

SOUTH AMBOY REDEVELOPMENT AGENCY
MINUTES OF THE February 02, 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, Zusette Dato, Tony Gonsalves, Christine Noble

ABSENT: Rachael Draudt, 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 this is a standard bill list with one reimbursement listed on the escrow list.

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

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

Kevin Meszaros called for a motion to approve the January 05, 2022, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the January 05, 2022, Agency Meeting Minutes as presented was made by Tony Gonsalves. Zusette Dato seconded the motion.

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

Eric Chubenko updated on several ongoing projects. Zusette Data asked about the Roswell supermarket/apartment site. Eric Chubenko stated that is a zoning issue and the property owner is speaking with Claremont, but it is privately owned. We are hopeful they can incorporate the property.

Anthony Conrad questioned if the second phase was going to begin at Manhattan Beach, Eric Chubenko stated nothing yet, but they are currently working on making sure all the PILOT payments are current. After the first 6 months to the first year, it will be a true PILOT. The professionals are working on it. The Mayor questioned if it is not paid on time, are we able to collect interest. CFO Dan Balka stated he projected the PILOT payments and sent them to his contact. Camille Tooker questioned was there a provision the city had to bill for payment, or was it something that was expected? They are to pay after the first year. Land use tax only. Do they have to be billed to get the PILOT funds?

They will be billed quarterly. We got nothing last year, because you are not to pay until after the first full year, but we will receive that money.

Zusette Dato wanted to welcome Rachael Draudt to our board, she will be an asset

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. Camille Tooker seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff