

**SOUTH AMBOY REDEVELOPMENT AGENCY**  
**MINUTES OF THE November 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 Meszaro, Zusette Dato, Gary Forshner, Tony Gonsalves

ABSENT: Rachael Draudt, Christine Noble

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 Gary Forshner. Tony Gonsalves seconded the motion.

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

Kevin Meszaros called for a motion to approve the October 03, 2024, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the October 03, 2024, Agency Meeting Minutes as presented was made by Zusette Dato. Tony Gonsalves seconded the motion.

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

Kevin Meszaros called for a motion to approve the Resolution of The South Amboy Redevelopment Agency Authorizing the Certification of the Annual Audit. A motion to approve was made by Zusette Dato. Gary Forshner seconded the motion.

Eric stated we are not approving the audit, that has already been done by an independent auditor. You are certifying that you have reviewed the comments, recommendations and findings section.

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

Eric Chubenko updated that Legal Counsel has been working with the YMCA for about a year regarding potential solar on the rooftop, we have an early December meeting. The issue is that the lease does not mirror the term of the solar contract. The city does not want to take on liability, when the lease is over. They are coming on to year 14 of a 20-year lease, we are looking to

update the lease. Lower Main St. construction is starting to wrap up. They are working with potential tenants. We should know when they will be occupied and any POILOT updates.

Gary Forshner asked if we maintain bonds from the YMCA lease, is there sufficient revenue to cover the cost of the bond? Eric Chubenko replied when these bonds came in to the agency, with the guarantee of the city, we are on the hook for payment. If we lose a tenant we will have an issue. Anything we do on the restructure extension; our goal is to have an excess revenue to cover those payment plus. Gary Forshner asked is the lease long enough to cover that bond debt, Eric replied no it is not, the bond debt is further out than the lease. I believe it is 25-30 years. Gary Forshner added so one of the goals is to extend the Y's lease to cover the bond debt. Does anyone know how the Y is doing. Eric Chubenko stated they are rebounding from covid. Our goal is to make sure the Y serves this community and the residents. We have to do what is best for the city, the agency and the Y. Solar is supposed to reduce the cost to the Y.

Zusette Dato asked about the building across from the post office, there hasn't been any activity. Eric Chubenko replied it has been approved; they are currently working with the construction department regarding permits. Everything has been done on the planning side. Gary Forshner asked if that is the property that we are renting, Eric Chubenko answered no that is the vacant lot by the post office.

Zusette Dato asked about the rendering of the warehouses, they looked more attractive. Does anyone have a recollection? Kevin Meszaros replied that he thought it would look more like an office building, smoked glass or panels. Eric Chubenko stated whatever we approved went to planning, it should have mirrored what we approved. The last meeting I remember it did reflect what we approved. I thought there was going to be more trees and shrubbery. Gary Forshner asked if we can we suggest the Zoning Office take a look before they get too much ahead.

Kevin Meszaros opened the public portion of the meeting.

Brian McLaughlin – The property over by the first aid squad, how many stories, how many units. Eric Chubenko replied that that property is not in the Redevelopment area. Brian McLaughlin asked if they have any information on the property behind Pupek Road or is that still in the hands of Redevelopment. Eric Chubenko replied that it was designated redevelopment but no plan was ever adopted, so this board has no jurisdiction over the property unless the council was in the position to approve the plan. As of today, we met with them a month and a half ago. Brian McLaughlin asked if it was Toll Brothers, no it is Ryan Homes. We told them because there is no plan, their plan is not acceptable so it will revert to what the property is zoned for unless the council adopted a redevelopment plan. It would go standard planning/zoning. What was presented was concerning and they had misinformation. We originally wanted a park but the property owner did not want that. Brian McLaughlin asked can redevelopment look into grants or is that solely on the city. Eric Chubenko answered it is the city, if we owned it we could. The evaluation on that site was 3 or 4 million dollars and the price tag was much more than that.

Gary Forshner asked will we see a redevelopment plan before it gets adopted? Eric Chubenko answered I highly doubt a redevelopment plan will be adopted for that area but generally yes would work together.

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. Gary Forshner seconded.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff