

# Vineland Development Corporation

## May 15, 2025

---

The regular meeting of the Vineland Development Corporation was called to order at approximately 10:06 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  
Doug Stasuk  
Paul Spinelli  
Praful Thakkar  
Nicholas Fiocchi  
Victor Villar  
Megan Spinelli

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:**

Mayor Anthony Fanucci entertained a motion to approve the minutes of the January 16, 2025 regular meeting. Moved by Victor Villar, seconded by Donata Dalesandro to approve the minutes of the January 16, 2025 regular meeting.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar

ABSTAIN: Megan Spinelli

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

Mayor Anthony Fanucci entertained a motion to approve the payment of bills from January 11, 2025 to May 12, 2025.

Moved by Victor Villar, seconded by Donata Dalesandro to approve the payment of bills January 11, 2025 to May 12, 2025.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar

ABSTAIN: Megan Spinelli

*(Resolution 2025-05)*

4) **Oath of Office:**

City Clerk Richard Franchetta administered the Oath of Office for members of the Vineland Development Corporation.

5) **New Business:**

A. **Landis Marketplace**

a. **Stephanie Berge Contract Extension**

Sandra Forosisky presented a request to extend Stephanie's current contract through June 30, 2025 and requested as of July 1, 2025. Stephanie has been acting as a consultant on behalf of the Vineland Development Corporation in connection with the establishment of the Landis Market Place as a venue for hosting conventions and special events. Upon the termination of the consulting contract the Vineland Development Corporation will hire Stephanie Berge as the full time General Manager of the Vineland Convention Center with the duties set forth in the provided Job Description. Sandy added that the VDC will enter into a shared service agreement with City of Vineland for payroll processing and health benefits. The VDC will provide funding for this position. Sandy also advised members she has submitted a UEZ grant for Downtown Promotions that will help subsidize the Convention Center for the first year. All members discussed and approved as presented.

Mayor Anthony Fanucci entertained a motion to extend the consulting contract of Stephanie Berge to July 1, 2025, and hiring her as the general manager of the Vineland Convention Center upon the expiration of the consulting contract.

Moved by Paul Spinelli, seconded by Donata Dalesandro to approve resolution 2025-06

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli

*(Resolution 2025-06)*

#### **b. Vineland Convention Center, LLC**

Sandra Forosisky presented a request for the VDC to form a sole member Limited Liability Company to operate the Convention Center with the VDC as its sole member. The Vineland Development Corporation is the owner of 631 E. Landis Avenue a/k/a The Landis Marketplace, which will be undergoing renovations to convert the building to a convention center for the purpose of hosting conventions, exhibitions, film production and special events. All members discussed and approved Vineland Development Corporation authorizing Cosmo Giovinazzi to execute any and all documents that are reasonable and necessary for the formation of Vineland Convention Center, LLC. Mayor Anthony Fanucci entertained a motion to approve the creation of the Vineland Convention Center, LLC and the filing of a certificate of formation and all other necessary documents for the creation of the limited liability company.

Moved by Paul Spinelli, seconded by Donata Dalesandro to approve resolution 2025-07

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli

*(Resolution 2025-07)*

#### **c. Operating Agreement**

Sandra Forosisky presented members with an Operating Agreement for the Vineland Convention Center, LLC. VDC has or will be filing a Certificate of Formation with the Secretary of State creating the Vineland Convention Center, LLC, with the VDC as its sole member, for the purpose of operating the Convention Center. Vineland Development Corporation authorizes Cosmo Giovinazzi to execute the Operating Agreement. An Operating Agreement for the Vineland Convention Center, LLC is necessary to promote the efficient management and operation of Vineland Convention Center. All members approved as presented.

Mayor Anthony Fanucci entertained a motion to approve the operating agreement of the Vineland Convention Center, LLC.

Moved by Paul Spinelli, seconded by Victor Villar to approve resolution 2025-08

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli

*(Resolution 2025-08)*

### **B. Landis Theater**

#### **a. Kaycee Rays Credit**

Sandra Forosisky presented invoices Ray Mamrak has paid in the amount of \$12,945.00 Ray has requested these invoices be credited toward outstanding rent. The board reviewed the matter concerning Kaycee Ray's and approved a \$12,945 credit toward rent, based on invoices received. This action was approved.

Mayor Anthony Fanucci entertained a motion to approve a rent credit in the amount of \$12,945.00

Moved by Paul Spinelli, seconded by Praful Thakkar to approve rent credit.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli

#### **b. Kaycee Rays Lease Agreement**

The board reviewed the current lease agreement with Kaycee Rays, including outstanding invoices, payments made, and expenses incurred to date. After discussion, members agreed to maintain the rent at \$1,500 per month for a twelve-month period, in addition to pro rata share expenses up to \$1,000 per month. Although the existing lease includes a scheduled rent increase effective September 30, 2025, the board agreed to amend the lease to eliminate this increase.

Mayor Anthony Fanucci entertained a motion to approve lease amendment to eliminate rent increase for 12 months.

Moved by Paul Spinelli, seconded by Praful Thakkar to approve lease amendment.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli

**c. Landis Theater Foundation**

The board reviewed the ongoing expenses related to the operation of the Landis Theater and discussed the current rental agreement with the Landis Theater Foundation. Sandra Forosisky requested a reduction in the Foundation's monthly rent from \$5,000 to \$2,500, citing that the Foundation is unable to sustain the existing rent due to ongoing overhead and operating costs. After discussion, the board agreed with the request and approved the proposed rent reduction.

Mayor Anthony Fanucci entertained a motion to approve an amendment to the lease agreement with the Landis Theater Foundation to decrease the monthly rent to \$2,500.

The motion was moved by Paul Spinelli and seconded by Victor Villar.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli.

**d. Kitten Hive, LLC T/A Wander Back Beerworks Lease**

The board held a discussion regarding the lease agreement with Kitten Hive, LLC, dba Wander Back Beerworks. In support of the tenant's startup efforts and to assist with initial business operations and cash flow, the board approved an initial rent-free period for the first three months of the lease term. Additionally, a 10-year lease term, including a pro rata share of operating expenses, was approved. Bids for the required improvements are expected by the end of the month, and finalization of the lease agreement is contingent upon input from the project architect and review of the submitted bids.

Mayor Anthony Fanucci entertained a motion to approve the lease terms with Kitten Hive, LLC, including a 10-year lease with pro rata share and a three-month rent abatement.

The motion was moved by Megan Spinelli and seconded by Donata Dalesandro contingent upon input from the project architect and review of the submitted bids.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli

**6) Other Business:**

**A. Nanny Cam**

Sandra Forosisky reported that filming for the Nanny Cam project has been completed, and post-production editing is now underway. The editing process is expected to take approximately four more months to complete. Updates will be provided to the board as progress continues.

**B. Weekly World News**

Sandra Forosisky informed the board that the second streaming report for the Weekly World News Zombie movie is expected by the end of June, with additional details to follow. She noted that an additional streaming company, not included in the original report, will be added to the next available update. Following discussions after June, negotiations will begin regarding a potential sales agreement for the movie. Doug Stasuk inquired whether the City has authorization to market the movie to increase streaming and sales. Members will be kept informed as further reports and details become available.

**C. VCHEC Mural**

Donata Dalesandro provided the board with the most recent preliminary design of the mural to be completed at the VCHEC building, located at 610 East Montrose Street. She shared background on the cultural themes and symbolism represented in the mural as the board reviewed the concept.

**7) Adjournment:**

Mayor Anthony Fanucci entertained a motion to adjourn the meeting.

Moved by Paul Spinelli, seconded by Donata Dalesandro to adjourn the meeting.

YES: Mayor Anthony Fanucci, Donata Dalesandro, Doug Stasuk, Paul Spinelli, Praful Thakkar, Nicholas Fiocchi, Victor Villar, Megan Spinelli