

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE MAY 01, 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, Christine Noble, Gary Forshner

ABSENT: Tony Gonsalves, Frederick Williams

Also, in attendance: Eric Chubenko, Executive Director
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. Rachal Draudt seconded the motion.

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

Eric Chubenko introduced the budget.

Gary Forshner asked if there was a line item for the warehouses. Eric Chubenko replied that we are confident to put in the \$2,500 per unit and we will have that. Gary Forshner then asked if utility increases were included for the SARA rental.

Kevin Meszaros called for a motion to approve budget introduction. A motion to approve was made by Gary Forshner. Zusette Dato seconded the motion.

ROLL CALL: Meszaros – Yes; Dato – Yes; Draudt – Yes; Forshner – Yes; Noble– Yes
Kevin Meszaros called for a motion to approve the April 03, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the April 03, 2025, Agency Meeting Minutes as presented was made by Zusette Dato. Gary Forshner seconded the motion.

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

Eric Chubenko updated on various projects. We received our second payment for the \$250,000 for the 205 Main St. project, it has been deposited, it will be in our general reserves. We set up a meeting with the YMCA, we have worked very hard to offer everything possible to continue success to the YMCA. We will schedule another executive session.

Gary Forshner asked where do utilities appear in the budget. Eric Chubenko replied he thinks it will fall under building maintenance, but will speak to the firm that prepared the budget and have an answer.

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 Gary Forshner.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff