

# SOUTH AMBOY REDEVELOPMENT AGENCY

## MINUTES OF THE MARCH 1, 2012 MEETING

### Public Session

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

ROLL CALL: Zusette Dato, Melvin Rosado, Councilman William Schwarick,  
Camille Tooker

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

Prior to taking action with regard to the Consent Agenda for this meeting, Eric Chubenko explained that a \$9,953.69 invoice from McManimon & Scotland for ongoing work concerning the redevelopment agreement has been approved for payment by the O'Neill Group/AWAA (i.e., payment from the O'Neill/AWAA escrow account), however the invoice does not appear on the bill list for this meeting. Mr. Chubenko requested that the bill list for this meeting be amended to include payment of the aforementioned invoice.

A Motion to adopt the Consent Agenda as amended was made by Councilman Schwarick. (*Item Nos. 7.A. and B. contained in the Agenda annexed hereto.*)  
Melvin Rosado seconded the Motion.

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

With regard to the Resolution authorizing transfer of title to Block 23, Lot 1 and Block 24, Lot 2.01 to Venetian Healthcare, LLC (*Agenda Item No. 12.A.*), Eric Chubenko explained that, in accordance with the Redevelopment Agreement with Woodmont Properties, any transfer of property must be authorized by the Agency to make certain that everything is being done properly and in accordance with everything that must be completed prior to the transfer (e.g., executed redevelopment agreements, required contributions, etc.). The Resolution is merely to authorize the transfer of title, Mr. Chubenko further explained.

Camille Tooker made a Motion to adopt the aforementioned Resolution authorizing transfer of title to Venetian Healthcare, LLC.  
Councilman Schwarick seconded the Motion.

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

A Motion to adopt the Resolution authorizing the release of the Performance Bond issued for Baker Residential [Block 161, Lot 20.10] (*Agenda Item No. 12.B.*) was made by Councilman Schwarick.

Camille Tooker seconded the Motion.

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

Executive Director Eric Chubenko provided the following update concerning current/future projects:

- Windsor/Venetian Healthcare has submitted plans, as well as an elevation rendering, for review. Architectural review is currently underway. Representatives have been very cooperative concerning architectural review.
- A lot of time has been expended on getting the ferry road extension moving forward. There have been meetings to discuss all issues pertaining to the project (e.g., cleaning up property included in the roadway project, etc.) and progress has been made. A proposal has been submitted for environmental remediation for a portion of the roadway property (i.e., “spot remediation”).

Agency General Counsel Craig Coughlin read the Executive [closed] Session Resolution aloud stating that Executive [closed] Session was necessary at this time for contract negotiation discussion and that the Agency would reconvene the open portion of the meeting in approximately twenty (20) minutes.

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

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Commissioner Dato requested comments/questions from the public and, with no public in attendance, closed the public portion of the meeting. Hearing no comments/questions from Commissioners, Commissioner Dato asked for a Motion to adjourn the meeting.

Melvin Rosado made a Motion to adjourn the meeting.  
The Motion was seconded by Camille Tooker.

Voice Vote taken: all in favor

Meeting adjourned

Submitted by:

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MADELINE B. PIRRO