

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE July 22, 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, Gary Forshner, Zusette Dato, Rachael Draudt, Tony Gonsalves, Frederick Williams

ABSENT: Christine Noble

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. Gary Forshner seconded the motion.

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

Kevin Meszaros called for a motion to approve the June 05, 2025, Agency Meeting Minutes (*Agenda item no. 12. A.*) A motion to approve the June 05, 2025, Agency Meeting Minutes as presented was made by Gary Forshner. Tony Gonsalves seconded the motion.

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

Eric Chubenko went over Resolutions 1 and 2; we had to go out to bid as we did not receive packets for 2 professional services. Gary Forshner made a motion to approve architectural and valuation services. Rachael Draudt seconded.

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

A presentation was made by Kevin McManimon (MSB) and March Development. Regarding an agreement from 2022 for rental apartments, they want to amend the agreement to shift to 196 units for sale.

Gary Forshner moved to adopt the Resolution of The South Amboy Redevelopment Agency Authorizing First Amendment to The Redevelopment Agreement with Manhattan beach Phase I Urban Renewal, LLC. Rachael Draudt seconded.

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

Eric Chubenko updated on 200 S Broadway they are preparing for completeness at the next Planning Board meeting.

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