

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE July 06, 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, Rachael Draudt, Tony Gonsalves, Zusette Dato

ABSENT: Christine Noble, 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 they are all standard bills for the monthly expenses.

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

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

Kevin Meszaros called for a motion to approve the June 01, 2023, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the June 01, 2023, Agency Meeting Minutes as presented was made by Rachael Draudt. Camille Tooker seconded the motion.

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

Kevin Meszaros called for a motion to approve Resolution of The South Amboy Redevelopment Agency 2024 Adopted Budget. A motion to approve was made by Zusette Dato, Camille Tooker seconded the motion.

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

The YMCA was present on the solar panel project. Camille Tooker asked if they created an LLC just for this project, the YMCA responded that it was standard for every project. Rachael Draudt stated there were multiple clerical errors in the agreement. The YMCA stated they have not received a copy of the agreement. Legal Counsel stated the agreement in the packet is not the full red line copy that was forwarded. Camille stated we should have received the correct copy. Kevin Meszaros called for a motion to approve the YMCA agreement. Rachael Draudt made a motion to approve the agreement based on the new additions to the addendum. Zusette Dato seconded.

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

Kevin Meszaros called for a motion to approve the Resolution South Amboy Redevelopment Agency Authorizing the Execution of a Redevelopment Agreement with 200 South Broadway, LLC for the Development of a Residential Project at Lots 19.01 and 20.01, Block 42, Which is to Consist of 31 Units and 42 Onsite Parking Spaces. A motion was made by Camille Tooker. Tony Gonsalves seconded the motion.

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

Kevin Meszaros opened the meeting to the public.

Tom YMCA – they would like to put up a lending library and a bird hotel, he was instructed to put the request in writing. The parking lot was relined a couple years ago and the Y is asking for the lot to be relined again. They were also instructed to put the request in writing.

Chris Smiga 144 Second Street – the balance sheet states 1.9 million dollars for construction and that balance hasn't changed in years. It is listed as an asset. Eric stated it may be an asset for the YMCA.

Mayor Fred Henry – thanked everyone on the board for what they do for the city and thanked Speaker Coughlin for helping with the past budget and for all the work and help for the City of South Amboy.

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. Seconded by Camille Tooker.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff