

# SOUTH AMBOY REDEVELOPMENT AGENCY

## MINUTES OF THE NOVEMBER 6, 2014 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. Chairman Meszaros certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Councilwoman Zusette Dato, Kevin Meszaros, John O'Connell, William Schwarick; Camille Tooker

Also in attendance: Eric Chubenko, Executive Director  
Craig J. Coughlin, Esq.  
Mayor Fred Henry  
Joseph P. Baumann, Esq., Special Counsel

Eric Chubenko, Executive Director, explained that an invoice submitted by McManimon, Scotland & Baumann, Agency Special Counsel, had been added to the escrow bill list for this meeting for services rendered in connection with the Manhattan Beach Club Street proposed project (i.e., Inv. #130608 - \$11,846.44). Mr. Chubenko further explained that the invoice had inadvertently been omitted from the escrow bill list.

Upon reviewing the bill list for this meeting, Camille Tooker asked if the Agency has a lease in place for the rental of the Redevelopment office and Eric Chubenko stated that the rental is on a month-to-month basis.

A Motion to approve both the bill list and escrow bill list for this meeting was made by Camille Tooker. (*Agenda item nos. 7.A. and B. contained in the Agenda annexed hereto.*)  
William Schwarick seconded the Motion.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O'Connell – yes;  
Schwarick – yes; Tooker – yes

William Schwarick made a Motion to approve the October 2, 2014 Agency Meeting Minutes. (*Agenda item no. 12.B.*)  
The Motion was seconded by Camille Tooker.

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

With regard to the Resolution and Addendum to the Lease with the YMCA (*Agenda item no. 12.A.*), Eric Chubenko explained that with the senior citizens vacating the space previously occupied by them in the YMCA building there have been several meetings with representatives of the YMCA who have expressed an interest in acquiring the additional space. The terms for obtaining the space would be \$3,000.00 per month [\$36,000.00 yearly], funding for the long awaited plaque to be situated in the lobby area and one (1) complimentary session per program (e.g., yoga, zumba, aerobics, etc.) which would be on a first-come first-serve basis for residents, Mr. Chubenko explained. Councilwoman Dato stated that the YMCA representatives are very excited and eager in acquiring the additional space.

William Schwarick made a Motion to approve the Resolution and Addendum to Lease Agreement with the YMCA (*Agenda item no. 12.A.*) based upon the aforementioned criteria. The Motion was seconded by Councilwoman Dato.

ROLL CALL: Block – yes; Dato – yes; Meszaros – yes; O’Connell – yes;  
Schwarick – yes; Tooker – yes

Chairperson Meszaros read the Executive [closed] Session Resolution aloud and advised that the Agency would remain in Executive [closed] Session for approximately sixty (60) minutes for the purpose of discussing contract matters.

A Motion to enter into Executive [closed] Session was made by William Schwarick. John O’Connell seconded the Motion.

Voice Vote taken: all in favor

Executive [closed] Session

Return to Open [public] Session

Mayor Henry and Camille Tooker advised that meetings concerning the ferry project are ongoing and the project is moving forward. Camille Tooker stated that she and Mayor Henry would be attending a meeting in Trenton in an effort to come to any agreement as to how the project will move forward from this point. A cost projection concerning the final phase of the project (i.e., terminal, parking lot and breakwater) is needed, explained Ms. Tooker.

With no public in attendance, Chairman Meszaros closed the public portion of the meeting and requested comments/questions from the Commissioners. Hearing none, Chairman Meszaros requested a Motion to adjourn this meeting.

A Motion to adjourn the meeting was made by Benjamin Block. Camille Tooker seconded the Motion.

Voice Vote taken: all in favor

Meeting adjourned.

Submitted by:

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MADELINE B. PIRRO