

Vineland Development Corporation

Thursday, January 21, 2016

The meeting of the Vineland Development Corporation was called to order at approximately 3:00 p.m. in the Fourth Floor Conference Room, City Hall, Vineland, New Jersey. The meeting was held pursuant to the Open Public Meetings Act with a notice being published in the Daily Journal and the official bulletin board at City Hall.

Present: Mario Ruiz Mesa
Cosmo Giovinazzi
Donata Dalesandro
Praful Thakkar
Modesto Cruz
Dr. Vandy Colter

Also Present: Sandra Forosisky
Carmen Valentin

Absent: Mayor Ruben Bermudez and John Procopio

- 1) **Roll Call**: A roll call and quorum was established.
- 2) **Approval of Minutes**: A motion was made by Donata Dalesandro, seconded by Dr. Vandy Colter to approve the minutes of the October 15, 2015 and November 19, 2015 meetings. All members approved.
- 3) **Ratification of Bills**: A motion was made by Dr. Vandy Colter, seconded by Praful Thakkar to ratify the bills paid. All members approved.
- 4) **New Business**:

- a. **Landis Theater**

CHS Theatrical, LLC Agreement

Sandra Forosisky reported that the agreement between the VDC and CHS Theatrical, LLC has been prepared. This agreement is in connection CHS performing maintenance and services at the theater. The services listed include:

1. Maintain box office hours
2. Change the marquee
3. Cleaning of the theater
4. Keep bathrooms supplied with paper products
5. Minor maintenance and advise the VDC when major maintenance or repairs are needed
6. Operate the community theater
7. Coordinate with volunteers and security when there are shows booked at the theater
8. Maintain the theater's mailing list
9. Maintain the theater's website
10. Maintain an inventory of the theater's equipment

11. Coordinate bi-monthly meetings with the Board of the Landis Theater Foundation, Inc.

They will not be handling the bookings of theater. That will remain with the Dept. of Economic Development.

Sandra stated that Robert Scarpa will no longer be involved with the VDC therefore in lieu of paying Mr. Scarpa, the funds will be redirected to pay CHS for their services at the theater.

Sandra also advised that the theater will received \$3.00 per ticket with a floor of \$500.00 for community plays.

A motion was made by Cosmo Giovinazzi, seconded by Dr. Vandy Colter to approve the agreement between the VDC and CHS Theatrical, LLC in connection with the services listed above in the amount \$1,000 per month. All members approved.

Grace Church – Theater Rental

Sandra Forosisky also reported to the VDC that she met with Grace Church with regards to the monthly rental of the theater on Sundays. They will have no need for the marquee. The rental fee quoted to Grace Church was \$2,000.00 per month.

A motion was made by Dr. Vandy Colter, seconded by Donata Dalesandro to approve the rental of the theater to Grace Church in the amount of \$2,000 per month.

Ballroom Rental

Sandra Forosisky reported that the rental of the ballroom at the Landis Theater is going very well. She advised that the rental fee for the ballroom is \$1,500 plus cleaning and security. For non-profit organizations the rental fee is \$500.00.

After discussing the price for non-profit rentals, the board increased the rental fee to \$700.00 plus cleaning and security.

A motion was made by Dr. Vandy Colter, seconded by Donata Dalesandro to increase the rental fee for the use of ballroom by non-profit organizations to \$700 plus cleaning and security. All members approved.

Purchase of old Security Savings Bank

A discussion was held with regards to the purchase of the old Security Savings Bank to convert it into parking for the theater. The board suggested that an offer of \$200,000.00 be made to the owner.

Sandra Forosisky will be contacting the owner to offer the price suggested by the VDC board.

b. **Landis Marketplace**

Lease – Vincent Squire

Sandra Forosisky reported to the board that she received the signed lease from Vincent Squire in connection with the lease of the Landis Marketplace. She also received the down payment but was requested to hold the check. After much discussion and review, Sandra suggested that Mr. Wilson Lu be involved in the rental of the marketplace along with Mr. Squire.

Cosmo Giovinazzi suggested that Mr. Squire pay 6 months or a full year of the rental or no deal will be made.

The board would also like to see Mr. Wilson Lu's participation in the project in writing.

Mario Ruiz-Mesa requested that no personal checks be accepted. Must be a certified check.

After discussions, a motion was made by Cosmo Giovinazzi, seconded by Praful Thakkar approving the following conditions in connection with the lease between the VDC and Vincent Squire:

- 1) 2 months security and 6 months' rent up front
- 2) A guarantee from Wilson Lu
- 3) Certified check or wired funds as payment
- 4) No allowed to make permanent changes to the building

All members approved.

A motion for adjournment was made by Dr. Vandy Colter, seconded by Praful Thakkar. All members approved.