

Vineland Development Corporation

August 17, 2023

The special meeting of the Vineland Development Corporation was called to order at approximately 11:05 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: Mayor Anthony Fanucci
Donata Dalesandro
Paul Spinelli
Praful Thakkar
Nicholas Fiocchi
Victor Villar

Also Present: Sandra Forosisky
Adrianna Williams

1) **Roll Call:** A roll call was made and a quorum was established.

2) **Approval of Minutes:**

Mayor Anthony Fanucci entertained a motion to approve the minutes of the May 11, 2023 regular meeting.

Moved by Paul Spinelli, seconded by Victor Villar to approve the minutes of the May 11, 2023 regular meeting.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar

Mayor Anthony Fanucci entertained a motion to approve the minutes of the June 15, 2023 special meeting.

Moved by Paul Spinelli, seconded by Victor Villar to approve the minutes of the June 15, 2023 special meeting.

YES: Mayor Anthony Fanucci, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar

ABSTAIN: Donata Dalesandro

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

Mayor Anthony Fanucci entertained a motion to approve the payment of bills from May 4, 2023 to August 15, 2023.

Moved by Paul Spinelli, seconded by Donata Dalesandro to approve the payment of bills from May 4, 2023 to August 15, 2023.

YES: Mayor Anthony Fanucci, Paul Spinelli, Donata Dalesandro, Praful Thakkar, Nicolas Fiocchi, Victor Villar (*Resolution 2023-13*)

4) **New Business:**

A. Newcomb

Sandy Forosisky presented the request to negotiate phase 3 of Newcomb Senior Housing. Phase 3 currently has a waiting list of approximately 300 individuals for senior housing. Sandy advised terms would be negotiable under the same terms of phase one and two. All members authorized negotiations for phase 3.

B. NannyCam Movie (*Resolution 2023-14*)

Sandy Forosisky presented a request for investment proposal for twenty percent equity \$400,000.00 in a non-zombie horror movie. Sandy advised the State is interested in visiting Landis Marketplace Vineland has been receiving additional exposure due to the movie studio. Sandy advised once the movie is sold overseas and in the US, we will be paid back and split profit ten percent since we will be a twenty percent equity investor. The VDC investment of \$400,000, together with twenty percent premium \$80,000. The VDC is the only equity investor no other entity or person would be entitled to share in any of the investor pool. The VDC trusts that any commitment for funding made will assist the producer in securing the remaining funding necessary to finance the production of the movie. However, the VDC investment will be limited to \$400,000, regardless of cost overruns relating to the production of the picture otherwise. All members approved as presented.

Mayor Anthony Fanucci entertained a motion to approve the resolution 2023-14 for an equity investment in the amount of \$400,000

Moved by Praful Thakkar, seconded by Victor Villar to approve resolution 2023-14

YES: Mayor Anthony Fanucci, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar

5) **Other Business:**

A. 1038 Parking Garage (*Resolution 2023-15*)

Sandy Forosisky presented the request for property maintenance and continuation of improvements following all purchasing thresholds not to exceed \$100,000. All members approved as presented.

Mayor Anthony Fanucci entertained a motion to approve the resolution 2023-15 to authorize property maintenance and improvements for 1038 E. Chestnut Avenue not-to-exceed \$100,000.

Moved by Paul Spinelli, seconded by Victor Villar to approve resolution 2023-15

YES: Mayor Anthony Fanucci, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar

B. Affordable Housing Project (*Resolution 2023-16*)

Sandy Forosisky requested approval to issue RFP pending environmental report, TRIAD is the housing administrative agent. The properties would be a lottery based on income requirements.

Mayor Anthony Fanucci entertained a motion to approve the resolution 2023-16 to issue RFP for Affordable Housing Project.

Moved by Paul Spinelli, seconded by Victor Villar to approve resolution 2023-16

YES: Mayor Anthony Fanucci, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar

C. Sheridan Avenue (*Resolution 2023-17*)

Sandy Forosisky updated members on the property located at 141 Sheridan Avenue. The property was sold by the VDC. The City and VDC made an arrangement upon sale to resolve existing sewer issues. Sandy advised since the property is not in the UEZ Zone they cannot use grant programs such as project beautify for property improvements. Sandy is requesting the use of VDC funds not-to-exceed \$50,000 to connect sewer.

Mayor Anthony Fanucci entertained a motion to approve the resolution 2023-17 to authorize the use of VDC Funds not-to-exceed \$50,000 to connect sewer to property located at 141 Sheridan Avenue.

Moved by Paul Spinelli, seconded by Victor Villar to approve resolution 2023-17.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar

D. Delsea Drive Property/Sports Complex

Sandy Forosisky provided an update for Delsea Drive properties she advised the City of Vineland and Department of Economic Development are continuing to work with a company to develop a sports complex located at properties on S. Delsea Drive. The complex is planned to have approximately 40 soccer fields and multiple baseball fields. The company is also working with Inspira hospital for purchase of additional land needed for the project. The company estimates when operating they will require about 3-4,000 hotel room per weekend. As progress is made, members will be updated.

C. Adjournment:

Mayor Anthony Fanucci entertained a motion to adjourn the meeting.

Moved by Paul Spinelli, seconded by Victor Villar to adjourn the meeting.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicolas Fiocchi, Victor Villar