

SOUTH AMBOY REDEVELOPMENT AGENCY

December 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:

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 2025 Meeting Dates

- B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
 1. Bill List payable 12/05/2024 – SARA Accounts
 2. Bill List payable 12/05/2024 – 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 November 7, 2024 Agency Meeting Minutes
13. Project updates:
14. Discussion:
15. Executive Session:
16. General Comments by Commissioners:
17. General Comments by Public:
18. Adjournment

CITY OF SOUTH AMBOY

RESOLUTION

WHEREAS, the City of South Amboy Redevelopment Agency (the "Agency") was created by Ordinance of the Council of the City of South Amboy for the purpose of organizing, directing and monitoring efforts to "redevelop" certain areas to be designated within the boundaries of the City; and

WHEREAS, it is necessary for the Agency to hold regularly scheduled meetings at the South Amboy Redevelopment Offices located at 140 North Broadway, South Amboy, New Jersey;

NOW, THEREFORE, BE IT RESOLVED by the City of South Amboy Redevelopment Agency on this fifth day of December 2024, that the following list of dates and times for the City of South Amboy Redevelopment Agency's 2025 Meetings is hereby approved:

DATE	TIME
Thursday, January 2, 2025	6:30 P.M.
Thursday, February 6, 2025	6:30 P.M.
Thursday, March 6, 2025	6:30 P.M.
Thursday, April 3, 2025	6:30 P.M.
Thursday, May 1, 2025	6:30 P.M.
Thursday, June 5, 2025	6:30 P.M.
Thursday, July 3, 2025*	6:30 P.M.
Thursday, August 7, 2025*	6:30 P.M.
Thursday, September 4, 2025	6:30 P.M.
Thursday, October 2, 2025	6:30 P.M.
Thursday, November 6, 2025	6:30 P.M.
Thursday, December 4, 2025	6:30 P.M.

* Meeting may be subject to cancellation, any business will be carried to the next month

Kevin F. Meszaros, Chairman

Attested to:

Kelly Wolff, Secretary

Meeting Date: December 5, 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

November 8 through December 5, 2024

11:33 AM

12/02/24

Accrual Basis

Date	Num	Name	Memo	Account	Amount
Nov 8 - Dec 5, 24					
12/05/2024	2912	PKF O'Connor Davies, LLP	6/30/24 Audit Report and Bank Confirm Charges	404 · Other P...	10,689.00
12/05/2024	2913	City of South Amboy	Reimburse City for Internet/Phone NOVEMBER	432 · Telepho...	160.01
12/05/2024	2914	City of South Amboy	Reimburse City for Internet/Phone DECEMBER	432 · Telepho...	160.01
12/05/2024	2915	JCP&L	Electric @ 141 N Broadway for period 10/19 to 11/18	560 · Utilities	120.97
12/05/2024	2916	City of South Amboy	Escrow Account Check Stock (Provident)	433 · Supplies	213.00
12/05/2024	2916	City of South Amboy	General Account Check Stock (Amboy)	433 · Supplies	213.00
12/05/2024	2917	City of South Amboy	Reimburse City for Payroll Expenses 7/1 thru 12/31/24	501 · Salaries...	34,073.62
12/05/2024	2918	Historic Downtown Property M...	JANUARY Rent 141 N Broadway ARTS & Office	540 · Rent	2,666.00
12/05/2024	2919	Historic Downtown Property M...	JANUARY Rent 141 N Broadway addtn'l unit HISTORY	540 · Rent	1,275.00
					49,570.61

Nov 8 - Dec 5, 24

South Amboy Redevelopment

Bill List

December 5, 2024

<u>Name</u>	<u>Memo</u>	<u>Escrow Account</u>	<u>Amount</u>
Rainone, Coughlin, Minchello, LLC	Prof Svcs - through 10/31/24 inv#20717	5048 - 205 Main Street-LE Development	1,665.95
McManimon, Scotland, Baumann	Prof Svcs - through 10/31/24 inv#2032790	5045 - March Dev/Clairemont Redevelopment	586.50
			<u>2,252.45</u>

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE November 07, 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, Gary Forshner, Tony Gonsalves

ABSENT: Rachael Draudt, Christine Noble

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 Gary Forshner. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Forshner – Yes; Gonsalves - Yes

Kevin Meszaros called for a motion to approve the October 03, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the October 03, 2024, Agency Meeting Minutes as presented was made by Zusette Dato. Tony Gonsalves seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Gonsalves – Yes; Forshner – Abstain

Kevin Meszaros called for a motion to approve the Resolution of The South Amboy Redevelopment Agency Authorizing the Certification of the Annual Audit. A motion to approve was made by Zusette Dato. Gary Forshner seconded the motion.

Eric stated we are not approving the audit, that has already been done by an independent auditor. You are certifying that you have reviewed the comments, recommendations and findings section.

ROLL CALL: Meszaros – Yes; Dato – Yes; Forshner – Yes; Gonsalves – Yes

Eric Chubenko updated that Legal Counsel has been working with the YMCA for about a year regarding potential solar on the rooftop, we have an early December meeting. The issue is that the lease does not mirror the term of the solar contract. The city does not want to take on liability, when the lease is over. They are coming on to year 14 of a 20-year lease, we are looking to

update the lease. Lower Main St. construction is starting to wrap up. They are working with potential tenants. We should know when they will be occupied and any POILOT updates.

Gary Forshner asked if we maintain bonds from the YMCA lease, is there sufficient revenue to cover the cost of the bond? Eric Chubenko replied when these bonds came in to the agency, with the guarantee of the city, we are on the hook for payment. If we lose a tenant we will have an issue. Anything we do on the restructure extension; our goal is to have an excess revenue to cover those payment plus. Gary Forshner asked is the lease long enough to cover that bond debt, Eric replied no it is not, the bond debt is further out than the lease. I believe it is 25-30 years. Gary Forshner added so one of the goals is to extend the Y's lease to cover the bond debt. Does anyone know how the Y is doing. Eric Chubenko stated they are rebounding from covid. Our goal is to make sure the Y serves this community and the residents. We have to do what is best for the city, the agency and the Y. Solar is supposed to reduce the cost to the Y.

Zusette Dato asked about the building across from the post office, there hasn't been any activity. Eric Chubenko replied it has been approved; they are currently working with the construction department regarding permits. Everything has been done on the planning side. Gary Forshner asked if that is the property that we are renting, Eric Chubenko answered no that is the vacant lot by the post office.

Zusette Dato asked about the rendering of the warehouses, they looked more attractive. Does anyone have a recollection? Kevin Meszaros replied that he thought it would look more like an office building, smoked glass or panels. Eric Chubenko stated whatever we approved went to planning, it should have mirrored what we approved. The last meeting I remember it did reflect what we approved. I thought there was going to be more trees and shrubbery. Gary Forshner asked if we can we suggest the Zoning Office take a look before they get too much ahead.

Kevin Meszaros opened the public portion of the meeting.

Brian McLaughlin – The property over by the first aid squad, how many stories, how many units. Eric Chubenko replied that that property is not in the Redevelopment area. Brian McLaughlin asked if they have any information on the property behind Pupek Road or is that still in the hands of Redevelopment. Eric Chubenko replied that it was designated redevelopment but no plan was ever adopted, so this board has no jurisdiction over the property unless the council was in the position to approve the plan. As of today, we met with them a month and a half ago. Brian McLaughlin asked if it was Toll Brothers, no it is Ryan Homes. We told them because there is no plan, their plan is not acceptable so it will revert to what the property is zoned for unless the council adopted a redevelopment plan. It would go standard planning/zoning. What was presented was concerning and they had misinformation. We originally wanted a park but the property owner did not want that. Brian McLaughlin asked can redevelopment look into grants or is that solely on the city. Eric Chubenko answered it is the city, if we owned it we could. The evaluation on that site was 3 or 4 million dollars and the price tag was much more than that.

Gary Forshner asked will we see a redevelopment plan before it gets adopted? Eric Chubenko answered I highly doubt a redevelopment plan will be adopted for that area but generally yes would work together.

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. Gary Forshner seconded.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff