

## **SOUTH AMBOY REDEVELOPMENT AGENCY**

### **MINUTES OF THE March 07, 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, Zusette Dato, Rachael Draudt, Gary Forshner, Tony Gonsalves, Christine Noble

ABSENT: Camille Tooker

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

Kevin Meszaros introduced this evening's resolutions. The Resolution of The South Amboy Redevelopment Agency Refunding Balance of Escrow (Kara Homes/Limerick Estates). Eric Chubenko stated that the developer requested the release of funds. We should adopt the resolution prior to the bill list. There are no outstanding bills on the project. There has been no activity, it has been many years.

A motion to approve this evening's resolution was made by Zusette Dato. Gary Forshner seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes; Gonsalves – Yes; Noble – Yes

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 Christine Noble. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes; Gonsalves – Yes; Noble – Yes

Kevin Meszaros called for a motion to approve the February 01, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the February 01, 2024, Agency Meeting Minutes as presented was made by Gary Forshner. Tony Gonsalves seconded the motion.

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

Eric Chubenko stated to check out the lower main street progress, major improvements a long time in the making. The City closed on the Joe Smokes property, and the City is actively working on the request for bids on the demolition. YMCA solar project is still in progress, and our law firm has been working with them. If we can, it will be at the April meeting. We had some productive meetings today and we may have an executive session at the April meeting.

Business Administrator Dave Kales stated we have already started the proposal to take that building down, thank you to the SARA board for all you have done., you should be proud.

Eric Chubenko also stated with the contribution from the developer and previous monies, there will be zero liability to the taxpayer.

Commissioner Zusette Dato asked if the ferry ridership to Manhattan has been low.

Business Administrator Dave Keles stated that ridership has increased monthly, it is at the expectation where they want it to be. There is only one run up and back to midtown. NY waterway needs to see what their biggest demand is. Their plan is to get a full 7-day schedule. NY waterway does fall rides and 4th of July rides. It has only been 5 months in the wintertime.

Commissioner Gary Forshner asked do we have an estimate?

Business Administrator Dave Kales stated NY Waterway would be comfortable with 400 a day, we almost hit 300 in February. NY Waterway is not disappointed in ridership yet. They are taking the ferry for time savings and convenience; our ferry is able to go up Arthur Kill and into Manhattan.

Commissioner Gary Forshner asked do we know what they need to break even?

Business Administrator Dave Kales stated 400 a day, right now we are 175 a day.

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.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by:

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Kelly Wolff