

# VINELAND INDUSTRIAL COMMISSION

Regular Meeting – September 19, 2023

## MINUTES

The meeting of the Vineland Industrial Commission was called to order at approximately 12:15 p.m. in the fourth floor conference room at Vineland City Hall. Dan Kuhar read the notice pursuant to the Open Public Meetings Act into the record.

### 1. Roll Call

Present:	Dan Kuhar	Also Present:	Sandra Forosisky
	Gary Galloway		Frank DiGiorgio
	Larry Berman		Adrianna Williams
	Carmen Minguela		
	Christy DiLeonardo		
	Michael Fralinger		

### 2. Approval of Minutes

Dan Kuhar entertained a motion to approve the minutes of the June 20, 2023 regular meeting.

A motion was made by Gary Galloway, seconded by Carmen Minguela to approve the minutes of the June 20, 2023 regular meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Carmen Minguela, Michael Fralinger

ABSTAIN: Christy DiLeonardo

### 3. New Business

No new business was discussed

### 4. Old Business

#### i. Vineland Developmental Center West Campus

Sandra Forosisky advised NJ Historic Preservation Office deemed property to have historic significance. Sandy advised we are moving forward and obtaining a specialist to complete a Historic Building Alternatives Analysis. Sandy added NJ DEP sent Marathon Engineering a notice for property owner that a fine could be due up to \$50,000 for an open tank, however, the State still maintains ownership of the property. Sandy advised the DEP they are the current owners of the property not Vineland. Dan Kuhar questioned the 24/7 security on property. Sandy advised there are no operations on site, this could be to protect from loitering, homelessness, etc. Sandy advised we are utilizing TRIAD Associates to facilitate and move through all processes. As progress is made members will be updated.

#### ii. Almond Road Block 2703 Lot 3

Sandra Forosisky advised the previous contract fell through. Dan Kuhar advised when the commission resells the land we will assess sale price when all due diligence has been completed. Sandy reminded members the commission was interested in obtaining ownership of Lot 4 owned by the post office but we were unable to get in contact with the correct party at U.S. Postal Service. Michael Fralinger suggested contacting Van Drew's office for a contact to purchase lot

4. Members discussed zoning; the property is currently zoned as 1-2 access and has railroad access. Dan added space may be limited for train/railroad access.

## **5. Other Business**

### **i. Vacant Lands**

Sandra Forosisky discussed available properties and advised land is available at 2572 NW Blvd. Dan Kuhar advised planning board restricted access due to school hours, there is an easement in place with school. Sandy advised Nova Napoli is vacant City owned land however; the property has no sewer connection. Sandy added Russ Lampe has his property listed in the private market negotiating \$100,000/acre the buyer can connect to sewer.

### **ii. Industrial Commission Criteria**

Dan Kuhar advised after sale of 1615 West Garden Road the commission should be dealing with only the end users and not developers who are representing potential clients, or who are speculating themselves. Dan advised as a group the commission did the right thing to allow the resale of property to Slingshot to benefit the City with all terms and conditions being met. Sandy advised the mission of the Industrial Commission is to create ratables and jobs for the City. Moving forward there should be no sales to developers and prospective buyers. Michael Fralinger added reversionary clause serves to protect the interest of the person or entity making restrictions on property and should be iron clad in all contracts in the event of any future violations.

Dan proposed the commission create a minimum standard to be added to sale agreement for a company to develop at least a percentage of land on phase one in order to purchase. Members discussed and agreed to establish criteria for building impervious, improvement impervious. The percentages would vary on a case-by-case basis depending on factors including buildable acres, road frontage, etc. Members agreed that this would benefit the commission and protect the available land, since our inventory is low and we market at a fair price we do not want to sell to a company who does not have intentions to use all of the available acres. Michael Fralinger suggested first right of refusal for x amount of years for phase II. Michael added industrial land has changed from amount per acre to amount per square foot. As industrial corridor filled up from Philadelphia it has went from 20-35\$ per sqft. to 70-80\$ per sqft. for value of building improvement on land. Industrial Commission has done a great in moving forward.

Alan Giebner joined meeting for legal counsel he advised the commission has the ability to create standards and policies. Members agreed and asked Dan to work with City's planning department to create and bring to commission to vote on.

## **6. Adjournment**

Dan Kuhar entertained a motion to adjourn the meeting.

Moved by Gary Galloway, and seconded by Larry Berman to adjourn the meeting.

YES: Dan Kuhar, Gary Galloway, Larry Berman, Carmen Minguela, Christy DiLeonardo, Michael Fralinger