

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE June 25, 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 Meszaro, 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

Executive Director Eric Chubenko entertained a motion for resolution 06-25-24 :01, opening the floor for nominations for Chairperson for the agency. Zusette Dato nominated Kevin Meszaros, Christine Noble seconded the motion.

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

Kevin Meszaros called for a motion for 06-25-24 :02, opening the floor for nominations for Vice Chairperson for the agency. Christine Noble nominated Camille Tooker, Zusette Dato seconded the motion.

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

Kevin Meszaros introduced this evening's resolution 2025 Adopted Budget 06-25-24 :03. Eric Chubenko reminded everyone this is the same budget that was previously approved.

A motion to approve this evening's resolutions 2025 Adopted Budget 06-25-24 :03 was made by Zusette Dato. Rachael Draudt seconded the motion.

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

Kevin Meszaros introduced this evening's resolutions as a consent agenda (resolutions 06-25-24 :04-17). Mr. Meszaros listed the consent agenda.

A motion to approve this evening's resolutions was made by Christine Noble. Tony Gonsalves 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 Tony Gonsalves. Rachael Draudt 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 May 02, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the May 02, 2024, Agency Meeting Minutes as presented was made by Zusette Dato. Rachael Draudt seconded the motion.

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

Eric Chubenko updated that we will have a special meeting in August. We are progressing and working on a couple projects. We are still very active.

Zusette Dato asked if there is any update on NJ Transit and the demolition of the building on John St. Eric Chubenko responded we are in possession of the property and the \$400,000 from the developer, NJ Transit has protocol everyone has to follow. The demo contract has been awarded we hope it will be down by end of August.

Rachael Draudt asked if anything is happening with the YMCA Solar Panels. Eric Chubenko responded they asked to take more time to review other options and that was 2-3 months ago; to date we haven't heard from them.

Eric Chubenko thanked commissioner Forshner for sharing the new potential DEP Flood Zones. Some projects that are approved, but not built, may be impacted.

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: Kell Wolff