

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE NOVEMBER 3, 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, Camille Tooker

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 Benjamin Block. (*Item Nos. 7.A. and B. contained in the Agenda annexed hereto.*)

Councilman Schwarick seconded the Motion.

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

A Motion to adopt the September 1, 2011 Agency Meeting Minutes (*Agenda Item No. 12.A.*) was made by Councilman Schwarick.

The Motion was seconded by Benjamin Block.

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

Councilman Schwarick made a Motion to adopt the October 6, 2011 Agency Meeting Minutes (*Agenda Item No. 12.B.*).

Zusette Dato seconded the Motion.

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

Please note: Commissioner Tooker arrived at the meeting at 6:50 p.m. due to a scheduling conflict.

Eric Chubenko, Executive Director, provided the following updates:

- AWAA/O'Neill Properties project is on track. The closing on the property is currently scheduled to take place sometime during the summer of 2012. Escrow account has been funded.

- Venetian Healthcare project contract has been signed and a check has been received. A press conference will be scheduled.
- The developer for the John and Henry Streets Broadway Redevelopment site has been unresponsive and, although the Agency has considered de-designating that entity, there is a contract purchaser for the site. It is contingent upon NJ Transit cooperating with the Agency concerning a property swap. Eric Chubenko is awaiting a meeting with NJ Transit to discuss the property exchange.
- The work on the retaining wall for the YMCA/Community Center was scheduled to commence earlier in the week (i.e., by November 1st) but the contractor is running behind schedule and should begin work within a week or two.

Eric Chubenko advised the Agency Commissioners that the YMCA/Community Center had made a request concerning a 'day care' facility in an effort to enlarge its' membership and bring in more revenue. Eric further explained that, although the Agency is not in the business of arranging things like 'day care', it was suggested that with the planned development adjacent to the Community Center there might be an opportunity to partner up with a developer that would potentially contribute space to such a facility. Commissioner Dato stated that the 'day care' facility was her [Dato] idea and not the suggestion of the Community Center. Commissioner Dato explained that there is a definite need for Community Center income and believes that 'day care' would enhance the membership. The Community Center will be offering after school 'day care' but does not have the space to offer all day 'day care', explained Commissioner Dato. A suggestion was made that the planned Venetian Healthcare facility might be willing to devote an area (e.g., a room) to be used as a 'day care' facility and Eric Chubenko stated that it be worthwhile to pursue the idea.

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

Councilman Schwarick made a Motion to adjourn the meeting.
Benjamin Block seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

MADELINE B. PIRRO