

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE January 05, 2023 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, Camille Tooker, Anthony Conrad, Zusette Dato, Tony Gonsalves, Dave Kales, Christine Noble

ABSENT: Frank Milatta

Also, in attendance: Eric Chubenko, Executive Director
Craig Coughlin, Esq., General Counsel
Dan Balka, CFO

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.B.1.*)

Eric Chubenko stated there was an additional meter going to a phantom address, there was a leak and it was for our address, it has not paid since 2018, so we are responsible for the bill. Commissioner Kales questioned if there are two current meters and two bills. Eric Chubenko stated yes and they will be between \$200-\$300 a month. Going forward they will be labeled meter one and meter two.

A motion to approve this evening's bill list was made by Dave Kales. Camille Tooker seconded the motion.

ROLL CALL: Meszaros – Yes, Tooker – Yes; Dato – Yes, Gonsalves – Yes, Kales – Yes, Noble – Yes

Kevin Meszaros called for a motion to approve the December 01, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the December 01, 2022, Agency Meeting Minutes as presented was made by Zusette Dato. Dave Kales seconded the motion.

ROLL CALL: Meszaros – Yes, Tooker – Yes; Dato – Yes, Gonsalves – Yes, Kales – Yes, Noble – Abstain

Eric Chubenko welcomed Christine Noble to the board and thanked Mr. Conrad for all his work. Also, a thank you to Glenn and best wishes to him on his new endeavor in Sayreville. Eric Chubenko updated on various projects; they are still having meetings with 200 Broadway. Woodmont and Claremont are moving forward. We made it clear to 200 Broadway that they need to negotiate with the agency and the city. There are a couple scenarios that could work and we

asked them to bring the unit count down and come back with a viable alternative. As soon as we have something I will bring it to the board.

Dave Kales stated he looked over the plans and they have not updated addition parking spaces. He also stated their one exit is to George Street, to the one-way on the school side. Dave Kales also asked if there has been any information on the generator at the YMCA. Eric Chubenko responded he has not heard anything. YMCA was supposed to come back with something, same thing with solar. We haven't received anything. Zusette Dato stated the YMCA does not currently have a director, we may have to go to corporate.

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 Dave Kales. Tony Gonsalves seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff