

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE January 04, 2024 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, Rachael Draudt, Gary Forshner, Christine Noble

ABSENT: Tony Gonsalves

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

Kevin Meszaros introduced the evening's bill lists 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. Camille Tooker seconded the motion.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Dato – Yes; Draudt – Yes; Forshner – Yes; Noble – Yes

Kevin Meszaros called for a motion to approve the January 04, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the January 04, 2024, Agency Meeting Minutes as presented was made by Rachael Draudt. Camille Tooker seconded the motion.

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

Kevin Meszaros introduced this evening's resolutions. The Resolution of The South Amboy Redevelopment Agency Authorizing the Escrow Refund to the South Amboy Development LLC. Eric Chubenko stated this pre dates his time on the board, they are over 15 years old.

A motion to approve this evening's resolution was made by Camille Tooker. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Tooker – Yes, Dato – Yes; Draudt – Yes; Forshner – Yes; Noble – Yes

Eric Chubenko wished everyone a Happy New Year and welcomed our new commissioner. Our board attorney has been working with the YMCA, hopefully we will have more to report.

Kevin Meszaros opened the meeting to the public.

Anthony Conrad – Wished everyone a Happy New Year and welcomed Gary Forshner.

Mayor Fred Henry - Thanked everyone on the board for their service.

Business Administrator Dave Kales – Reported all the PILOTS were audited and as of Dec 28, 2023, we are 100% made whole on all PILOTS.

Commissioner Zusette Dato – Welcomed Gary Forshner, he was an asset on the PB.

Commissioner Camille Tooker – Can you give us a little idea on how the short falls happened?

Business Administrator Kales responded that the way they interpreted and the way we interpreted was different. Every 100% rateables are to be reported on our behalf. We sat down with the owners and the water and sewer was not paid; they are going to the owners of the building. If the water and sewer are not paid, you go to the owners, if they are in individual names, then they were right. If we ended up going to court it could have gone either way, we are ready to proceed. When the true ups came in, we had a little short falling, every PILOT has the same program. When the next PILOT comes in to play, we have a procedure in place. As we move forward, we have control over the procedures. Station Bay Phase 2, Ferry Terminal and Rosewell will be starting.

Commissioner Gary Forshner - Can utilities be directly in the name of the developers?

Business Administrator Kales responded they are already in the owners' names.

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.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff