

CITY OF VINELAND

RESOLUTION NO. 2017-249

RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE, DEED OF TRANSFER AND SUCH OTHER CLOSING DOCUMENTS NECESSARY FOR THE TRANSFER OF CERTAIN CITY OWNED INDUSTRIAL PROPERTY KNOWN AS 1200 NORTH MILL ROAD, VINELAND TO LEVARI BROS REALTY CO. LLC

WHEREAS, the Vineland Industrial Commission has received an offer for the acquisition of City owned property located in the City of Vineland Industrial Park by Levari Brothers Realty Company, LLC, said property being described as Block 1003, Lot 16 on the City of Vineland tax map (Property) in the amount of \$350,000; and

WHEREAS, the Vineland Industrial Commission has adopted Resolution 2017-2 recommending to the City Council of the City of Vineland to accept the offer subject to the following terms and conditions which shall be contained in the agreement of sale in the form and substance attached hereto and made a part hereof;

1. A deposit of \$35,000 upon the execution of the agreement of sale and the balance at the closing of title.
2. That the City of Vineland transfer title with all permitted exceptions including any environmental easements and flood hazard areas as well as any other existing restrictions of record.
3. That the Property shall not be further subdivided.
4. That this sale is subject to the terms and conditions contained in NJSA 40:55 B – 1 et seq. and that the purchaser provide all plans for the improvements to be constructed on the property to the Vineland Industrial Commission Properties and Building Review Committee in accordance with the terms of the contract.
5. The property is being sold in an “as is” condition, and the purchaser has 90 days due diligence period.
6. That the purchaser shall be responsible for all closing costs, including legal fees.
7. The purchaser shall commence construction of the improvements and complete the same within 12 months a settlement subject to any extension as provided in an agreement of sale.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Vineland that the Mayor and Clerk are hereby authorized to execute an Agreement of Sale in the form and substance as attached hereto as well as the deed of transfer, and any other closing documents necessary to consummate the transaction.

BE IT FURTHER RESOLVED that this Resolution is conditioned upon the adoption into law of an Ordinance authorizing the rescission of Ordinance 2008-51, authorizing and approving the sale of Block 1003 Lot 16 to North Mill Road, LLC.

Adopted:

President of Council


ATTEST:

City Clerk

**Office of Economic Development
City of Vineland, New Jersey**

Memorandum



To: Rick Tonetta, City Solicitor
From: F. DiGiorgio 
CC: B. Dickenson, S. Forosisky, A. Giebner, File
Date: May 30, 2017
Re: **Sale of Industrial Park Memos and Resolutions**

Attached are the original Memos from Sandy Forosisky and Industrial Commission Resolutions approving the sale of City of Vineland owned industrial land for industrial / economic development purposes for the following parcels:


- a.) 1951 Industrial Way, Vineland, NJ, Block 1003, Lot 13 (to Lucca Freezer & Cold Storage, LLC),
- b.) 1200 N. Mill Road, Vineland, NJ, Block 1003, Lot 16 (to Levari Brothers Realty Co., LLC),
- c.) 3500 D'Ippolito Drive, Vineland, NJ, Block 303, Lot 47 (to Gerald R. Guzzo, and Danielle M. Guzzo).

Please prepare the appropriate Ordinance and obtain approval from Vineland City Council to move these transactions forward.

Thank you.

MEMORANDUM

TO: Bob Dickenson

FROM: Sandra Forosisky 
Director of Economic Development

SUBJECT: Sale of Industrial Park Property
Block 1003, Lot 16

DATE: May 26, 2017

CC: Alan Geibner

Enclosed please find copy of Resolution No. 2017-2 adopted by the Vineland Industrial Commission on May 23, 2017, approving the sale of Block 1003, Lot 16 to Levvari Brothers Realty Co., LLC. The total purchase price is \$350,000.00.

Please prepare an ordinance of City Council to approve this sale of land at their next meeting.

Thank you for your attention to this request.



RESOLUTION NO. 2017-2

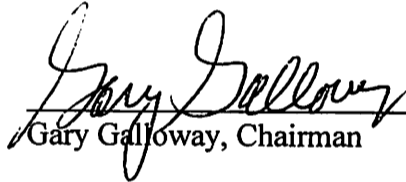
A RESOLUTION OF THE INDUSTRIAL COMMISSION
OF THE CITY OF VINELAND APPROVING THE SALE
OF LAND IN THE NEW VINELAND INDUSTRIAL
PARK KNOWN AS BLOCK 1003, LOT 16.

WHEREAS, Levari Brothers Realty Co., LLC offered to purchase land known as
Block 1003, Lot 16, 1200 N. Mill Road in Vineland Industrial Park South in the City of Vineland;
and

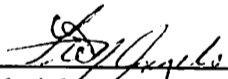
WHEREAS, said offer was submitted for approval to the Industrial Commission and upon
review of the offer, the sale was approved by said Commission in the total amount of \$350,000.

NOW, THEREFORE, BE IT RESOLVED THAT the Industrial Commission of the City of
Vineland hereby approves the sale of land known as Block 1003, Lot 16 (1200 N. Mill Road) located
in Vineland Industrial Park South in the City of Vineland.

Adopted: May 23, 2017



Gary Galloway, Chairman



Frederick N. Angelo, Secretary