

# Vineland Development Corporation

## Thursday, September 19, 2019

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The meeting of the Vineland Development Corporation was called to order at approximately 11:05 am in the Sixth 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: Cosmo Giovinazzi  
Council President Paul Spinelli  
Antony Thomas  
Donata Dalesandro  
Dr. Safee Chaudhri  
Humberto Vazquez  
Praful Thakkar

Also Present: Sandra Forosisky  
Frank DiGiorgio  
Adrianna Velazquez

- 1) **Roll Call**: A roll call was made and a quorum was established.
- 2) **Approval of Minutes**: The minutes of the July 18, 2019 meeting were presented for approval.

A motion was made by Antony Thomas, seconded by Council President Paul Spinelli

YEAS: Cosmo Giovinazzi, Council President Paul Spinelli , Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

- 3) **Ratification of Bills**: The bills were presented for ratification.

A motion was made by Council President Paul Spinelli, seconded by Antony Thomas to ratify the bills as presented.

YEAS: Cosmo Giovinazzi, Council President Paul Spinelli , Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

*(Resolution 2019-11)*

- 4) **Old Business**:

- a. **Landis Theater Update**

Sandra Forosisky advised the Lease has been signed and Ray Mamrak is currently operating Landis Theater. Mr. Mamrak has shows booked and is working with Rowan University moving forward. Rent will be ten percent of profit calculated quarterly. Council President Paul Spinelli added the roof repairs are complete.

- b. **Landis Marketplace Update**

Sandra Forosisky advised there is an interest for gaming competitions at Landis Marketplace. The competitions would be held on weekends and has potential to bring business downtown, and the surrounding hotels. Should they pursue this it would be a rental. Long term Sandy advised she is continuing conversation with multiple economic development opportunities.

5) **New Business:**

**a. Election Vice-President**

Sandra Forosisky advised commission members when the board was revised a Vice-President was not appointed. Sandy requested a nomination as well a motion. All members agreed to nominate Antony Thomas as Vineland Development Corporation Vice-President. A motion was made by Donata Dalesandro and seconded by Council President Paul Spinelli.

YEAS: Cosmo Giovinazzi, Council President Paul Spinelli , Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

*(Resolution 2019-12)*

**b. Approval of Newcomb/EMS Building**

Sandra Forosisky presented a quote from Archetto Construction for repairs at the Newcomb EMS Building. The quote included wall reconstruction of an existing block and brick façade as well as roof repairs to the existing building. The renovation total would be \$269,840.00. Sandy advised the long-term plan would be for the building to be renovated and sold or rented once the assisted living and independent living projects are completed on the Newcomb site. Cosmo Giovinazzi requested a quote for demolition of the existing building instead of repair. Cosmo added the site could be demolished, subdivided and sold when site has made progression. All members agreed to table approval for renovations pending demolition quote. Sandy advised she would request the quote and e-mail commission members with updates.

**c. Deed EMS**

Sandra Forosisky requested approval to sign deed for Block 4216 Lot 1.4 to City of Vineland. The transfer of ownership is from the Vineland Development Corporation, which was accepted as a deed in lieu of foreclosure from Newcomb Medical Alliance Center, LLC. The Vineland EMS office is now located on Lot 1.4 and ownership should be transferred to the City of Vineland. All members approved deed as presented.

A motion was made by Council President Paul Spinelli and seconded by Antony Thomas to transfer ownership of Block 4216 Lot 1.4 from the Vineland Development Corporation to City of Vineland.

YEAS: Cosmo Giovinazzi, Council President Paul Spinelli , Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

*(Resolution 2019-13)*

**d. Amended Certificate of Formation**

Sandra Forosisky presented commission members with the amended certificate of formation for Vineland Revolving Loan Fund, LLC and requested signature. All members approved as presented.

A motion was made by Antony Thomas and seconded by Council President Paul Spinelli to approve and sign amended operating agreement of Vineland Revolving Loan Fund, LLC as presented.

YEAS: Cosmo Giovinazzi, Council President Paul Spinelli , Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

*(Resolution 2019-14)*

**e. Signing of operating agreement Vineland Revolving Loan Fund, LLC**

Sandra Forosisky presented commission members with the operating agreement for Vineland Revolving Loan Fund, LLC and requested signature. All members approved as presented.

A motion was made by Council President Paul Spinelli and seconded by Dr.Safee Chaudhri to approve and sign operating agreement as presented for the Vineland Revolving Loan Fund, LLC.

YEAS: Cosmo Giovinazzi, Council President Paul Spinelli , Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

*(Resolution 2019-15)*

**f. Signing line of credit Ocean First Bank to Vineland Revolving Loan Fund, LLC**

Cosmo Giovinazzi is recused from all discussions concerning Ocean First Bank.

Sandra Forosisky presented commission members with the operating agreement for Vineland Revolving Loan Fund, LLC. Sandy reviewed the terms of the commitment letter and requested signature from Vice-Chairman Antony Thomas. All members approved as presented.

A motion was made by Dr.Safee Chaudhri and seconded by Humberto Vazquez to approve and sign operating agreement as presented for the Vineland Revolving Loan Fund, LLC.

YEAS: Council President Paul Spinelli, Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Humberto Vazquez, Praful Thakkar

ABSTAIN: Cosmo Giovinazzi

*(Resolution 2019-16)*

6) **Adjournment:**

Donata Dalesandro made a motion to adjourn the meeting, seconded by Council President Paul Spinelli. All members approved.8