

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JUNE 05, 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, Rachael Draudt, Gary Forshner, Tony Gonsalves, Frederick Williams

ABSENT: Zusette Dato, Christine Noble

Also, in attendance: Eric Chubenko, Executive Director
General Counsel

Executive Director Eric Chubenko entertained a motion for resolution 06-05-24 :25, opening the floor for nominations for Chairperson for the agency. Gary Forshner nominated Kevin Meszaros, Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

Kevin Meszaros called for a motion for 06-05-25 :02, opening the floor for nominations for Vice Chairperson for the agency. Tony Gonsalves nominated Gary Forshner, Kevin Meszaros seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams – Yes

Kevin Meszaros introduced this evening's resolutions as a consent agenda (resolutions 06-05-25 :03-14). Mr. Meszaros listed the consent agenda. A motion to approve this evening's resolutions was made by Gary Forshner. Rachael Draudt seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams – Yes

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 Rachael Draudt. Frederick Williams seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

Kevin Meszaros called for a motion to approve the May 01, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the May 01, 2025, Agency Meeting Minutes as presented was made by Rachael Draudt. Gary Forshner seconded the motion.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Abstain; Williams - Abstain

Eric Chubenko wants to thank the Business Administrator and Mayor Henry for working diligently to get the two warehouses open, as well as the certificate of occupancies for the 2nd phase of Manhattan beach. That will yield a substantial revenue to the City and Agency, that a portion will assist in the school board and the City's budget.

Commissioner Forshner asked if the 2 warehouses are open. BA Kales replied the certificate of occupancies will be issued by next week, the larger warehouse by the 3rd week of June. Eric Chubenko stated \$2.25 per square foot and the property that closed and remediated the municipal landfill for the first year will be \$1.25 per square foot or 18% of the gross rent, then jumps to \$2. The residential is 10 1/2 % of gross rent.

BA Kales stated that 200 S Broadway is going before the planning board for completeness.

A motion to approve authorization into an executive session (06-05-2025 :16) was read by legal counsel. A motion to approve was made by Gary Forshner, seconded by Tony Gonsalves.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

Legal counsel read a statement to make an amendment to the existing YMCA lease and for the attorneys to act on behalf along with the Executive Director. A motion to approve was made by Gary Forshner, seconded by Rachael Draudt.

ROLL CALL: Meszaros – Yes; Draudt – Yes; Forshner – Yes; Gonsalves– Yes; Williams - Yes

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 Rachael Draudt.

Voice vote taken: All in favor.

Meeting adjourned.

Submitted by: Kelly Wolff