REDEVELOPMENT AGENCY

Rainone Coughlin Mincello LLC

1/2/2025

No. 002921

Legal Fees for Period October 2023 thorugh October

32,500.00

PAYMENT RECORD

Cash - Operating Acc Legal Fees for period 10/2023 to 10/2024

32,500.00

MGL PRINTING SOLUTIONS, (908) 665-1999 S052-19 Q

SOUTH AMBOY
REDEVELOPMENT AGENCY

140 NORTH BROADWAY
SOUTH AMBOY, NJ 08879-1647
TAX ID #27-0090261 TAX EXEMPT
Phone 732-525-5938 Fax 732-727-6139

PURCHASE ORDER

THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.

25-002

VENDOR

Rainone Coughlin Minchello, LLC.
555 US Route One South, Suite 440
Iselin, New Jersey 08830

PAYMENT RECORD

CHECK NO.	#2921
DATE PAID	1/2/2025

QTY / UNIT	DESCRIPTION OF GOODS OR SERVICES RENDERED		UNIT PRICE	TOTAL COST
	Legal Fees - October 2023	Inv. #20999		$2,500.00
	Legal Fees - November 2023	Inv. #21000		$2,500.00
	Legal Fees - December 2023	Inv. #21001		$2,500.00
	Legal Fees - January 2024	Inv. #21002		$2,500.00
	Legal Fees - February 2024	Inv. #21003		$2,500.00
	Legal Fees - March 2024	Inv. #21004		$2,500.00
	Legal Fees - April 2024	Inv. #21005		$2,500.00
	Legal Fees - May 2024	Inv. #21006		$2,500.00
	Legal Fees - June 2024	Inv. #21007		$2,500.00
	Legal Fees - July 2024	Inv. #21008		$2,500.00
	Legal Fees - August 2024	Inv. #21009		$2,500.00
	Legal Fees - September 2024	Inv. #21010		$2,500.00
	Legal Fees - October 2024	Inv. #21012		$2,500.00
	Total			$32,500.00

FUNDS AVAILABILITY

Daniel Balka, CFO

APPROVAL FOR PAYMENT

CHAIRPERSON / DESIGNEE

OFFICERS CERTIFICATION

I, having the knowledge of the facts, certify that the materials and supplies have been receiverd or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

ERIC CHUBENKO, EXECUTIVE DIRECTOR DATE

CLAIMANTS CERTIFICATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

Vendor Sign Here

Managing Partner 12/16/2024

Official Position Date

81-4657921

Tax ID No. or Social Security No.

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER

MAIL VOUCHER & ITEMIZED BILLS TO:

SOUTH AMBOY REDEVELOPMENT AGENCY
140 NORTH BROADWAY
SOUTH AMBOY, NJ 08879

VENDOR - SIGN AT X AND RETURN FOR PAYMENT

SOUTH AMBOY
REDEVELOPMENT AGENCY
140 NORTH BROADWAY
SOUTH AMBOY, NJ 08879-1647
TAX ID #27-0090261 TAX EXEMPT
Phone 732-525-5938 Fax 732-727-6139

PURCHASE ORDER
THIS NUMBER MUST APPEAR ON ALL INVOICES, PACKING LISTS, CORRESPONDENCE, ETC.
25-002

VENDOR
Rainone Coughlin Minchello, LLC.
555 US Route One South, Suite 440
Iselin, New Jersey 08830

PAYMENT RECORD	
CHECK NO.	
DATE PAID	1/2/2025

QTY / UNIT	DESCRIPTION OF GOODS OR SERVICES RENDERED		UNIT PRICE	TOTAL COST
	Legal Fees - October 2023	Inv. #20999		$2,500.00
	Legal Fees - November 2023	Inv. #21000		$2,500.00
	Legal Fees - December 2023	Inv. #21001		$2,500.00
	Legal Fees - January 2024	Inv. #21002		$2,500.00
	Legal Fees - February 2024	Inv. #21003		$2,500.00
	Legal Fees - March 2024	Inv. #21004		$2,500.00
	Legal Fees - April 2024	Inv. #21005		$2,500.00
	Legal Fees - May 2024	Inv. #21006		$2,500.00
	Legal Fees - June 2024	Inv. #21007		$2,500.00
	Legal Fees - July 2024	Inv. #21008		$2,500.00
	Legal Fees - August 2024	Inv. #21009		$2,500.00
	Legal Fees - September 2024	Inv. #21010		$2,500.00
	Legal Fees - October 2024	Inv. #21012		$2,500.00
	Total			$32,500.00

FUNDS AVAILABILITY

Daniel Balka, CFO

APPROVAL FOR PAYMENT

CHAIRPERSON / DESIGNEE

OFFICERS CERTIFICATION

I, having the knowledge of the facts, certify that the materials and supplies have been receiverd or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

ERIC CHUBENKO, EXECUTIVE DIRECTOR DATE

CLAIMANTS CERTIFICATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

Vendor Sign Here

Official Position **Date**

Tax ID No. or Social Security No.

VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER

MAIL VOUCHER & ITEMIZED BILLS TO:
SOUTH AMBOY REDEVELOPMENT AGENCY
140 NORTH BROADWAY
SOUTH AMBOY, NJ 08879

VENDOR - SIGN AT X AND RETURN FOR PAYMENT

RAINONE COUGHLIN MINCHELLO, LLC

555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024

Invoice No. 20999

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 10/1/2023 Through 10/31/2023.

Fees

Date	Timekeeper	Description
10/18/2023	CDZ	E-mails to/from SARA staff re. November meeting.
10/19/2023	CDZ	E-mails to/from SARA staff re. November meeting and resolution re. interim cost agreement.
10/23/2023	CDZ	E-mails from/to redeveloper re. Redevelopment Agreement exhibits; review same; e-mails to redeveloper and from SARA staff re. status of planning board application submission.
10/30/2023	CDZ	E-mail from SARA staff re. upcoming public meeting.

Continued On Next Page

Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

Thank You for Letting Us Serve You.
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RAINONE COUGHLIN MINCHELLO, LLC

555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024

Invoice No. 21000

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 11/1/2023 Through 11/30/2023.

Fees

Date	Timekeeper	Description
11/2/2023	CDZ	Attend Agency's November public meeting.
11/21/2023	CDZ	Review proposals from YMCA re. solar installation; e-mail assessment to SARA staff re. options.
11/28/2023	CDZ	Review e-mail from YMCA re. solar panel installation.

Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

Thank You for Letting Us Serve You.
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RAINONE COUGHLIN MINCHELLO, LLC

555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

December 06, 2024
Invoice No. 21001

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 12/1/2023 Through 12/31/2023.

Fees

Date	Timekeeper	Description
12/4/2023	CDZ	Review agenda for SARA meeting.
12/5/2023	CDZ	E-mails from YMCA and e-mails to SARA executive director re. YMCA proposal.
12/7/2023	CDZ	Attend Redevelopment meeting; post-meeting discussion with YMCA re. lease, and review lease materials.
12/8/2023	CDZ	Review e-mail and materials presented by YMCA re. lease amendments.
12/12/2023	CDZ	E-mail to Agency Director re. Planning Board finding re. density and next steps; e-mails to/from director, and e-mails to Planning Board counsel; e-mail to redeveloper counsel re. letter's representations.
12/15/2023	CDZ	E-mails to/from YMCA re. agreement review.
12/20/2023	CDZ	Review YMCA presented materials.
12/21/2023	CDZ	Revise issues and options re. 200 Broadway planning board approvals; phone call with Agency; phone call with City Engineer.
12/21/2023	CDZ	Review and modify YMCA solar agreements.
12/27/2023	CDZ	Review of YMCA agreements and proposal.
12/27/2023	CDZ	E-mail from Business Administrator re. January SARA meeting.

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

December 06, 2024
Invoice No. 21002

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 1/1/2024 Through 1/31/2024.

Fees

Date	Timekeeper	Description
1/2/2024	CDZ	E-mails from SARA staff re. monthly meeting.
1/4/2024	CDZ	Participate in SARA public meeting.
1/4/2024	CDZ	Further modify YMCA agreements.
1/8/2024	CDZ	Finalize redlines to solar lease agreements; modify Lease Addendum.
1/10/2024	CDZ	Review issues and options re. tripartite agreement re. lease obligations and future indemnification re. solar lease agreement; begin draft of same.
1/10/2024	CDZ	E-mail to SARA director re. developer outreach and concept plan.
1/10/2024	RHG	(YMCA Solar) Review issues and options re: solar lease.
1/11/2024	CDZ	Finalize drafting and review of Tripartie Indemnification Agreement re. YMCA; finalize review of all other redlined documents; e-mail to Executive Director of Agency re. same.
1/15/2024	CDZ	Finalize and proofread all agreements; modify comments to agreements between YMCA and Solar Entity; e-mail from SARA director re. agreement approach; e-mail to YMCA setting forth requirements and transmitting all documents.
1/16/2024	CDZ	E-mail to Agency director re. correspondence and 131 and 119 South Broadway acquisition by City.

Continued On Next Page

1/16/2024	CDZ	E-mail from YMCA re. solar agreements.
1/22/2024	CDZ	E-mails from/to SARA staff and Executive Director re. resolutions and agenda.
1/23/2024	CDZ	E-mail from/to YMCA re. position on solar agreement.
1/26/2024	CDZ	E-mail from SARA re. February meeting agenda.
1/30/2024	CDZ	E-mails to/from Agency re. Resolution revision re. transfer of funds; revise and return to Agency staff.

Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

Thank You for Letting Us Serve You.
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555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024
Invoice No. 21003

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 2/1/2024 Through 2/29/2024.

Fees

Date	**Timekeeper**	**Description**
2/1/2024	CDZ	Attend Public Meeting of SARA.
2/5/2024	CDZ	E-mail to/from City Attorney re. property acquisitions; phone call from same re. acquisition structure.
2/7/2024	CDZ	E-mails to/from Redeveloper counsel re. status of project.
2/8/2024	CDZ	E-mail from/to agency re. LE Development redevelopment project.
2/14/2024	CDZ	E-mails to/from agency director and e-mails to/from YMCA representative re. lease addendum extension and solar panel proposals.
2/26/2024	CDZ	Review e-mail from Agency staff re. March agenda.
2/28/2024	CDZ	E-mails to/from SARA re. LE Development meeting; e-mails to/from developer counsel re. same.
2/29/2024	CDZ	E-mail from/to Executive Director; review agenda.

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024
Invoice No. 21004

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 3/1/2024 Through 3/31/2024.

Fees

Date	Timekeeper	Description
3/1/2024	CDZ	E-mail to/from city counsel re. acquisition of 131 and 119 S Broadway parcel.
3/4/2024	CDZ	E-mails to/from SARA re. agenda for public meeting.
3/7/2024	RHG	Review status of transfer of funds and correspondence re: timing and transfer of funds process.
3/8/2024	RHG	Review correspondence and responses re: status of payments and action plan.
3/19/2024	CDZ	Review e-mails and interlocal agreements re. City budget and transfer from agency; e-mails to City and Agency re. February 2024 authorizing resolution; review proposed new interlocal agreement; e-mails to/from and phone call to City Attorney re. proposed agreement.
3/20/2024	CDZ	E-mail to/from City CFO re. interlocal agreement.
3/27/2024	CDZ	E-mail from/to Agency and City re. account administration and e-mail usage.

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024

Invoice No. 21005

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 4/1/2024 Through 4/30/2024.

Fees

Date	Timekeeper	Description
4/1/2024	CDZ	E-mail from City re. e-mail account setup.
4/24/2024	CDZ	E-mail to/from agency re. resolution recommending removal of parcel from AINOR.
4/25/2024	RHG	Review legal and procedural issues for removing parcel from Redevelopment Area or Redevelopment Plan.

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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RAINONE COUGHLIN MINCHELLO, LLC

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Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

December 06, 2024

Invoice No. 21006

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 5/1/2024 Through 5/31/2024.

Date	Timekee er	Descri tion Fees
5/2/2024	CDZ p	E-mails re. question concerning commission member communications; participate in public meeting.
5/10/2024	CDZ	E-mails from/to Agency and Secretary re. ordinance re. removal of property from redevelopment plan; e-mails in light of agenda cutoff.
5/14/2024	CDZ	E-mail from Business Administrator re. Ordinance for June Council meeting re. redevelopment area.
5/20/2024	CDZ	Prepare ordinance amending redevelopment plan and removing property from redevelopment area; draft letter to Planning Board re. same; e-mail to Business Administrator and City Attorney.
5/23/2024	CDZ	Research re. RFQ question; draft response re. same.
5/24/2024	CDZ	Revise response re. RFQ question; e-mail to/from Agency Director and Secretary re. same.

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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Payment Due Upon Receipt.

RAINONE COUGHLIN MINCHELLO, LLC

555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024

Invoice No. 21007

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 6/1/2024 Through 6/30/2024.

Fees

Date	Timekeeper	Description
6/3/2024	CDZ	E-mail from Agency re. agenda and RFQ; phone call from Agency secretary re. same.
6/5/2024	CDZ	Legal research re. RFQ re-issuance; phone call and e-mails to Agency secretary re. same.
6/6/2024	CDZ	Review OPRA request; phone call to Agency Director re. same.
6/13/2024	CDZ	E-mail to/from SARA secretary re. special meeting.
6/19/2024	CDZ	E-mails to/from secretary of Agency re. sunshine notice; modify proposed sunshine notice.
6/24/2024	CDZ	E-mails from SARA re. facility conditions and OPRA request.
6/24/2024	HAL	review OPRA request for e-mails
6/24/2024	HAL	review redacted e-mails for OPRA request
6/25/2024	CDZ	E-mails and phone calls from Agency Director re. OPRA request.
6/26/2024	HAL	correspondence with E. Chubenko re OPRA Request (x6)
6/26/2024	HAL	t/c with E. Chubenko re OPRA Request

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

RAINONE COUGHLIN MINCHELLO, LLC
555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024
Invoice No. 21008

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 7/1/2024 Through 7/31/2024.

Fees

Date	Timekeeper	Description
7/1/2024	SA	Legal research re: attorney client privilege, opra request 5-30-24.
7/1/2024	SA	Receipt and review opra request 5-30-24.
7/1/2024	SA	Review and redact responsive emails re: opra request 5-30-24
7/1/2024	SA	Finalize revisions and edits and redlines from HL, re: opra request.
7/24/2024	CDZ	Review correspondence from counsel re. Mocco Redevelopment Area.

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Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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RAINONE COUGHLIN MINCHELLO, LLC

555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

December 06, 2024
Invoice No. 21009

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 8/1/2024 Through 8/31/2024.

Fees

Date	Timekeeper	Description
8/12/2024	CDZ	Email from SARA executive director re. Lease and resolution.
8/15/2024	CDZ	Attend meeting of South Amboy Redevelopment Agency/
8/19/2024	HAL	correspondence with E. Chubenko re OPRA training (x2)
8/22/2024	CDZ	E-mail from staff re. OPRA request.
8/22/2024	HAL	corrspondence with K. Wolff re OPRA Request (x2)
8/23/2024	HAL	correspondence with K. Wolff re OPRA request (x5)
8/23/2024	HAL	review OPRA for LE Development emails
8/23/2024	HAL	review emails for LE Development OPRA
8/23/2024	HAL	redact emails for LE Development OPRA
8/26/2024	CDZ	E-mail from/to Agency staff re. opra request; phone call to/from director re. same.
8/30/2024	CDZ	Review Agenda circulated by SARA staff.

Continued On Next Page

Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

Thank You for Letting Us Serve You.
Payment Due Upon Receipt.

RAINONE COUGHLIN MINCHELLO, LLC
555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024

Invoice No. 21010

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 9/1/2024 Through 9/30/2024.

Fees

Date	Timekeeper	Description
9/5/2024	CDZ	Work to South Amboy for Redevelopment Meeting; attend monthly meeting.
9/12/2024	HAL	correspondence with K. Walenty re OPRA training (x7)
9/17/2024	SA	Preparation for OPRA presentation training.
9/18/2024	SA	OPRA presentation, travel to and from.
9/18/2024	HAL	OPRA training & preparation for Redevelopment staff & City staff
9/24/2024	CDZ	E-mail to/from Agency secretary re. public meeting agenda.
9/30/2024	HAL	correspondence with D. brooks re OPRA question (x2)

Continued On Next Page

Client Number: 33
Matter Number: 20-0001

Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

Thank You for Letting Us Serve You.
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555 U.S. Highway One South,
Suite 440
Iselin, NJ 08830
Telephone: 7327094182
Fax: 7327911555

December 06, 2024
Invoice No. 21012

South Amboy Redevelopment Agency
Kevin Meszaros
140 No Broadway
South Amboy, NJ 08879

Client Number: 33 South Amboy Redevelopment Agency
Matter Number: 20-0001 South Amboy Redevelopment Agency
For Services Rendered from 10/1/2024 Through 10/31/2024.

Fees

Date	Timekeeper	Description
10/3/2024	CDZ	Firm to City Hall for Redevelopment Agency meeting; participate in same.
10/11/2024	CDZ	Review SARA secretary question and materials; e-mail to Director re. same.
10/14/2024	CDZ	Review and assess e-mail re. minutes; e-mail to staff re. same; phone call to staff re. same.
10/21/2024	CDZ	Review request for audit review; prepare audit response correspondence for fiscal year ending June 2024.
10/28/2024	CDZ	E-mail to/from Agency staff re. upcoming agenda.
10/31/2024	CDZ	E-mail from Agency staff re. public meeting.

Continued On Next Page

Current Invoice Summary

TOTAL AMOUNT DUE: $2,500.00

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