

# Vineland Development Corporation

## Thursday, June 16, 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: Mayor Ruben Bermudez  
Mario Ruiz Mesa  
Donata Dalesandro  
Praful Thakkar  
Modesto Cruz

Also Present: Sandra Forosisky  
Carmen Valentin  
Frank DiGiorgio

Absent: Cosmo Giovinazzi, Dr. Vandy Colter, 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 Praful Thakkar to approve the minutes of the April 21, 2016 meeting. All members approved.
- 3) **Ratification of Bills**: A motion was made by Donata Dalesandro, seconded by Praful Thakkar to ratify the bills paid. All members approved.
- 4) **New Business**:
  - a. **Landis Theater**

### Mori's Tenant

Sandra Forosisky advised that the Landis Theater Foundation approved the lease for the Mori's restaurant. The lease payments are scheduled as follows:

- First three months – Free
- First year - \$2,500 for 9 months
- Second year - \$3,000 (Beginning July 1<sup>st</sup>)
- Third year - \$3,500
- \$100.00 every after

She reported that the tenant has someone that will be guaranteeing the lease payments for 2 years.

A motion was made by Praful Thakkar, seconded by Donata Dalesandro to accept the lease agreement as approved by the Landis Theater Foundation. All members approved.

## VDC – CHS Agreement - Insurance

Sandra Forosisky reported to the board that George Castellini of Biondi Insurance recommended that for the protection of the VDC, that a worker's compensation policy be purchased for CHS to cover for injuries while working at the theater. The policy costs \$250.00 per month. Sandra Forosisky recommended that the stipend given to CHS Theatrical be increased by \$250.00 and they can pay the monthly bill directly to the insurance company.

A motion was made by Donata Dalesandro, seconded by Modesto Cruz to approve the increase of the stipend to CHS Theatrical by \$250.00 to cover the worker's compensation policy. All members approved. Mayor Ruben Bermudez abstained.

### **b. Landis Marketplace**

Sandra Forosisky updated the board on the Landis Marketplace. She stated that Ziggy of Landis Pig Roast is working to bring a tenant into the building.