

RESOLUTION NO. 2022- 434

A RESOLUTION APPROVING VINELAND REVOLVING  
LOAN FUNDS FOR CITY OF VINELAND (OR ASSIGNS).

WHEREAS, the Vineland Revolving Loan Fund, LLC Committee has submitted a proposal dated September 28, 2022, for use of Vineland Revolving Loan funds for City of Vineland (or assigns); and

WHEREAS, it is considered to be in the best interest of the City of Vineland and the community in particular that Vineland Revolving Loan Funds be utilized for the above-mentioned project; now, therefore,

BE IT RESOLVED by the City Council of the City of Vineland that said Council does hereby approve the use of Vineland Revolving Loan Funds for the following project, in accordance with the proposal submitted by the Vineland Revolving Loan Fund, LLC Committee:

To: City of Vineland (or assigns)           \$3,000,000.00  
Project: Vineland Developmental Center – West Campus

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all documents associated with this loan.

Adopted:

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk



Economic Development Dept.  
www.vinelandcity.org

640 E. Wood Street  
PO Box 1508  
Vineland, NJ 08362-1508  
Phone: (856) 794-4100  
Fax: (856) 405-4607

RECEIVED

SEP 28 2022

CITY OF VINELAND  
BUSINESS ADMIN.

MEMORANDUM

TO: City Council President and Members

FROM: Vineland Revolving Loan Fund, LLC

SUBJECT: **Applicant:** City of Vineland  
**Project:** Vineland Developmental Center – West Campus  
**Loan Amount:** \$3,000,000.00

DATE: September 28, 2022

Dear Council President Arthur, Councilmen Acosta, Franceschini, Spinelli, and Vargas:

On behalf of the Vineland Revolving Loan Fund Committee, please accept this letter recommending a commitment be given to the above applicant for a Vineland Revolving Loan Fund, LLC recoverable grant in the amount as stated herein above.

Please note that the committee finds that the purpose of the loan meets the criteria set forth in the Statute made and provided governing Urban Enterprise Zones. The Committee further finds that the loan will promote economic development, creation/retention of jobs, and/or tax ratable(s) that will benefit the City of Vineland.

Further, please note that the loan would be properly protected in that the pledged collateral has a net value which equals or exceeds the amount of the requested funding.

Respectfully submitted,

Sandra Forosisky  
Director of Economic Development

SF/fd

cc: Frank DiGiorgio  
file



Special arrangements for persons with disabilities may be made if requested in advance by contacting the Business Administrator's office at 856-794-4144.



# Memo

**To:** VRLF Committee Members

**From:** Sandy Forosisky 

**Date:** August 15, 2022

**Re:** Request for Funding for new Industrial Park - \$3 million

---

The City of Vineland is in need of more industrial land. The State approved giving the former Vineland Developmental Center – West Campus to the City for industrial use if we took responsibility of demolishing all the buildings. We obtained a grant from DEP to do environmental studies and are now in the process of applying for a USED A grant for \$2.75 million for demolition costs and infrastructure. A condition of the grant is that we show proof of matching funds. The City is requesting VRLF funds for \$3.0 million for the matching funds of \$2.75 million and an additional \$250,000 for soft costs. The property is part of the UEZ boundary modification and it is anticipated that once this is approved, 1<sup>st</sup> gen funding can be utilized for part of this match. The VRLF and UEZ funds will be repaid from land sale proceeds.

A project profile is attached.



**Project Profile**  
Revised: June 24, 2022  
**Vineland Industrial Park – West Campus**  
**City of Vineland, New Jersey**  
**Site Preparation for Economic Redevelopment**

**New/Revised Site Plan is Included as an Attachment.**

**Introduction**

The West Campus of the former Vineland Development Center (VDC) is located on West Almond Road in Vineland, New Jersey. The 62-acre facility, formerly used to house developmentally disabled adults, has been abandoned since the VDC ceased operations on site resulting in the loss of over 260 jobs. The City of Vineland is acquiring the West Campus from the State of New Jersey. In cooperation with the City's Economic Development Department (EDD), the City plans to redevelop this site to help meet the growing demand for space for light industrial, food processing, logistics, and manufacturing uses.

**Current Conditions**

The West Campus property stretches across 62 acres in the northern half of Vineland. There is frontage available on both Almond and Orchard Roads. The perimeter roads will provide access for future redevelopment. The site is served by municipal water and sewer infrastructure. Prior to making this property available to the City of Vineland, the New Jersey Department of Environmental Protection conducted Phase 1 and Phase 2 environmental assessments with a determination of No Further Action required for the proposed West Campus. There are currently 14 buildings of various sizes that require demolition to prepare the site for redevelopment to accommodate new private investment and job creation.

**Proposed Project**

The City's Economic Development Director (EDD) has received numerous requests from industry for properties suitable for industrial and manufacturing uses in lots ranging from 8 to 10 acres or more. Unfortunately, the City has virtually no space for such applications and has been forced to turn away serious, interested parties. This demonstrated demand has led the City's EDD to look to the West Campus as a possible solution. To address this need/opportunity to grow the City's industrial base, Vineland proposes demolishing the 18 buildings on site and subdividing the property to accommodate the needs of industry seeking location in Vineland.

In light of the fact that public water & sanitary sewer infrastructure currently serve the property, industry will either connect directly off of Orchard or Almond Roads or to the proposed interior access road. Therefore, for this Project, USEDA funding is requested for the access road and associated infrastructure plus the on-site demolition/site preparation.

Site demolition/preparation and interior road improvements are estimated to cost \$5.5 million. USEDA grant funding is needed in order to support the overall economic feasibility of this Project and be able to offer developable sites at competitive rates to secure industry commitments.

**Location for the Project:**

1589 Almond Road, Vineland, NJ 08360

**New Jersey Office**

1301 W. Forest Grove Rd., Vineland, NJ 08360  
P 856.690.9590 F 856.690.5622

**Pennsylvania Office**

309 W. Glenside Ave., Glenside, PA 19038  
P 215.576.1950 F 215.576.1940

**Web**

[www.triadincorporated.com](http://www.triadincorporated.com)  
[www.triadhousingprograms.com](http://www.triadhousingprograms.com)

**Estimated Cost**

The estimated cost for site preparation and interior road construction for this project is \$5,500,000.

**Sources of Funding**

US EDA requested: \$2,750,000

Local Match: \$2,750,000 plus the costs for grant administration, design, and engineering.

**Eligibility**

The applicant is the City of Vineland. As a unit of local government, Vineland is eligible under the NOFO for the Public Works/Economic Adjustment Assistance program.

**Outcomes**

The completion of this project is expected to create an estimated 400 new jobs. The requested \$2.75 million US EDA grant, combined with the \$2.75 million in local matching funds for capital-site costs, will leverage over \$300 million in private investment at build-out. These estimates are based on the considerable regular inquiries that the City's EDD receives from the private sector for land zoned industrial. The preparation of this site will create a new industrial park in the City, allowing for new industry to help grow the local economy, provide jobs, and attract other spin-off economic development opportunities.

**Readiness to Proceed**

Should the US EDA decide to award funding for this project, the City of Vineland is prepared to proceed immediately with implementation. This is as a result of several years of preparation including: negotiations with the State Department of Human Services for purchase of this property, receipt of the essential NFA from NJDEP, the preliminary site-subdivision engineering and receipt of proposals to clear and prepare the site for new private sector investment.