

RESOLUTION NO. 2019- 166

A RESOLUTION APPROVING THE USE OF SECOND GENERATION ENTERPRISE ZONE ASSISTANCE FUNDS FOR ECONOMIC DEVELOPMENT FUNDING TO NEWCOMB HOSPITAL PROJECT.

WHEREAS, the City of Vineland Revolving Loan Fund Second Generation Loan Committee has submitted a proposal dated April 4, 2019, for use of Second Generation Enterprise Zone Assistance Funds for the following project: Economic Development Funding to Newcomb Hospital Project; and

WHEREAS, it is considered to be in the best interest of the City of Vineland and the community in particular that Second Generation Enterprise Zone Assistance 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 Second Generation Enterprise Zone Assistance Funds for the following project, in accordance with the proposal submitted by the City of Vineland Revolving Loan Fund Second Generation Loan Committee:

Economic Development Funding to:

Newcomb Hospital Project \$350,000.00

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
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: Enterprise Zone Development Corp. – Vineland
SUBJECT: Newcomb Hospital Property Demolition Funding
Amount: \$350,000
DATE: April 4, 2019

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

On behalf of the Enterprise Zone Development Corp. of Vineland and Millville – Vineland Subcommittee, please accept this letter recommending that approval be given to extend the demolition at Newcomb Hospital to the tower and Cunningham wing. The Enterprise Zone Development Corp. is in negotiations with the owner to take over the project and utilize the remaining lots for an assisted living project. The EMS will be moving into their new station on the site at the end of June and the existing tower posing a safety concern.

Please note that the approval of these funds meets the criteria set forth in the Statute made and provided governing the Urban Enterprise Zone. The committee further finds that the funds will promote economic development, creation/retention of jobs, and/or tax ratables that will benefit the City of Vineland.

This is part of a comprehensive Redevelopment Project which will include the EMS, Inspira, Senior Housing and Assisted Living.

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.

Winzinger, Inc.

1704 Marne Highway, P.O. Box 537
Hainesport, NJ 08036
609-267-8600 • Fax 609-267-5195

April 4, 2019

Attention: Dennis Tamburro
Brookfield Construction
925 E. Landis Ave
Vineland, NJ 08361

Reference: Demolition of Building #5
Vineland, NJ

Thank you for allowing WINZINGER to submit a proposal on the above referenced project, below you will find our scope of work.

SCOPE OF WORK

1. Option #1 – Remove the elevator assembly only. Brick/CMU to be removed by hand on sides where other structures will remain.
2. Option #2 – Complete demolition of building #5 including the elevator assembly.
3. Removal of the concrete slab and foundations. Basement areas will be sloped down for safety.
4. Rough grading using the disturbed soils only.
5. All materials will be disposed of in a legal manner.
6. This proposal is based upon any salvageable materials becoming property of Winzinger.
7. Price includes one-time mobilization and is conditioned on a mutually acceptable contract form.

EXCLUSIONS

1. Restorations or securing of any structure that is to remain for others.
2. Sawcutting of foundations.
3. Utility Disconnects or obtaining demolition permits.
4. Handling or removal of asbestos containing/hazardous/toxic/regulated materials.
5. Removal or repairs of any asphalt pavements, sidewalks or curbs.
6. Temporary fencing
7. Removal of fuel tanks of any kind or handling of contaminated soils.
8. Bonding, testing, inspections, licenses, or fees.
9. Installation of soil erosion measures.
10. Importing Backfill material.

Lump Sum Pricing:

Option #1 - \$246,972.00

Option #2 - \$343,000.00

Thank you for including the WINZINGER Organization on your bidders list. We hope to hear favorably from you in the very near future. Should you have any questions or require some additional information, please feel free to contact us at your convenience.

Sincerely yours,
WINZINGER, INC.



Patrick Creelman
Estimating