

# SOUTH AMBOY REDEVELOPMENT AGENCY

## MINUTES OF THE JUNE 2, 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,  
Councilman William Schwarick, Camille Tooker

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

A Motion to approve the bill list for this meeting (*Item nos. 7.A. and B. contained in the Agenda annexed hereto*) was made by Councilman Schwarick.  
Benjamin Block seconded the Motion.

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

A Motion to adopt the Resolution de-designating Louro Development Group, LLC as Redeveloper of Block 62, Lot Nos. 10, 11 and 12 (*Agenda Item No. 11.A.*) was made by Zusette Dato.

The Motion was seconded by Camille Tooker.

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

Zusette Dato made a Motion to adopt the Resolution authorizing execution of a Redevelopment Agreement among the City of South Amboy, South Amboy Redevelopment Agency and Venetian Healthcare, LLC (*Agenda Item No. 12.B.*).

Councilman Schwarick seconded the Motion.

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

Potential action by the Agency concerning the de-designation of Villas at South Amboy, LLC as Redeveloper of 119 and 131 South Broadway (*Agenda Item No. 12.A.*) was tabled for this meeting.

A Motion to approve the May 5, 2011 Agency Meeting Minutes was made by Councilman Schwarick.

Camille Tooker seconded the Motion.

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

Craig Coughlin distributed a Resolution for adoption by the Agency for the delayed introduction of the Authority Budget and explained that the Resolution must accompany the Agency Budget when the Budget is submitted to the State for approval. Mr. Coughlin further explained that the Resolution is mandatory under State regulations.

Kevin Meszaros made a Motion to adopt the aforementioned Resolution.  
Camille Tooker seconded the Motion.

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

Eric Chubenko distributed copies of the 2012 Agency Budget for review by Agency Commissioners. Mr. Chubenko provided an overview of the Budget figures (i.e., breakdown of expenditures included in the Budget), as well as anticipated revenue for the coming year.

Councilman Schwarick made a Motion to adopt the 2012 Agency Budget.  
The Motion was seconded by Camille Tooker.

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

A Motion designating Venetian Healthcare, LLC as Redeveloper of Block 23, Lot 1 and Block 24, Lot 2.01 was made by Councilman Schwarick. *(Please note that this Resolution was distributed at this meeting.)*

The Motion was seconded by Kevin Meszaros.

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

Chairman Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately fifteen (15) minutes for the purpose of discussing potential litigation and contract negotiation matters.

A Motion to enter into Executive [closed] Session was made by Councilman Schwarick.  
Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Public [open] Session.

Chairman Meszaros requested comments/questions from the public and, with no public in attendance, closed the public portion of the meeting.

Chairman Meszaros requested comments/question from the Commissioners and, hearing none, asked for a Motion to adjourn this meeting.

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Benjamin Block made a Motion to adjourn the meeting.  
Kevin Meszaros seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

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MADELINE B. PIRRO  
Agency Secretary