

# VINELAND INDUSTRIAL COMMISSION

Special Meeting – July 28, 2020  
VIA TELEPHONE CONFERENCE

## MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 11:03 a.m. via telephone 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 Velazquez
	Gary Galloway		

Absent: Frederick Angelo, Carmen Minguela, Richard Dapp

### II. M & O Freezers

Sandra Forosisky reviewed a request from M&O Freezer who currently operates over 150,000 square feet of cold storage on the corner of Mill and Oak Roads. Mr. Levari is currently working with a potential new customer Rovagnati, and some additional expansions. As a result, he has requested an option on the lot to the west of current location, which has approximately 11 acres of useable land. The option is requested rather than a purchase because this property is part of a PPA with US EDA, and contains a condition that the purchaser must begin construction within one year. Sandy and Dan Kuhar advised the alternative to giving an option, which would take the property off the available properties list, would be granting a right of first refusal. Dan provided an overview of the benefits to the right of first refusal, which would include future land/development opportunities. The commission discussed the request of a 5-year option or right of first refusal. Sandy noted the commission does not negotiate price Mr. Levari will have right of first refusal at sale price during the time of sale. All members agreed to a right of first refusal for three years that must be exercised within thirty days from the date of initial offer.

Sandra Forosisky requested a motion to approve Resolution 2020-02 a resolution of the Vineland Industrial Commission granting a right of first refusal to M&O Freezers for property located at Mill and Oak Road.

A motion was made by Gary Galloway, seconded by Larry Berman to approve Resolution 2020-02. All members approved as presented.

YEAS: Larry Berman, Charles Gabage, Richard Dapp, Gary Galloway

ABSTAIN: Dan Kuhar

### III. 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