

Vineland Industrial Commission
Regular Meeting – Tuesday, June 21, 2016

REVISED

The meeting of the Vineland Industrial Commission was called to order at approximately 12:00 p.m. in the Fourth Floor Conference Room, City Hall, Vineland, New Jersey. Carmen Valentin read the notice pursuant to the Open Public Meetings Act into the record.

Roll Call:

Present:	Gary Galloway	Also Present:	Sandra Forosisky
	Dan Kuhar		Carmen Valentin
	Frederick Angelo		Frank DiGiorgio
	Larry Berman		
	Richard Dapp		
	Carmen Minguela		
	Charles Gabage		

Approval of Minutes: A motion was made by Dan Kuhar, seconded by Charles Gabage to approve the minutes of the March 15, 2016 meeting. All members approved as presented.

Director's Remarks:

1) Sale of Property – D'Ippolito Drive (Old LaTorre Lot)

Sandra Forosisky reported to the commission that she received a phone call from Michael Spinelli of Maturo Realty regarding 3500 D'Ippolito Drive (Block 303, Lot 47). He has a client that is interested in purchasing the property for a truck repair shop. The sale price would be \$25,000 for the entire lot. The property has 2.07 acres. The commission agreed to sell the property for \$25,000.

A motion was made by Frederick Angelo, seconded by Larry Berman to approve the sale of 3500 D'Ippolito Drive (Block 303, Lot 47) in the amount of \$25,000 for the entire lot. All members approved.

2) Setting sale prices for city-owned properties

Sandra Forosisky provided the commission with a list of properties that need sale prices. Copy of list is attached to the minutes.

1951 Industrial Way, Block 1003, Lot 13

Sale Price: \$35,000 per buildable acre

Motion: A motion was made by Charles Gabage, seconded by Carmen Minguela to set a price of \$35,000 per acre for 1951 Industrial Way. All members approve; Dan Kuhar abstained.

2150 W. Oak Road, Block 1003, Lot 14

The discussion on the sale price for this property was tabled.

2290 W. Oak Road, Block 1003, Lot 14.1

Sale Price: \$35,000 per buildable acre

Motion: A motion was made by Larry Berman, seconded by Richard Dapp to set a price of \$35,000 per acre for 2290 W. Oak Road. All members approved.

1200 N. Mill Road, Block 1003, Lot 16

Sale Price: \$35,000 per buildable acre

Motion: A motion was made by Frederick Angelo, seconded by Larry Berman to set a price of \$35,000 per acre for 1200 N. Mill Road. All members approved.

1705 W. Garden Road, Block 1101, Lot 15

Sale Price: \$35,000 per buildable acre

Motion: A motion was made by Frederick Angelo, seconded by Larry Berman to set a price of \$35,000 per acre for 1705 W. Garden Road. All members approved.

1675 W. Garden Road, Block 1101, Lot 16

Sale Price: \$35,000 per buildable acre

Motion: A motion was made by Frederick Angelo, seconded by Larry Berman to set a price of \$35,000 per acre for 1675 W. Garden Road. All members approved.

1615 W. Garden Road, Block 1101, Lot 17

Sale Price: \$35,000 per buildable acre

Motion: A motion was made by Carmen Minguela, seconded by Larry Berman to set a price of \$35,000 per acre for 1615 W. Garden Road. All members approved.

A discussion was held regarding **3521 D'Ippolito Drive, Block 303, Lot 45** and **3530 D'Ippolito Drive, Block 303, Lot 46**. Sandra Forosisky recommended that these lots be sold together for \$100,000.00. If they are sold separately, Lot 45 is to be sold at \$60,000 for the entire lot and Lot 46 is to be sold at \$50,000 for the entire lot.

Motion: A motion was made by Larry Berman, seconded by Carmen Minguela to set a combined price for 3521 D'Ippolito Drive, Block 303, Lot 45 and 3530 D'Ippolito Drive, Block 303, Lot 46 at \$100,000 for both lots; separately the price for Lot 45 was set at \$60,000 for the entire lot and lot 46 was set at \$50,000. All members approved.

3500 D'Ippolito Drive, Block 303, Lot 47

Sale price: \$25,000 per buildable acre

Motion: A motion was made by Carmen Minguela, seconded by Larry Berman to set a price of \$25,000 per acre for 3500 D'Ippolito Drive. All members approved.

2626 Grove Lane, Block 803, Lot 3

Sale Price: \$55,000 for entire lot

Motion: A motion was made by Dan Kuhar, seconded by Larry Berman to set a price of \$55,000 for the entire lot for 2626 Grove Lane. All members approved.

Carol Drive, Block 803, Lot 4

Sale Price: \$20,000 for entire lot

Motion: A motion was made by Carmen Minguela, seconded by Larry Berman to set a price of \$20,000 for the entire lot for Carol Drive. All members approved.

141 Sheridan Avenue, Block 7110, Lot 1.01

Sale Price: \$1,000,000 for entire property

Motion: A motion was made by Frederick Angelo, seconded by Larry Berman to set a price of \$1,000,000 for the entire property located at 141 Sheridan Avenue. All members approved.

3) Update on Industrial Park – West (VDC West Campus)

Sandra Forosisky reported to the commission that she received a copy of the asbestos report for the old VDC – West Campus property. She advised that the asbestos needs to be removed prior to demolition by Winzinger.

The commission recommended that a Memorandum of Understanding be crated before September so that the city can us a US EDA grant. It was recommended that we apply for the EDA grant for demolition and infrastructure.

Adjournment: Larry Berman motioned to adjourn, seconded by Carmen Minguela. All members approved