

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 25, 2019 MEETING

Public Session

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: Kevin Meszaros, Zusette Dato, Tony Gonsalves, Camille Tooker, Anthony Conrad

ABSENT: Frank Milatta

Also, in attendance: Eric Chubenko, Executive Director
Dan Balka, CFO
Mayor Henry
Glenn Skarzynski, BA
Craig Coughlin, Esq.

Anthony Conrad was sworn in by Craig Coughlin, Esq., as the new commissioner.

Craig Coughlin opened the floor for nomination for Chairperson. Camille Tooker nominated Kevin Meszaros, Tony Gonsalves seconded the nomination.

There were no other nominations.

ROLL CALL: Dato – Yes, Tooker– Yes, Gonsalves – Yes, Meszaros – Yes, Conrad - Yes

Kevin Meszaros opened the floor for nomination for Vice Chairman. Zusette Dato nominated Camille Tooker, Tony Gonsalves seconded the nomination.

There were no other nominations.

ROLL CALL: Dato – Yes, Tooker– Yes, Gonsalves – Yes, Meszaros – Yes, Conrad - Yes

Kevin Meszaros introduced this evening's consent agenda (*Agenda Items no. 7.A.1 – 7.A.19*)

Delayed Introduction Resolution to the 2020 Agency Budget through Qualified respondents for Architectural Services. (*M: 6-25-19 :01 – M: 6-25-19 :19*)

Zusette Dato made a motion to approve the consent agenda. The motion was seconded by Tony Gonsalves.

ROLL CALL: Dato – Yes, Tooker– Yes, Gonsalves – Yes, Meszaros – Yes, Conrad - Yes

Kevin Meszaros 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.D.1.*)

Tony Gonsalves made a motion to approve the Bill List. The motion was seconded by Camille Tooker

ROLL CALL: Dato – Yes, Tooker– Yes, Gonsalves – Yes, Meszaros – Yes, Conrad - Yes

Kevin Meszaros called for a motion to approve the May 2, 2019 Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the May 2, 2019 Agency Meeting Minutes as presented was made by Zusette Dato. Tony Gonsalves seconded the motion.

ROLL CALL: Dato – Yes, Tooker– Yes, Gonsalves – Yes, Meszaros – Yes, Conrad – Abstain

Eric Chubenko welcomed Anthony Conrad to the board.

Eric went on to update the board regarding the YMCA that a portion of the wall has become cracked. Pieces of the wall have been falling down. We believe the damage is structural and we feel we should be responsible to pay for the repairs. With Iron Hill doing the work the cap number for repairs will be \$15,000. Camille Tooker questioned from a legal standpoint, I want this work to happen, we let them pay for the repair and handle it as a credit. The City Engineer has looked at the beam and deemed it is cosmetic, but will potentially become structural. If the concrete continues to break away, it will become structural.

Craig Coughlin recommended the board authorize the Executive Director take action. Camille Tooker would like to authorize the Executive Director to move forward.

Anthony Conrad questioned because he sits on the YMCA Corporate Board, will he still be able to vote on the mentioned resolution. Mr. Conrad also asked why this isn't subject to an insurance claim on either side. Eric responded that it could be, but it is structural. We have a \$5,000 deductible. Iron Hill will stick to the not to exceed the \$15,000 repair cap.

Zusette Dato made a motion to allow the Executive Director to take such action as required to remedy the YMCA pending repair, not to exceed the amount of \$15,000. Tony Gonsalves seconded the motion. (Resolution to follow at the August meeting)

ROLL CALL: Dato – Yes, Tooker– Yes, Gonsalves – Yes, Meszaros – Yes, Conrad – Abstain

Two Interim cost agreements have been executed. One for the warehouse distribution center, north of the train tracks, and the other on Route 35, the old Delilah's site. Camille Tooker questioned if the Delilah's site has ever been approved for residential. We have since discovered there was an Ordinance (20-2015).

We will be meeting with an entity regarding the offshore wind farm. They will use this property for storage, they will not be manufacturing here and not creating jobs. The site has strengths and many opportunities. It will be a 24-hour operation, lights, back up sirens and a lot of noise.

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Zusette Dato. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff