

# Vineland Development Corporation

## August 18, 2022

---

The meeting of the Vineland Development Corporation was called to order at approximately 11:01 am in the sixth floor conference room at City Hall. 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: Antony Thomas  
Donata Dalesandro  
Dr. Safee Chaudhri  
Paul Spinelli  
Praful Thakkar  
Nicholas Fiocchi

Also Present: Sandra Forosisky  
Frank DiGiorgio

- 1) **Roll Call**: A roll call was made and a quorum was established.
- 2) **Approval of Minutes**:  
Antony Thomas entertained a motion to approve the minutes of the May 19, 2022 regular meeting.  
  
Moved by Safee Chaudhri, seconded by Paul Spinelli to approve the minutes of the May 19, 2022 regular meeting.  
YEAS: Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi
- 3) **Ratification of Bills**: The bills were presented for ratification.  
Antony Thomsd entertained a motion to approve the payment of bills from May 19, 2022 to August 18, 2022.  
Moved by Paul Spinelli, seconded by Safee Chaudhri to approve the payment of bills from May 19, 2022 to August 18, 2022.  
YEAS: Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi (*Resolution 2022-03*)
- 4) **New Business**:
  - A. **Landis Marketplace**
    1. Repairs - Sandra Forosisky advised Landis Marketplace is being used for the COVID-19 clinic. Chief Tramontana has advised the property currently does not have air conditioning; a quote was received for repairs in the amount of \$198,000.00. Additional quotes will be obtained for work to be completed and members will be updated as progress is made.
    2. Weekly World News Studios - Sandra Forosisky advised members a project was submitted to Urban Enterprise Zone for Weekly World News Studios in the amount of \$1,000,000.00 to match investment for a film studio to be located at the Landis Marketplace. Members discussed the benefits of the film studio location, which includes employment opportunities as well as potential business on Landis Avenue. The lease arrangement will be a \$1.00 per year lease and Weekly World News will pay operating costs and taxes. Antony requested a motion approve the lease of Landis Marketplace for \$1.00 per year to Weekly World News to pay for operating expenses and City of Vineland Taxes.

Moved by Donata Dalesandro, seconded by Paul Spinelli to approve lease of Landis Marketplace to Weekly World News Studios.

YEAS: Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi (*Resolution 2022-04*)

**B. Newcomb**

Sandy Forosisky advised members Improvements are continuing to be made to the area at 1038 East Chestnut Avenue. Sandy advised there are site improvements necessary to be completed to maintain the property. As progress is made, members will be updated. Antony Thomas requested a motion to authorize site improvements at Newcomb property not to exceed \$120,000.00

Moved by Donata Dalesandro, seconded by Paul Spinelli to authorize site improvements at Newcomb property.

YEAS: Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi (*Resolution 2022-05*)

5) **Other Business:**

a) **Delsea Drive Land Acquisition**

Sandra Forosisky updated members and advised foreclosure of property city solicitor has reached out to attorney and is not responding to calls. Due diligence to continue, the next step is site plan approval. Members will be updated as progress is made.

6) **Adjournment:**

Antony Thomas entertained a motion to adjourn the meeting.

Moved by Paul Spinelli, seconded by Safee Chaudhri to adjourn the meeting.

YEAS: Antony Thomas, Donata Dalesandro, Dr. Safee Chaudhri, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi