

RESOLUTION NO. 2024-140

A RESOLUTION APPROVING THE USE OF VINELAND
REVOLVING LOAN FUNDS TO ISSUE A RECOVERABLE
GRANT TO THE CITY OF VINELAND.

WHEREAS, the Vineland Revolving Loan Fund LLC Committee has approved as indicated as provided in the request dated March 27, 2024, for the use of Vineland Revolving Loan Funds to issue a Recoverable Grant for the following project:

City of Vineland \$600,000.00

For Professional Services to design a new Vineland Industrial Park – West Campus

Location: 1589 Almond Road, Vineland, NJ

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 above project, in accordance with the proposal submitted by the Vineland Revolving Loan Fund LLC Committee:

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

Adopted:

President of Council

ATTEST:

City Clerk



ECONOMIC DEVELOPMENT
www.vinelandcity.org

640 E. Wood Street
PO Box 1508
Vineland, NJ 08362-1508
Phone: (856) 794-4100
Fax: (856) 405-0467



MEMORANDUM

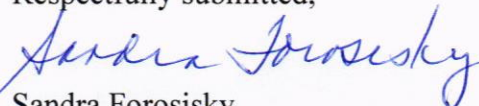
TO: City Council President and Members
FROM: Vineland Revolving Loan Fund, LLC
SUBJECT: **Applicant:** City of Vineland
Recoverable Grant Amount: \$600,000.00
DATE: March 27, 2024

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 for professional services to design a new industrial park in the amount as stated herein above.

Please note that the committee finds that the purpose of the funding meets the criteria set forth in the Statute made and provided governing Urban Enterprise Zones. The Committee further finds that the grant 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 grant would be properly protected in that the pledged collateral has a net value which equals or exceeds the amount of the requested funding. A project profile for the USEDA grant that was approved for the project is attached.

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.

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
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

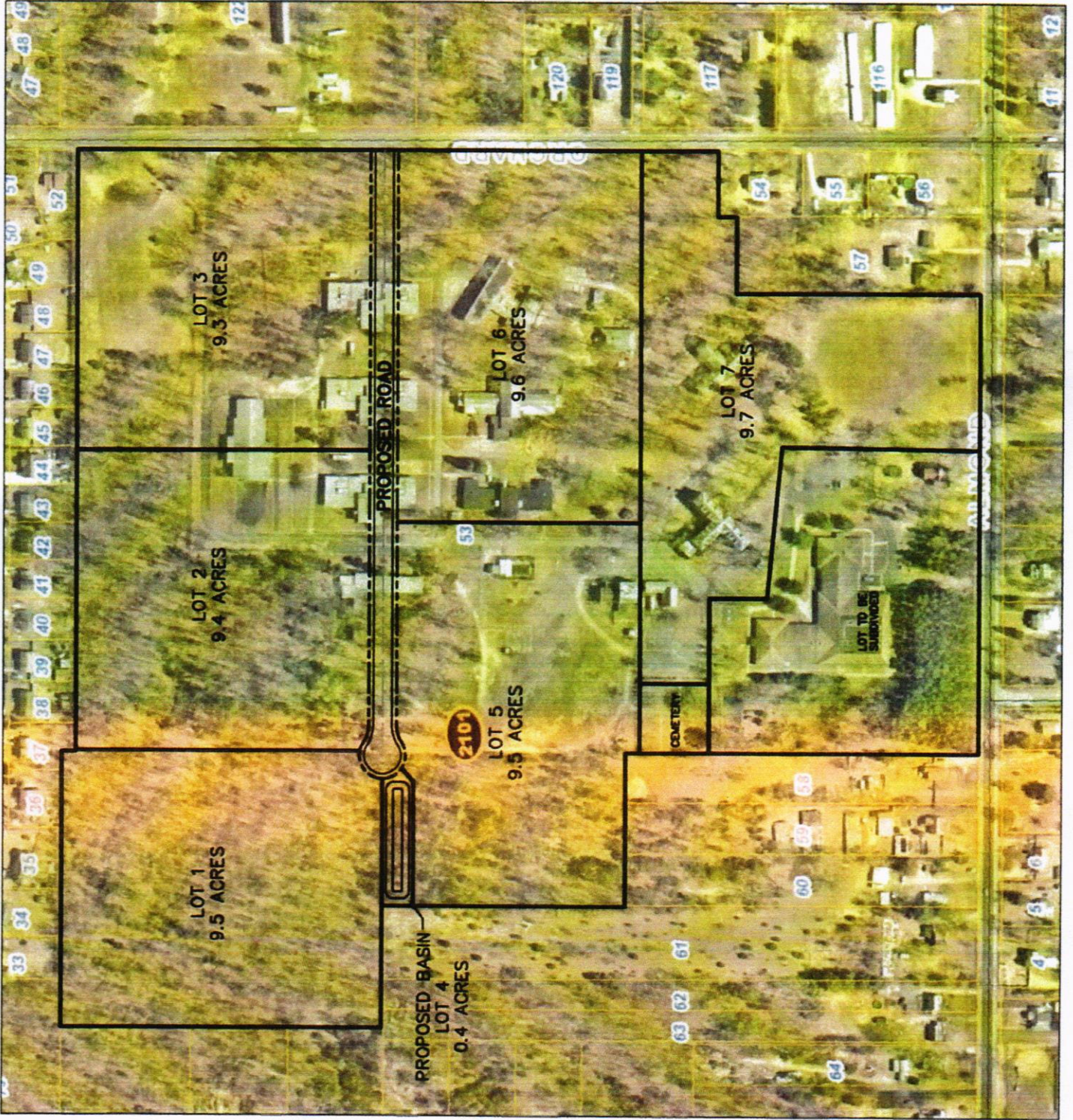
The applicant is the City of Vineland. As a unit of local government, Vineland is eligible under the NOFO for the Public Works/Economic Adjustment Assistance program.

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.



LOT 1
9.5 ACRES

LOT 2
9.4 ACRES

LOT 3
9.3 ACRES

PROPOSED BASIN
LOT 4
0.4 ACRES

2101

LOT 5
9.5 ACRES

LOT 6
9.6 ACRES

LOT 7
9.7 ACRES

CEMETERY

LOT TO BE
SUBDIVIDED

ALVA AVENUE

