

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE DECEMBER 1, 2016 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. He then certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Benjamin Block, Zusette Dato, Tony Gonsalves, Kevin Meszaros, Camille Tooker

ABSENT: John O'Connell

Also in attendance: Eric Chubenko, Executive Director
Craig Coughlin, Esq.
Mayor Henry

Chairman Meszaros opened the meeting by introducing the evening's Resolutions. The Commissioners were informed that Zusette Dato and Craig Coughlin were in route.

Kevin Meszaros called for a Motion on Resolution Approving 2017 SARA Meeting Dates. (*Agenda Item no. 7.A.1.*)

Eric Chubenko noted that July and August dates were listed on the Resolution to avoid the need to readvertise. One of these dates would be cancelled depending upon what is optimal for the Board and what the Agenda dictates at the time.

Benjamin Block made a Motion to approve Resolution M12-01-16:01. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Meszaros – yes, Block – yes, Gonsalves – yes, Tooker – yes

Chairman Meszaros then called for a Motion to approve Resolution Certifying Annual Audit (*Agenda Item no. 7.A.2.*)

Eric Chubenko noted that the Annual Certification of the Annual Audit was being signed by the Commissioners this evening. It acknowledges that the audit was completed and at a minimum each Commissioner looked at the Comments and Findings section with reference to any kind of material finding for the Agency. We had one issue that was discussed at the last meeting with regard to a misunderstanding about a couple bills that did not carry from the January to the February meeting. He conveyed his thoughts to the Auditor who concurred that the bills from the Home News Tribune, one of which was publication of the Audit synopsis, were not material findings. There is still a note but it is not a material finding.

Zusette Dato arrived at this time.

Camille Tooker made a Motion to approve Resolution M12-01-16:02. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Meszaros – yes, Block – yes, Dato – yes, Gonsalves – yes, Tooker – yes

Chairman Meszaros then referred to the evening's bill lists. (*Agenda Items no. 7.B.1,2.*)

Eric Chubenko said that the two bills on the Escrow list were associated with Manhattan Beach Club which fund their escrow account and are to be paid from there.

He further noted the general bill list contained the Audit fee, monthly legal services, reimbursement to the City of South Amboy for payroll services, rent and utilities and legal services that are part of negotiating the pilot that has now been passed for the Woodmont properties.

Zusette Dato made a Motion to approve the Bill List and Escrow Bill List. The Motion was seconded by Camille Tooker.

ROLL CALL: Meszaros – yes, Block – yes, Dato – yes, Gonsalves – yes, Tooker – yes

Chairman Meszaros called for a Motion to approve the September 1, 2016 Agency Meeting Minutes (*Agenda item no. 12. A.*)

A Motion to approve the September 1, 2016 Agency Meeting Minutes as presented was made by Tony Gonsalves. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – yes, Block – abstain, Dato – yes, Gonsalves – yes, Tooker – yes

Chairman Meszaros called for a Motion to approve the November 3, 2016 Agency Meeting Minutes (*Agenda item no. 12. B.*)

A Motion to approve the November 3, 2016 Agency Meeting Minutes as presented was made by Camille Tooker. Benjamin Block seconded the motion.

ROLL CALL: Meszaros – yes, Block – yes, Dato – yes, Gonsalves – yes, Tooker – yes

Craig Coughlin arrived at this time.

Eric Chubenko thanked the Department of Public Works staff for their assistance with the move to the new SARA office and clean-up of the old location. Efforts continue to organize and catalogue office materials. We are officially out of the old location and believe the new location will nicely suit the Agency's needs. A new conference table and other small pieces of furniture will be needed.

Camille Tooker said that the remediation company for the Ferry terminal has been at the site clearing the property and will start Monday on the actual remediation which is the digging and transporting of the dirt. They expect this work to be completed within three to four months. She said the third meeting has been scheduled with regard to the design and placement of the actual building on site. She said it was good to see progress on this project after so many years.

Eric Chubenko noted that this is the last piece before the Ferry terminal and parking lot. Now after having initial plans that span over a decade, the group will meet to make sure the old plans still meet the new components of the project and the current position of the property. If all goes according to plan we

could be looking at getting approval to go out for the process in the Spring. Federal Highway will have to give its blessing on our going out for proposal to bid on construction.

It is possible that there could be a Ferry service operating with a temporary terminal until the permanent structure is built.

Camille said that last week she went with City Engineer Mark Rasimowicz to Newark for an 8-hour course put on by Rutgers on being the responsible charge of a federal project. She said she was glad they offered the course because unless you're in the thick of it, you would never be able to imagine the type of things that are involved. She got her credits and certificate.

Eric Chubenko gave an update on Woodmont Properties after meeting with them earlier in the day. They are anticipating that if things go well and we have a mild winter, they would have units occupied in 2017. Plans are developing for a grand opening event in the near future.

He noted that Ryan Homes put in for their next series of permits. Camille Tooker said they had issues with some of their materials and they are remediating that. There are units under contract. They are marketing to Hoboken and Staten Island.

Chairman Meszaros thanked everyone for a great year and wished all a happy and healthy holiday.

Chairman Meszaros opened the meeting to the public. With no public wishing to speak, Chairman Meszaros closed the public portion of the meeting. He then requested a Motion to adjourn.

A Motion to adjourn was made by Benjamin Block. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Stacey Kennedy