

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE FEBRUARY 1, 2018 MEETING

Public Session

Camille Tooker called the meeting to order and led the Agency Commissioners, professionals and attending public in the Salute to the Flag. She then certified that this meeting had been advertised as prescribed by law.

ROLL CALL: Zusette Dato, Frank Milatta, Tony Gonsalves, John O'Connell - phone, Benjamin Block - phone, Camille Tooker

ABSENT: Kevin Meszaros

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

Camille Tooker called for a Motion on Resolution Approving YMCA Playground Grant (*Agenda Item No. A.1, M02-01-18 :01*)

The playground will be a permanent fixture and requires board approval. It's a good project and we have no reason to deny. This will be a good addition and the playground will be open to the public.

Zusette Dato made a motion to approve Resolution M11-02-17 :01. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – Yes, Dato – Yes, Tooker – Yes, Gonsalves – Yes, Milatta – Yes

**We lost Jack O'Connell on the phone. 6:50PM

Camille Tooker introduced the evening's bill list and said the general bill list contained fees for monthly legal services, rent and utilities. (*Agenda Items no. 7.B.1.*)

Zusette Dato made a Motion to approve the Bill List. The Motion was seconded by Tony Gonsalves.

ROLL CALL: Block – Yes, Dato – Yes, Tooker – Yes, Gonsalves – Yes, Milatta – Yes

**Jack O'Connell rejoined the meeting.

Camille Tooker called for a Motion to approve the December 7, 2017 Agency Meeting Minutes (*Agenda item no. 12. B.*)

A Motion to approve the December 7, 2017 Agency Meeting Minutes as presented was made by Zusette Dato. Tony Gonsalves seconded the motion.

ROLL CALL: Block – Yes, Dato – Yes, Tooker – Yes, Gonsalves – Yes, Milatta – Yes, O'Connell

Eric Chubenko updated on the Arts District, we have had many meetings and are currently working on an extension on the existing lease.

We have been in contact with Manhattan Beach and Woodmont, Woodmont is almost ready, they will be pre-leasing in January and leasing in February. They are high market rents, \$1,800-\$2,200. Steve Santola is keeping us up to date.

Manhattan Beach we had a legal review and we met with the planner/engineer. We anticipate having something formal to bring to the next meeting. Zusette Dato asked if they paid us monthly. They stopped paying November 2016, we allowed them to stop through December. Payments should resume January 2018. To date we have received 360K.

The last meeting for the Ferry project was a few weeks ago, we are at the point where we are in the design phase of the parking lot and the bulkheading. Centre State did a general and aerial survey of the property. We are very close to the next phase. We will be out to bid in 2018. If all the bids are accepted we are looking at Spring/Summer 2019. The boats are in the process of being built and if there is a gap, they will supply boats until ours is complete. We are under the constraints of Federal dollars.

Frank Milatta questioned when the redevelopment map will be on our website. Camille replied that Mark Rasimowicz is completing a new one and we will have it soon.

Zusette Dato recommended large potted plants by the YMCA. It may not be a good idea right now, but if they are putting in a new playground, they can put in some large potted plants. We don't want to appear that we are recognizing a danger. Eric replied that the YMCA is required to put capital money aside, I would love to work with them on making some improvements. No one intended for it to be unsafe, this was an unfortunate situation. Ben Block added that he assumes the YMCA will be getting insurance money to make the necessary repairs.

Tony Gonsalves reported the tennis courts have cracked.

Jack O'Connell belated birthday wishes to Craig.

Ben Block glad to hear positive news about the ferry!

Camille Tooker opened the meeting to the public.

Brian McLaughlin – The \$15,000 payment arrangement, was that approved by council years ago? Eric replied that no, it was part of the Redevelopment Agreement.

Brian asked for an update on the 7-11 project, Eric replied that the Agency has not taken any action.

Brian suggested that for the Manhattan Beach Project we have labor agreement to use local unions. Camille replied that we have done that on past projects and Eric also agreed that it can be requested and we would encourage it.

Camille Tooker then requested a Motion to adjourn.

A Motion to adjourn was made by Zusette Dato. Ben Block seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff