

Vineland Development Corporation

February 15, 2024

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 Giovinnazzi
Donata Dalesandro
Paul Spinelli
Praful Thakkar
Nicholas Fiocchi
Victor Villar
Doug Stasuk

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 Giovinnazzi entertained a motion to approve the minutes of the November 16, 2023 regular meeting.
Moved by Paul Spinelli, seconded by Doug Stasuk to approve the minutes of the November 16, 2023 regular meeting.
YES: Cosmo Giovinnazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk
- 3) **Ratification of Bills:** The bills were presented for ratification.
Cosmo Giovinnazzi entertained a motion to approve the payment of bills from November 16, 2023 to February 9, 2024.
Moved by Paul Spinelli, seconded by Doug Stasuk to approve the payment of bills November 16, 2023 to February 9, 2024.
YES: Cosmo Giovinnazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk (*Resolution 2024-01*)
- 4) **New Business:**

A. Election of Officers
Sandy Forosisky presented a request for nomination of Vineland Development Corporation Chairman and Vice Chairman. Members unanimously renominated current Chairman Cosmo Giovinnazzi. Cosmo accepted. Members nominated Praful Thakkar as Vice Chairman. Praful accepted appointment.

Sandra Forosisky entertained a motion reappoint Cosmo Giovinnazzi as the Chairman of the Vineland Development Corporation.
Moved by Paul Spinelli, seconded by Doug Stasuk to reappoint Cosmo Giovinnazzi as the Chairman of the Vineland Development Corporation.
YES: Cosmo Giovinnazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk (*Resolution 2024-02*)

Sandra Forosisky entertained a motion appoint Praful Thakkar as the Vice-Chairman of the Vineland Development Corporation.

Moved by Donata Dalesandro, seconded by Paul Spinelli to appoint Praful Thakkar as the Vice-Chairman of the Vineland Development Corporation.

YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk (*Resolution 2024-03*)

B. Landis Theater Acquisition

Sandy Forosisky presented members with a request to purchase Landis Theater from investors at First Platinum and Cumberland Empowerment Zone to total a purchase price of \$1,500,000.00. The VDC will now control the ownership of the theater and the Landis Theater Foundation still maintains ownership of the license. If the license were sold, all proceeds go to the VDC. Sandy advised the Theater is currently at risk of closing. Ray has been subsidized for taxes and electric to assist in sustaining the theater. Sandy requested approval to negotiate as necessary with First Platinum to purchase Landis Theater. All members authorized negotiations. Nicholas Fiocchi abstained from the discussion.

C. RPJ Properties

Sandy Forosisky requested approval to award RFP for 4 Single Family Homes Affordable Housing. Sandy advised she received three responses to the RFP. The received proposals were presented to the board for any additional review, Sandy also reviewed all responses and the selected contractor and lowest bid was RPJ Properties, LLC. The total cost is \$1,000,000. Project will start in the spring and all for homes will be completed in 12 months or less.

Cosmo Giovinazzi requested a motion to award RFP for 4 Single Family Homes Affordable Housing to RPJ Properties, LLC.

Moved by Paul Spinelli, seconded by Donata Dalesandro to award RFP for 4 Single Family Homes Affordable Housing to RPJ Properties, LLC.

YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk (*Resolution 2024-04*)

D. 1038 East Chestnut Avenue

Sandy Forosisky presented a request for funds not to exceed \$60,000.00 for property maintenance that is necessary for the parking garage located at 1038 E Chestnut Avenue. Frank DiGiorgio provided quotes for South Jersey Glass and Coombs Fencing for items that will be done within the next few months. All members approved request.

Cosmo Giovinazzi requested a motion to approve the use of funds not to exceed \$60,000.00 for property maintenance at 1038 East Chestnut Avenue.

Moved by Donata Dalesandro, seconded by Praful Thakkar to approve the use of VDC funds for property maintenance at 1038 East Chestnut Avenue.

YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk (*Resolution 2024-05*)

E. Newcomb Phase 4

Sandy Forosisky advised members there is one vacant lot facing State Street as well as Dental office that will be demolished. Sandy advised of the potential opportunity of combining the lots to create housing for current medical students. Sandy added she has been working with Inspira and Improvement Authority. Sandy asked members approval to proceed in conversations and negotiations on behalf of VDC for

available lot. All members unanimously provided support and authorized sandy to proceed in negotiations for phase 4.

5) **Other Business:**

A. Movie Studio Updates

Sandy Forosisky advised Zombie film is now being marketed and working with theaters to distribute the film. They have acquired Byron Allen who is a film and television producer. He is the founder of the U.S. media company Entertainment Studios, which has interests in television production, broadcasting, film production, and digital media. Sandy advised his role is assist distribution and sale of the movie. Sandy added the 900,000 has been approved by the UEZ, the EDA has requested additional information and we are waiting to hear back from EDA for second grant for Landis Marketplace renovations. Sandy advised she is going to require confirmation of funds for green screen prior to demolition and renovations to building. As progress is made, members will be updated.

B. Sports Complex

Sandy Forosisky provided an update for Delsea Drive properties she advised we are continuing to develop a sports complex located at properties on S. Delsea Drive. Sandy has a meeting with investor and Improvement Authority, as progress is made, members will be updated.

C. Microbrewery Updates

Sandy advised VDC has received \$2,000,000.00 from UEZ. We are currently completing environmental and necessary site work. As progress is made, members will be updated.

F. **Adjournment:**

Cosmo Giovinazzi entertained a motion to adjourn the meeting.

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

YES: Cosmo Giovinazzi, Donata Dalesandro, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Doug Stasuk