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SOUTH AMBOY REDEVELOPMENT AGENCY

March 04, 2021

6:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Chairperson
2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 9, 2020**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 9, 2020.

3. Salute to the Flag and Prayer

4. ROLL CALL:

A. CONRAD _____
Z. DATO _____
T. GONSALVES _____
D. KALES _____
K. F. MESZAROS _____
F. MILATTA _____
C. TOOKER _____

E. CHUBENKO* _____
* Executive Director

C. J. COUGHLIN, ESQ.* _____
* General Counsel

5. Correspondence:
6. Grant Activity:
7. Consent Agenda:

A. Professional Appointments/Agency Resolutions:
(*Resolution to be distributed at meeting.*)

1. Resolution of the South Amboy Redevelopment Agency Approving Access Agreement with 135 Main ST SA, LLC (M: 03-04-2021 :01)
2. Resolution of the South Amboy Redevelopment Agency Acknowledging intent to redevelop WAS Terminal a.k.a. the Wishe property site pursuant to a comprehensive plan within three years of remediation, and future contractual relationship with Dynamic Earth, LLC (M:03-04-2021 :02)

B. Payment of Invoices:
(*Bill lists to be distributed at meeting.*)

1. Bill List payable 03/04/2021 – SARA Accounts
2. Bill List payable 03/04/2021 – ESCROW Accounts

8. Executive Director's Report:

9. Planning Report:

10. Legal Report:

11. Old Business:

12. New Business:
(*Minutes to be distributed at meeting.*)

A. Approval of February 4, 2021 Agency Meeting Minutes

13. Project updates:

14. Discussion:

15. Executive Session:

16. General Comments by Commissioners:

17. General Comments by Public:

18. Adjournment

**RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY APPROVING
ACCESS AGREEMENT WITH 135 MAIN ST SA, LLC**

WHEREAS, the South Amboy Redevelopment Agency ("**SARA**") may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on February 28, 2017, GenOn Rema, LLC and NRG Energy, Inc. (together, "**GenOn**"), SARA and the City of South Amboy (the "**City**") entered into a Settlement Agreement (the "**Settlement Agreement**") providing, among other things that (1) GenOn would convey a 2 acre portion of Block 161.01, Lot 26 (the "**SARA Property**"), adjacent to the proposed ferry terminal parking lot, to SARA and that (2) SARA is responsible for costs associated with compliance with Industrial Site Recovery Act ("**ISRA**"); and

WHEREAS, on February 14, 2020, GenOn conveyed the SARA Property to SARA; and

WHEREAS, Main ST SA, LLC (the "**Developer**"), an affiliate of LS Power, intends to acquire GenOn's property (the balance of Block 161.01, Lot 26) and construct thereon a clean energy facility (the "**Project**"), providing a ratable for the City and creating union construction and permanent jobs; and

WHEREAS, the Developer proposes to access the SARA Property to, at its expense, conduct such environmental investigation and remediation as is necessary to comply with ISRA, which is necessary for the Developer to acquire GenOn's property and construct the Project; and

WHEREAS, the Developer proposes to enter into an Access and Remediation Agreement (the "**Access and Remediation Agreement**"); and

WHEREAS, SARA desires to approve execution of the Access and Remediation Agreement.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the South Amboy Redevelopment Agency, as follows:

Section 1. The recitals are incorporated herein as though fully set forth at length.

Section 2. The Access and Remediation Agreement is hereby approved. The Chairman, Executive Director and Secretary are hereby authorized to execute the Access and Remediation Agreement in substantially the same form as that on file with the Executive Director, with such minor additions, deletions or modifications deemed necessary by the Chairman, Executive Director or Secretary, as applicable, after consultation with SARA's general and special counsel.

Section 3. This resolution shall take effect immediately.


Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: March 4, 2021

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Anthony Conrad	✓		✓			
Zusette Dato			✓			
Tony Gonsalves			✓			
Dave Kales						✓
Kevin Meszaros			✓			
Frank Milatta		✓	✓			
Camille Tooker			✓			

M: 03-04-2021 :02

**RESOLUTION OF THE SOUTH AMBOY REDEVELOPMENT AGENCY
ACKNOWLEDGING INTENT TO REDEVELOP WAS TERMINAL a.k.a. THE WISCHE
PROPERTY SITE PURSUANT TO A COMPREHENSIVE PLAN WITHIN THREE YEARS
FROM REMEDIATION, AND FUTURE CONTRACTUAL RELATIONSHIP WITH DYNAMIC
EARTH, LLC**

WHEREAS, the South Amboy Redevelopment Agency (SARA), a subdivision of the political State of New Jersey, has applied for a grant from the Hazardous Discharge Site Remediation Fund ("HDSRF") Municipal Grant Program, through the Department of Environmental Protection (NJDEP) and the New Jersey Economic Development Authority (NJEDA), to implement a preliminary assessment ("PA"), site investigation ("SI"), remedial investigation ("RI"), and/or remedial action ("RA"), each as necessary, (the "Grant") for the WAS Terminal a.k.a. The Wische Property, located on Rosewell Street at Block 161.02, Lot 24 (the "Property"); and

WHEREAS, it is in the interests of SARA and its citizens to apply for, and to accept, the Grant for the Property; and

WHEREAS, application for the Grant requires the Municipality to (a) resolve that it has a comprehensive plan, (b) evidence intent to redevelop the Property within three years of remediation; (c) form a contractual relationship with an environmental consultant; and

WHEREAS, there exists a realistic opportunity that the Property will be redeveloped in accordance with the City of South Amboy's (the "City") comprehensive redevelopment plan within three (3) years from completion of remediation; and

NOW, THEREFORE, BE IT RESOLVED by SARA that the Redevelopment Plan for the Property, as amended from time to time, is a Comprehensive Plan, that the City anticipates redevelopment of the Property within three years of remediation.

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJDEP and the NJEDA.


Kevin F. Meszaros, Chairman

Attested to:


Kelly A. Wolff, Secretary

Meeting Date: March 4, 2021

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Anthony Conrad		✓	✓			
Zusette Dato	✓		✓			
Tony Gonsalves			✓			
Dave Kales						✓
Kevin Meszaros			✓			
Frank Milatta			✓			
Camille Tooker			✓			

South Amboy Red Lopment Agency
BILL LIST
 February 5 through March 4, 2021

10:53 AM
 03/02/21
 Accrual Basis

Date	Num	Name	Memo	Account	Amount
Feb 5 - Mar 4, 21					
02/23/2021	2583	City of South Amboy	Reimburse City for Interest / Phone-February 2021	432 · Telepho...	95.39
02/23/2021	2584	PSEG CO	Gas Service for period 12/2/20 to 12/31/20	560 · Utilities	133.94
02/23/2021	2585	PSEG CO	Gas Service for period 12/31/20 to 01/30/21	560 · Utilities	32.96
02/23/2021	2586	JCP&L	Electric for period 1/20/21 to 2/16/21	560 · Utilities	58.30
02/23/2021	2587	Historic Downtown Property M...	April rent-141 North Broadway - additional Unit	540 · Rent	1,128.00
02/23/2021	2588	Historic Downtown Property M...	April Rent for 141 North Broadway	540 · Rent	2,416.00
03/04/2021	2589	McManimon, Scotland & Bau...	Legal Services - Gen-On site	402 · Legal	348.50
03/04/2021	2590	McManimon, Scotland & Bau...	Legal Service - Gen-On / Ravenswood	402 · Legal	2,182.50
Feb 5 - Mar 4, 21					6,395.59

South Amboy Redevelopment Agency

ESCROW BILL LIST

March 4, 2021

Invoice Date	Check #	Name	Memo	Escrow Account	Amount
01/21/21	1552	McManimon, Scotland & Bauma	Professional Svcs - thru 12/31/2020 Inv 178079	5043 - Woodmont	\$ 1,380.00
01/21/21	1553	McManimon, Scotland & Bauma	Professional Svcs - thru 12/31/2020 Inv 178078	5045-March Dev/Claremont Redev.	345.00
02/04/21	1554	TRC	Professional Svcs, - thru 01/22/2021, Inv 457899	5045-March Dev/Claremont Redev.	558.62
TOTAL					\$ 2,283.62

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SOUTH AMBOY REDEVELOPMENT AGENCY

February 04, 2021

6:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Chairperson
2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 9, 2020**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 9, 2020.

3. Salute to the Flag and Prayer
4. ROLL CALL:

A. CONRAD _____
Z. DATO _____
T. GONSALVES _____
D. KALES _____
K. F. MESZAROS _____
F. MILATTA _____
C. TOOKER _____

E. CHUBENKO* _____
* Executive Director

C. J. COUGHLIN, ESQ.* _____
* General Counsel

5. Correspondence:
6. Grant Activity:
7. Consent Agenda:

SARA Agenda
February 04, 2021

- A. Professional Appointments/Agency Resolutions:
(Resolution to be distributed at meeting.)
- B. Payment of Invoices:
(Bill lists to be distributed at meeting.)
 - 1. Bill List payable 02/04/2021 – SARA Accounts
 - 2. Bill List payable 02/04/2021 – ESCROW Accounts
- 8. Executive Director's Report:
- 9. Planning Report:
- 10. Legal Report:
- 11. Old Business:
- 12. New Business:
(Minutes to be distributed at meeting.)
 - A. Approval of January 7, 2021 Agency Meeting Minutes
- 13. Project updates:
- 14. Discussion:
- 15. Executive Session:
- 16. General Comments by Commissioners:
- 17. General Comments by Public:
- 18. Adjournment

10:08 AM

02/03/21

Accrual Basis

South Amboy Redevelopment Agency

BILL LIST

January 8 through February 4, 2021

Date	Num	Name	Memo	Account	Amount
Jan 8 - Feb 4, 21					
02/04/2021	2579	Dan Balka	Reimburse 1099 Filing Fees through Greatland		
02/04/2021	2580	City of South Amboy	Reimburse City for Home New Advertising of 2021 Mtg Schedule		
02/04/2021	2581	Historic Downtown Property M...	Rent for March 2021	433 · Supplies	32.94
02/04/2021	2582	Historic Downtown Property M...	Rent for March 2021 (additional unit)	431 · Newspa...	53.32
Jan 8 - Feb 4, 21				540 · Rent	2,416.00
				540 · Rent	1,128.00
					<u>3,630.26</u>

South Amboy Redevelopment Agency

ESCROW BILL LIST

February 4, 2021

Invoice Date	Check #	Name	Memo	Escrow Account	Amount
12/04/20		Beacon	Professional Svcs - thru November 2020 Inv 12-12-20	5043-Woodmont	\$ 1,918.75
12/11/20		Beacon	Pilot Review - thru November 2020 Inv 38-12-20	5045-March/Claremont	\$ 350.00
11/30/20		McManimon, Scotland & Baumann LI	Professional Svcs - thru 11/30/2020 Inv 177392	5043-Woodmont	\$ 3,208.50
11/30/20		McManimon, Scotland & Baumann LI	Professional Svcs - thru 11/30/2020 Inv 177391	5045-March/Claremont	\$ 1,276.50
12/4/2021		TRC	Professional Svcs - thru 11/20/2020 Inv 448206	5045-March/Claremont	\$ 583.00
01/04/21		TRC	Professional Svcs - thru 12/25/2020 Inv 452916	5045-March/Claremont	\$ 466.40
Total					\$ 7,803.15

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE FEBRUARY 04, 2020 MEETING (the meeting can be viewed on the City website <http://www.southamboynj.gov/gallery#videos-redevelopment>)

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: Anthony Conrad, Zusette Dato, Tony Gonsalves, Dave Kales, Kevin Meszaros, Frank Milatta, Camille Tooker

ABSENT:

Also, in attendance: Eric Chubenko, Executive Director
Dan Balka, CFO
Glenn Skarzynski, BA
Craig Coughlin, Esq.

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.*)

Anthony Conrad made a motion to approve the Bill List with an amendment to revise the date of 12/4/2021 to 12/4/2020. The motion was seconded by Camille Tooker to include the date change amendment.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Yes, Meszaros – Yes, Tooker – Yes

Kevin Meszaros called for a motion to approve the January 7, 2021, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the January 7, 2021 Agency Meeting Minutes as presented was made by Zusette Dato. The motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Abstain, Meszaros – Yes, Tooker – Abstain

Kevin McManimon of McManimon, Scotland & Baumann joined the call to discuss the NRG GenOn power plant site. SARA owns the property and the new developer is willing to take on the redevelopment costs. Approving the access agreement with 135 Main ST SA, LLC will give the developer access to conduct the necessary environmental investigation and remediations necessary to comply with ISRA.

Kevin Meszaros called for a motion to authorize the execution approving an access agreement with 135 Main ST SA, LLC, doing the necessary action to facilitate the remediation process.

A motion to approve was presented by Anthony Conrad. The motion was seconded by Zusette Date.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Abstain, Meszaros – Yes, Milatta – Abstain, Tooker – Yes,

Kevin Meszaros called for a motion amending the previously adopted resolution to include this as a time sensitive resolution.

A motion to approve was presented by Camille Tooker. The motion was seconded by Dave Kales.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Abstain, Meszaros – Yes, Milatta – Abstain, Tooker – Yes

Mayor Henry updated that we are moving forward with the Army Corps of Engineers and it is moving at a slow pace, but in the right direction.

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Camille Tooker. Anthony Conrad seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff

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SOUTH AMBOY REDEVELOPMENT AGENCY

JANUARY 07, 2021

7:30 p.m.

140 North Broadway

South Amboy, N.J.

1. Call to Order by Chairperson
2. Chairperson's Statement of Compliance with Open Public Meetings Act (R.S.10:4-6, et seq.)

The Notice requirements provided in the Open Public Meetings Act have been satisfied. Notice of this meeting was published in The Home News & Tribune on **December 9, 2020**, provided to the Star Ledger, filed with the City Clerk and posted in the City Municipal Building on December 9, 2020.

3. Salute to the Flag and Prayer
4. ROLL CALL:

A. CONRAD _____
Z. DATO _____
T. GONSALVES _____
D. KALES _____
K. F. MESZAROS _____
F. MILATTA _____
C. TOOKER _____

E. CHUBENKO* _____
* Executive Director

C. J. COUGHLIN, ESQ.* _____
* General Counsel

5. Correspondence:
6. Grant Activity:
7. Consent Agenda:

- A. Professional Appointments/Agency Resolutions:
(*Resolution to be distributed at meeting.*)
 - 1. Resolution Authorizing Execution of an Interim Cost Agreement with Transit Village at South Amboy Urban Renewal, LLC (160-168 Main St)
M: 01-07-2021 :01
- B. Payment of Invoices:
(*Bill lists to be distributed at meeting.*)
 - 1. Bill List payable 01/07/2021 – SARA Accounts
- 8. Executive Director's Report:
- 9. Planning Report:
- 10. Legal Report:
- 11. Old Business:
- 12. New Business:
(*Minutes to be distributed at meeting.*)
 - A. Approval of December 3, 2020 Agency Meeting Minutes
- 13. Project updates:
- 14. Discussion:
- 15. Executive Session:
- 16. General Comments by Commissioners:
- 17. General Comments by Public:
- 18. Adjournment

2:45 PM

01/06/21

Accrual Basis

South Amboy Redevelopment Agency

BILL LIST

December 4, 2020 through January 7, 2021

Date	Num	Name	Memo	Account	Amount
Dec 4, '20 - Jan 7, 21					
12/15/2020	2573	Historic Downtown Property M...	Water for period 8/27-11/25 Unit #1 T0005754	560 · Utilities	23.63
12/15/2020	2573	Historic Downtown Property M...	Water for period 8/27-11/25 Unit #2 T0004657	560 · Utilities	23.62
01/07/2021	2574	Historic Downtown Property M...	February Rent	540 · Rent	2,416.00
01/07/2021	2574	Historic Downtown Property M...	4th Qtr 2020 Sewer	560 · Utilities	12.50
01/07/2021	2575	Historic Downtown Property M...	Rent for February additional unit	540 · Rent	1,128.00
01/07/2021	2575	Historic Downtown Property M...	4th Qtr 2020 Sewer	560 · Utilities	12.50
01/07/2021	2576	McManimon, Scotland & Bau...	Legal Service for GenOn Site	402 · Legal	840.50
01/07/2021	2577	City of South Amboy	Reimburse City for Ad cost for Special Meeting	431 · Newspe...	55.21
01/07/2021	2578	City of South Amboy	Reimburse City for Internet / Phone - January 2021	432 · Telepho...	95.39
Dec 4, '20 - Jan 7, 21					4,607.35

SOUTH AMBOY REDEVELOPMENT AGENCY

RESOLUTION

**AUTHORIZING EXECUTION
OF AN INTERIM COST AGREEMENT WITH
TRANSIT VILLAGE at SOUTH AMBOY URBAN RENEWAL, LLC**

WHEREAS, the South Amboy Redevelopment Agency (the "Agency") has been contacted by Transit Village at South Amboy Urban Renewal, L.L.C. ("Transit Village") about the possibility of developing certain properties within the City of South Amboy, known as 160-168 Main Street (the "Property"); and

WHEREAS, the Agency is eager to discuss the possibility of developing the Property, and to negotiate a redevelopment agreement; and

WHEREAS, Transit Village has agreed to enter into an interim cost agreement to cover the Agency's costs in connection with the negotiation.

NOW, THEREFORE, BE AND IT HEREBY IS RESOLVED by the South Amboy Redevelopment Agency, as follows:

1. The Agency hereby approves the Interim Cost Agreement substantially in the form of the attached hereto as Schedule 1.
2. The Chairman and the Agency secretary be and are hereby authorized to execute the Interim Cost Agreement, attached hereto as Schedule 1, on behalf of the Agency.



Kevin F. Meszaros, Chairman

Attested to:



Kelly A. Wolff, Secretary

Meeting Date: January 7, 2021

Member:	Moved	Seconded	Ayes	Nays	Abstain	Absent
Anthony Conrad	✓		✓			
Zusette Dato		✓	✓			
Tony Gonsalves			✓			
Dave Kales			✓			
Kevin Meszaros			✓			
Frank Milatta			✓			
Camille Tooker						✓

INTERIM COSTS AGREEMENT (the "Interim Cost Agreement"), dated as of January 7, 2021, by and between:

THE SOUTH AMBOY REDEVELOPMENT AGENCY, a redevelopment agency of the City of South Amboy located at 140 North Broadway, South Amboy, New Jersey, acting in the capacity of a redevelopment entity pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Act") and its respective successors and assigns (the "Agency"),

and

TRANSIT VILLAGE at SOUTH AMBOY URBAN RENEWAL, L.L.C. a New Jersey limited liability company, its successors and assigns, with offices located at 348 9th Street, Jersey City, New Jersey 07924 ("Redeveloper"), collectively (the "Parties").

The Redeveloper agrees to bear the costs of the Agency in connection with the negotiations between the Parties in connection with the property known as 160-168 Main Street, South Amboy, New Jersey (the "Property"), in accordance with this Interim Cost Agreement as follows:

I. Definitions.

A. Interim Costs. Interim Costs shall include the Agency's reasonably incurred out-of-pocket fees, costs and expenses related to the negotiation of the terms and conditions of a redevelopment agreement, financial agreement and other documents related to the redevelopment of certain property within the City, commonly referred to as a portion of lower Main Street (the "Property") by the Redeveloper, including, but not limited to fees for legal, accounting engineering, planning and financial advisory services, including such fees, costs and expenses incurred prior to the execution of this Interim Costs Agreement.

B. Administrative Costs. Administrative Costs shall mean costs incurred by the Agency in connection with the day-to-day operations of the Agency, not directly related to the Redeveloper's project; included but not limited to consulting, legal, secretarial, administrative, accounting, utility and banking costs and fees.

2. Escrow Account.

Immediately upon the execution of this Interim Costs Agreement, the Redeveloper shall pay \$10,000.00 to the South Amboy Redevelopment Agency which the Agency shall deposit into an interest-bearing escrow account established by it for the payment of its Administrative and Interim Costs. Said funds shall be dispersed as follows:

- (a.) in connection with Interim Costs, prior to the Agency's withdrawal of funds from the escrow for the payment of its Interim Costs, the Agency shall provide the Redeveloper with a copy of each invoice reflecting Interim Costs to be paid. Unless the Redeveloper within 15 days of sending of any such copy, provides a written objection that any invoiced item is not an Interim Costs, the Agency shall be free to withdraw funds from the escrow for the payment of such invoiced services; and
- (b.) in connection with Administrative Costs the Agency shall be authorized to deduct \$1000.00 per month, on or after the 15th day of each month, without prior approval of the Redeveloper.

If, when and as often as may occur the escrow account is drawn down to or below \$5,000.00, the Redeveloper, upon the Agency's request shall immediately replenish the account with an amount equal to the difference between the initial escrow amount and the balance at the time of the notice for use in accordance with these terms. In the event that this Interim Costs Agreement either expires or is cancelled by the Agency: then all escrow monies shall be returned to the Redeveloper following the payment from the fund of the Agency's Interim Costs incurred up to the time of said expiration or cancellation.

3. Interest Distribution.

Interest earned on the escrowed funds shall be distributed as follows:

1. Any interest less than \$5,000.00 shall be paid to the Agency.
2. Interest over \$5,000.00 shall be paid (i) one-third (1/3) to the Agency for administrative costs and (ii) the balance to the Redeveloper.

IN WITNESS WHEREOF, the Parties hereto have caused this Interim Costs Agreement to be executed as of the date first above written.

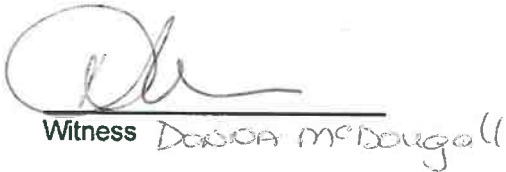
ATTEST:


Kelly A. Wolff, Secretary

SOUTH AMBOY REDEVELOPMENT AGENCY

BY: 
Kevin Meszaros, Chairman

ATTEST:


Witness Donna McDougall

TRANSIT VILLAGE at SOUTH AMBOY
URBAN RENEWAL, L.L.C.

BY: 
Peter Macco, Managing Member

SOUTH AMBOY REDEVELOPMENT AGENCY

MINUTES OF THE JANUARY 07, 2020 MEETING (the meeting can be viewed on the City website <http://www.southamboynj.gov/gallery#videos-redevelopment>)

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: Anthony Conrad, Zusette Dato, Tony Gonsalves, Dave Kales, Kevin Meszaros, Frank Milatta

ABSENT: Camille Tooker

Also, in attendance: Eric Chubenko, Executive Director
Dan Balka, CFO
Glenn Skarzynski, BA
Craig Coughlin, Esq.

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.*)

Anthony Conrad made a motion to approve the Bill List. The motion was seconded by Dave Kales.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Yes, Meszaros – Yes, Milatta – Yes

Kevin Meszaros called for a motion to approved Resolution M: 01-07-2021 :01. Anthony Conrad made a motion to approve M: 01-07-2021 :01. The motion was seconded by Zusette Dato.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Yes, Meszaros – Yes, Milatta – Yes

Eric Chubenko stated they are looking at residential development. The location of the proposed project is at the intersection of Broadway and Main. The cost agreement is only for an exploratory phase, this does not approve a project.

Kevin Meszaros called for a motion to approve the December 3, 2020, Agency Meeting Minutes (*Agenda item no. 12. A.*)

A motion to approve the December 3, 2020 Agency Meeting Minutes as presented was made by Zusette Dato. The motion was seconded by Tony Gonsalves.

ROLL CALL: Conrad – Yes, Dato – Yes, Gonsalves – Yes, Kales – Abstain, Meszaros – Yes, Milatta - Abstain

Glenn Skarzynski updated on the ferry project; it is still on schedule for a March/April ground breaking. Currently in discussions with remaining waterfront properties.

Frank Milatta asked if the ferry operator has been secured. Glenn Skarzynski responded that we will advertise for RFQ in February/March.

Eric Chubenko updated the warehouse project has been approved by council, and they will be moving forward.

Kevin Meszaros opened the meeting to the public.

Kevin Meszaros closed the public portion of the meeting.

Kevin Meszaros then requested a Motion to adjourn.

A Motion to adjourn was made by Anthony Conrad. Zusette Dato seconded the Motion.

Voice vote taken: all in favor.

Meeting adjourned.

Submitted by:

Kelly Wolff