

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JANUARY 6, 2011 MEETING

Public Session

Chairperson Kevin Meszaros called the meeting to order and led the Agency Commissioners, Professionals and attending public in the Salute to the Flag and a prayer. Chairperson Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Kevin Meszaros, Melvin Rosado,
Councilman William Schwarick, Camille Tooker

Also in attendance: Eric Chubenko, Executive Director
Craig J. Coughlin, Esq., General Counsel

Please note that Councilman Schwarick was sworn in as an Agency Commissioner at this meeting. Mr. Schwarick is the City Council appointment replacing Mayor Fred Henry.

A Motion to approve the Consent Agenda for this meeting was made by Benjamin Block. (Please refer to the January 6, 2010 Meeting Agenda annexed hereto – Item Nos. 7.B.1. and 2.) Camille Tooker seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Rosado – yes; Schwarick – yes;
Tooker – yes

A Motion to approve the minutes of the November 12, 2010 Agency Meeting (Agency Item No. 12.A.) was made by Camille Tooker. The Motion was seconded by Benjamin Block.

ROLL CALL: Block – yes; Dato- yes; Meszaros – yes; Rosado – yes;
Schwarick – abstain; Tooker – yes

Benjamin Block made a motion to approve the minutes of the December 2, 2010 Agency Meeting (Agency Item No. 12.B.). Melvin Rosado seconded the Motion.

ROLL CALL: Block – yes; Dato- yes; Meszaros – yes; Rosado – yes;
Schwarick – abstain; Tooker – yes

Craig Coughlin, Esq., Agency General Counsel, informed the Agency that he [Coughlin] had received a letter from Thomas Downs, Esq., attorney for the landlord of 110 North Broadway (i.e., the building where the Redevelopment Agency office is located), subsequent to the preparation of the Agenda for this meeting. Mr. Coughlin further advised that the owner of 110 North Broadway is in the process of selling the property and Mr. Downs, along with his client, have inquired with regard to having the grant previously awarded to the current owner for the

building located at 110 North Broadway assigned (i.e., transferred) to the new owner. Referring to the documents provided to Mr. Coughlin, he [Coughlin] said that it appears that the grant was awarded in October of 2009. After brief conversation, it was determined that the new owner would have to make a separate grant application. *(Please note that the aforementioned grant is for façade improvements.)*

Craig Coughlin read the Executive [closed] Session Resolution aloud stating that Executive Session was necessary in order to discuss contract negotiations and pending litigation matters and advised that Executive Session would continue for approximately thirty (30) minutes.

Councilman Schwarick made the Motion to enter into Executive [closed] Session.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Craig Coughlin, Esq. read aloud the Resolution De-Designating Amboy Waterfront Acquisition Associates, L.P. (a/k/a AWAA) as Redeveloper, effective February 4, 2011, unless AWAA cures the default resulting from its' [AWAA] failure to comply with the terms of its' [AWAA] Agreement with the Redevelopment Agency prior to February 4, 2011.

Melvin Rosado made a Motion to adopt the aforementioned Resolution.
The Motion was seconded by Councilman Schwarick.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; Rosado – yes; Schwarick – yes;
 Tooker – yes*

* Prior to voting affirmatively on the aforementioned Resolution, Camille Tooker stated that, although she [Tooker] does not feel that the action to be taken under the terms of the Resolution will produce any positive response on the part of AWAA, she [Tooker] would vote to adopt the Resolution only to give AWAA a chance to come back to the City and comply with their [AWAA] obligations under the terms of the Agreement.

Chairman Meszaros requested comments/questions from Commissioners and Camille Tooker took the opportunity to point out that, although the Agency does not de-designate developers/redevelopers as a matter of policy, the various developers/redevelopers must live up to the terms of agreements.

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Chairman Meszaros opened the meeting to the public for questions/comments and, with no public in attendance, closed the public portion of the meeting.

Melvin Rosado made a Motion to adjourn the meeting.

Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Submitted by:

MADELINE C. BULMAN
Agency Secretary