

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MARCH 06, 2025 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, Tony Gonsalves, Christine Noble

ABSENT: Gary Forshner, Frederick Williams

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

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. Christine Noble seconded the motion.

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

Kevin Meszaros called for a motion to approve the February 06, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the February 06, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Tony Gonsalves seconded the motion.

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

Eric Chubenko stated that himself along with the Business Administrator and the Mayor have had meetings on the property adjacent to the Ferry Terminal parking lot. They are in the process of reviewing proposals and potential negotiations on running power through there. 205 Main Street has had planning board approval, there is a time line to accept and utilize the funds, 45 days. Commissioner Dato asked about the solar project on the YMCA, Eric replied we are ready to move forward without a modification to the lease. Business Administrator Kales stated the city is in favor of the solar panels as well. Business Administrator Kales updated everyone on the parking lot, Eric Chubenko stated the monies will be received and we will be waiting on approvals from transit to make these improvements. Mayor Henry stated we introduced the budget to City Council with a \$78 tax reduction to residents. Business Administrator Kales stated we restructured the city and made it more efficient. We closed our year out with a surplus. Long term it will be beneficial to the city.

This is so we can help where we can, this is how we work together. Business Administrator Kales recapped the presentation from the council meeting budget introduction.

Eric Chubenko stated he is excited to see the pilot revenue from the warehouses and next phase of Manhattan Beach that will strengthen the city that much more.

Kevin Meszaros opened the public portion of the meeting.

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