

VINELAND INDUSTRIAL COMMISSION

Regular Meeting – December 15, 2020

VIA MICROSOFT TEAMS

MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:31 p.m. via Microsoft Teams video conference. Dan Kuhar read the notice pursuant to the Open Public Meetings Act into the record.

I. Roll Call

Present:	Dan Kuhar	Also Present:	Sandra Forosisky
	Larry Berman		Frank DiGiorgio
	Charles Gabage		Adrianna Williams
	Gary Galloway		

Absent: Frederick Angelo, Carmen Minguela, Richard Dapp

II. Approval of Minutes

A motion was made by Charles Gabage, seconded by Larry Berman to approve the minutes of the December 17, 2019 meeting. All members approved as presented.

A motion was made by Gary Galloway, seconded by Charles Gabage to approve the minutes of the May 7, 2020 meeting. All members approved as presented.

A motion was made by Charles Gabage, seconded by Larry Berman to approve the minutes of the July 28, 2020 meeting. All members approved as presented.

III. New Business

a. Sale of Land M&O Freezer

Sandra Forosisky advised M&O Freezer has exercised the right of first refusal granted July 20, 2020 by Vineland Industrial Commission. M&O Freezer who currently operates over 150,000 square feet of cold storage on the corner of Mill and Oak Roads. Sandra requested a motion to approve the sale of Block 1003 Lot 14.5. All members approved as presented.

Sandra Forosisky requested a motion to approve Resolution 2020-03 a resolution of the Vineland Industrial Commission approving the sale of 11.708 acres of land located in the Vineland Industrial Park South to Levari Brothers Realty Company, LLC for \$395,000.00

A motion was made by Gary Galloway, seconded by Larry Berman to approve Resolution 2020-03. All members approved as presented.

YEAS: Larry Berman, Charles Gabage, Gary Galloway

ABSTAIN: Dan Kuhar

b. Blackwater Sub-Division

Sandra Forosisky advised a company has showed interest in property located at 1615 West Garden Road however, they do not need total acreage available. As a result, we could sub-divide the lot pending a signed contract and commitment for Lot 17. Dan added since this lot is land locked negotiations for the back lot should be with surrounding businesses however, Kopke has advised they do not want to pay \$35,000/acre because site work is required and they are not ready to build. Commission members asked if the

prospective company would be interested in purchasing the back lot at a reduced rate. Sandra reminded members they have no use for additional land. Members discussed possibilities and options and agreed to subdivide lot 17 if the Industrial Commission received a signed commitment. All members approved as presented. Dan Kuhar requested approval to proceed in negotiations and sub-division on condition of a commitment. A motion was made by Gary Galloway, seconded by Larry Berman to proceed. YEAS: Dan Kuhar, Larry Berman, Charles Gabage, Gary Galloway

c. Acquisition of Land

i. Block 2703 Lots 3 and 4

Sandra Forosisky provided members with a map of property located at Block 2703 Lots 3 and 4. Sandra advised the purchase price is listed at \$299,000.00. The property will require site work. Dan Kuhar requested permission to negotiate price to purchase lot. All members approved as presented.

ii. Block 1003 Lot 3

Sandra Forosisky provided a map of property located at Block 1103 Lot 3. This property is located at 2171 West Garden Road next to Vineland Industrial Park South entrance. Frank DiGiorgio and Sandra advised acquiring this property would increase safety entering and exiting industrial park. All commission members approved as presented. Dan Kuhar requested a motion to authorize negotiation price at assessed value. A motion was made by Gary Galloway, seconded by Larry Berman to authorize negotiations. YEAS: Dan Kuhar, Larry Berman, Charles Gabage, Gary Galloway

d. Commission Officers

Sandra Forosisky requested members to ratify current commission officers and opened requests to fill any vacant seats.

Chairman – Dan Kuhar

Vice-Chairman – Vacant

Secretary – Vacant

Members voted Gary Galloway as Vice-Chairman. All members approved.

YEAS: Dan Kuhar, Larry Berman, Charles Gabage, Gary Galloway

Larry Berman volunteered to be secretary. All members approved.

YEAS: Dan Kuhar, Larry Berman, Charles Gabage, Gary Galloway

Chairman – Dan Kuhar

Vice-Chairman – Gary Galloway

Secretary – Larry Berman

IV. Adjournment

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Charles Gabage, and seconded by Larry Berman to adjourn the meeting.

YEAS: Dan Kuhar, Larry Berman, Charles Gabage, Gary Galloway