

# Vineland Development Corporation

## November 21, 2024

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The regular meeting of the Vineland Development Corporation was called to order at approximately 11:03 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: Cosmo Giovinazzi  
Donata Dalesandro  
Paul Spinelli  
Praful Thakkar  
Nicholas Fiocchi

Also Present: Sandra Forosisky  
Frank DiGiorgio  
Adrianna Williams

- 1) **Roll Call:** A roll call was made and a quorum was established.
- 2) **Approval of Minutes:**  
Cosmo Giovinazzi entertained a motion to approve the minutes of the August 15, 2024 regular meeting. Moved by Paul Spinelli, seconded by Praful Thakkar to approve the minutes of the August 15, 2024 regular meeting.  
YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi
- 3) **Ratification of Bills:** The bills were presented for ratification.  
Cosmo Giovinazzi entertained a motion to approve the payment of bills from August 7, 2024 to November 19, 2024.  
Moved by Donata Dalesandro, seconded by Paul Spinelli to approve the payment of bills August 7, 2024 to November 19, 2024.  
YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi  
(Resolution 2024-12)
- 4) **Audit Presentation:**  
Brian Stringari presented a detailed report of the 2024 Fiscal Year Audit. All members approved as presented.  
Cosmo Giovinazzi entertained a motion to approve the FY 2024 Audit as presented.  
Moved by Paul Spinelli, seconded by Donata Dalesandro to approve the 2024 FY Audit as presented.  
YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi  
(Resolution 2024-13)
- 5) **New Business:**
  - A. **Landis Marketplace**
    - a. **Convention Center Contract**  
Sandra Forosisky presented members with Vineland Convention Center Sales Consultant overview. Sandy advised she has been working with Stephanie Berge on marketing sales and strategies to book additional events at the Convention Center. Sandy presented a request to approve a contract for Stephanie Berge for a contract to continue consulting not-to-exceed \$18,000.00 for Convention Center. All members approved as presented.  
Cosmo Giovinazzi entertained a motion to approve funds not-to-exceed \$18,000.00 for consultant services for Stephanie Berge at Vineland Convention Center.  
Moved by Paul Spinelli, seconded by Donata Dalesandro to approve funds not-to-exceed \$18,000.00  
YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi

**b. The Zombie Wedding**

Sandra Forosisky provided members with the rollout plan for Zombie Wedding film. The report for streaming will be available the end of November and will provide an outline of funds to be expected from all streaming sources. As updates are made members will be updated.

**B. Landis Theater**

**a. Service Contract**

Sandra Forosisky presented a request to approve a service contract for rooftop HVAC units at Landis Theater. GE Mechanical has previously completed work and submitted a service contract to maintain units. All members approved as presented.

Cosmo Giovinnazzi entertained a motion to approve service contract with GE Mechanical not-to-exceed \$12,000.00 to maintain rooftop units at Landis Theater 830 East Landis Avenue.

Moved by Paul Spinelli, seconded by Donata Dalesandro to approve service contract with GE Mechanical.

YES: Cosmo Giovinnazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi

*(Resolution 2024-15)*

**b. Ratification Line of Credit**

Sandra Forosisky presented a request to ratify line of credit for Landis Theater in the amount of \$25,000. Sandy reminded members the City received a grant to help fund shows at the Landis Theater; the line of credit in the amount of \$25,000 will be used to pay for the entertainment and would be repaid after the City processes the requisition. This is a little different than the loan we gave the Landis Theater Foundation for \$10,000 which was to get started. That will be paid each month. All members approved as presented. Sandy also advised the sign on Landis Theater will need to be replaced in the upcoming months switching to LED will also be more cost-effective.

Cosmo Giovinnazzi entertained a motion to ratify Line of Credit in the amount of \$25,000 to Landis Theater Foundation.

Moved by Paul Spinelli, seconded by Donata Dalesandro to ratify Line of Credit in the amount of \$25,000 to Landis Theater Foundation.

YES: Cosmo Giovinnazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar

ABSTAIN: Nicholas Fiocchi

*(Resolution 2024-16)*

**6) Other Business:**

**A. COAH Affordable Housing**

Sandy Forosisky advised all homes have been sold and the project is now complete.

**B. Delsea Drive Lots**

Sandra Forosisky advised she is continuing to work with soccer/sports complex. As progress is made members will be updated.

**7) Adjournment:**

Cosmo Giovinnazzi entertained a motion to adjourn the meeting.

Moved by Paul Spinelli, seconded by Praful Thakkar to adjourn the meeting.

YES: Cosmo Giovinnazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi