

Kevin Meszaros introduced this evening's resolution Designating LE Development Group LLC as Redeveloper of Property Located at Block 62, Lots 10, 11 and 12 (205 Main St) 08-15-2024 :02.

A motion to approve this evening's resolution 08-15-2024 :02 was made by Rachael Draudt. Zusette Dato seconded the motion.

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

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 Tony Gonsalves. Christine Noble seconded the motion.

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

Kevin Meszaros called for a motion to approve the June 25, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the June 25, 2024, Agency Meeting Minutes as presented was made by Tony Gonsalves. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Gonsalves – Yes; Noble - abstain

Eric Chubenko stated we are keeping an eye on the proposal from FEMA to increase the flood plane and how it would affect an existing redevelopment agreement or a permit. The building demotion has been a long time coming. This project will allow us to pave up to 80 parking spots in that space. Thanked the board for insight, questions and getting this project approved.

Commissioner Dato stated they did a very good thing and it will change the face of the city.

Commissioner Gonsalves stated how fast that building came down and asked if anyone saw the sign by the hole in the wall. 20 acres for sale. Business Administrator Kales replied we are aware and are not sure if it is a true statement. We reached out to the owner and we have not been approached or are aware. We will get to the bottom of this. The ferry terminal is on schedule for the 18 month- 2-year projection. We are running under budget. The Roswell project will be pulling permits 3rd quarter of this year. The warehouses are almost complete. Everything you have been working on is coming through. It is making the city healthier. Our bond rating is a double A minus. Our surplus was very good. And if we maintain our surplus our bond rating will improve. Commissioner Gonsalves asked if we knew who the occupant of the warehouses are yet? Business Administrator Kales stated we are still under negotiations. Eric Chubenko stated that with the pilot, occupied or not, it is the greater of a square foot or 18 ½ percent of gross rent.

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