

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE OCTOBER 6, 2011 MEETING

Public Session

Chairman 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

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

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

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

Craig Coughlin, Esq. explained that the purpose of the Resolution acknowledging compliance with conditions and designating Venetian Healthcare, LLC as Redeveloper of Block 23, Lot 1 and Block 24, Lot 2.01 (*Agenda Item No. 12.A.*) removes one of the conditions contained in the original June, 2011 Resolution and acknowledges that Venetian Healthcare has satisfied the conditions. Mr. Coughlin further advised that John Wisniewski, Esq., attorney for Venetian Healthcare, has prepared an Agreement for execution by his [Wisniewski] client and has forwarded same onto Venetian Healthcare. Eric Chubenko explained the payment schedule contained in the Agreement. Zusette Dato and Benjamin Block requested that certain language be inserted into the Resolution concerning conditions set forth in the Agreement (i.e., “BE IT FURTHER RESOLVED, that Venetian is hereby designated as Redeveloper of the Redevelopment Property without herein above referred to conditions.”)

Benjamin Block made a Motion to adopt the aforementioned Resolution as amended. Zusette Dato seconded the Motion.

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

Concerning the Resolution authorizing the release of a Performance Bond and partial release of a cash Bond to South Amboy Real Estate Development Group, LLC for on site improvements to Block 161.04, Lot 20.08 (a/k/a Parcel “A”) (*Agenda Item No. 12.B.*), Zusette Dato inquired as to whether the balance of \$43,037.66 would be held for maintenance purposes. Commissioner Dato explained that there have been numerous complaints from residents in the neighborhoods located nearby the property referred to in the aforementioned Resolution concerning dry dirt and dust blowing onto neighboring properties. Craig Coughlin stated that the money would be held as a maintenance bond, although he [Coughlin] did not know how Angelo Valetutto, City

Engineer, calculated the figure/amount of \$43,037.66 for use as a Property Maintenance Bond. After discussion, it was determined that the Resolution would be amended to state that \$43,037.66 would be held as a Property Maintenance Cash Bond.

Zusette Dato made a Motion to adopt the aforementioned Resolution as amended. The Motion was seconded by Councilman Schwarick.

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

Eric Chubenko, Executive Director, advised that the hill stabilization (i.e., located behind the Community Center) is proceeding as scheduled. Eric Chubenko, along with Mayor Henry, explained that the Venetian Healthcare project should commence by mid-November as long as the weather remains favorable. Mr. Chubenko further advised that another party has expressed interest in developing the restaurant site but there has been no firm commitment to date.

Chairman Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately ten (10) minutes for the purpose of discussing contract negotiation matters.

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

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Chairman Meszaros requested comments/questions from Commissioner and, hearing none with no public in attendance, closed the public portion of the meeting.

Councilman Schwarick made a Motion to adjourn the meeting. Zusette Dato seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO
Agency Secretary