

# Vineland Development Corporation

## Tuesday, April 16, 2019

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The special meeting of the Vineland Development Corporation was called to order at approximately 9:30 am in the Sixth Floor Conference Room, City Hall, Vineland, New Jersey. 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  
Cosmo Giovinazzi  
Donata Dalesandro  
Dr. Safee Caudhri  
Praful Thakkar  
William Gruccio

Also Present: Sandra Forosisky  
Adrianna Velazquez  
Richard Tonetta

Absent: Council President Paul Spinelli  
Antony Thomas  
Humberto Vazquez

- 1) **Roll Call**: A roll call was made and a quorum was established.
- 2) **Approval of Minutes**: The minutes of the March 21, 2019 meeting were presented for approval.

A motion was made by Donata Dalesandro, seconded by Praful Thakkar

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Donata Dalesandro, Dr. Safee Caudhri, Praful Thakkar, William Gruccio

- 3) **Sale of Landis Theater**: Sandra Forosisky advised South Jersey Film Alliance, LLC has offered to purchase the Landis Theater in the amount of \$900,000.00. She also advised the Theater will be sold as is and the referenced purchase price does not include the sale of the liquor license. The liquor license will be sold separately in the amount of \$150,000.00. Sandra added they have provided proof of funds and are interested in immediate purchase and will be working with the state for project based film tax credits. Sandra advised due to the current Landis Theater bookings and contracts the Theater is not available until the end of June 2019. Richard Tonetta (City of Vineland, Solicitor) joined the meeting to address all member questions and provided legal counsel. Sandra advised they are interested in leasing the Landis Theater through June 2019 for use of the offices and Theater as needed. Sandra provided a copy of the lease to all members for review. Richard advised property will be sold with constrain that the theater cannot be left vacant or unused for an extended period. Should that situation arise the Vineland Development Corporation would take possession of the building.

Cosmo Giovinazzi requested a motion to approve the Lease as presented between Vineland Development Corporation and South Jersey Film Alliance, LLC.

A motion was made by Praful Thakkar, seconded by Dr. Safee Caudhri

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Donata Dalesandro, Dr. Safee Caudhri, Praful Thakkar, William Gruccio

*(Resolution 2019-03)*

Cosmo Giovinazzi requested a motion to approve the Sale of the Landis Theater between Vineland Development Corporation and South Jersey Film Alliance, LLC.

A motion was made by Mayor Anthony Fanucci, seconded by Donata Dalesandro

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Donata Dalesandro, Dr. Safee Caudhri, Praful Thakkar, William Guccio

*(Resolution 2019-04)*

Cosmo Giovinazzi requested a motion to approve the Sale of the Liquor License to South Jersey Film Alliance, LLC.

A motion was made by Mayor Anthony Fanucci, seconded by Donata Dalesandro

YEAS: Mayor Anthony Fanucci, Cosmo Giovinazzi, Donata Dalesandro, Dr. Safee Caudhri, Praful Thakkar, William Guccio

*(Resolution 2019-05)*

4) **Adjournment:**

William Guccio made a motion to adjourn the meeting, seconded by Dr. Safee Caudhri. All members approved.