

Toms River Business Development Corporation  
Board of Directors Meeting

Wednesday, April 7, 2021; 8:00 a.m.

(Meeting conducted at BID office and virtually via Zoom due to COVID-19)

**MINUTES**

In attendance: Tony Agliata, Bill Beining, MaryJo Buchanan, Lisa Cifretta, Tom Forgione, Gabe Gillen, Dean Gresek, Dave Roberts, Marshall Kern, Georgette Kyriacou, Nicole Leaf, Danielle Norcross Bob Shea, and Rachel LaVoie-Dohn. Staff: Mairin Bellack, Kim Dippolito, Arleen Read and Liz Thomson. Guests: Commissioner Virginia Haines, Craig Ryno, Chris Pereira, Dennis Liloia, Joseph Kostecki, S. Thompson, K. Kavinski, J. Sparone, A. Anderson. Not present: Mayor Hill, Lou Amoruso, John Brown, Mike Hovance Lee Pelton, Danielle Szczypinski, John Brown, and Pam Piner.

1. Called to order at 8:06 a.m.
2. Introductions & Announcements: M. Bellack thanked everyone for being a part of the meeting. Prior to beginning the Capodagli Property Company, LLC. M. Bellack asked for the approval of the minutes to take place first.
3. Approval of Minutes: A motion to approve the minutes was made by M. Kern and second by B. Beining. The minutes were unanimously approved.

**Capodagli Property Company, LLC Presentation:**

Craig Ryno thanked the board for attending the Zoom presentation. A screen was shared on Zoom with the conceptual plans for the Capodagli project on Water Street. Craig gave background of the project and details of the building as well as parking. There will be 285 units. There will be two stories of parking and eight stories of residential units. The height of the building was dictated in part by CAFRA. CAFRA required that the building be vertical to the water rather than horizontal which made it higher. There will be a coffee shop, dog daycare, CAP works (an area for those working at home with wifi), a fitness center as well as laundry service.

Chris Pereira, architect for Capodagli Property, shared the concept plans in greater detail on the screen. He gave a brief overview of the concepts with details about the retail space, the river walkway and the apartment towers that are terraced back to give a better scale from the ground level. There is one hundred feet between the towers that will have green space and a pool. On the upper level of the parking will also be where the There will be 410 parking spaces for the project. Chris reviewed the details about the residential units.

Craig Ryno gave more background of the Capodagli Property Company. He shared that they have partnered with Harvest Groups to manage their restaurant. Their company has 1,721 new apartments in Western New York, Hackensack, Lincoln Park, Linden, Roselle Park, and Rahway. There have been two groups from Toms River that have gone to see their projects. They are in front of the planning boards in Bound Brook, Lodi and Clifton. They are proud of the fact that the city officials are very pleased with their projects. The Capodagli company will become active in the town through township activities, police and fire companies. M. Bellack shared that Capodagli Property Company has agreed to be the Title Sponsors of Summer in the Street and the Chili & Comfort Food Festival. She expressed her gratitude and looks forward to working with them going forward.

D. Gresek inquired about the PILOT program. It was explained that this PILOT is a 30 year program. Currently the area is a parking lot with no tax revenue. The tax revenue will double over the thirty year time period. In general their apartment buildings do not have many children so it is not a burden on the school system.

M. Bellack presented a question from L. Cifaretto from TRAC as to whether or not they would be using any local artists or designers for their project. C. Ryno encouraged L. Cifaretto to reach out to him and they could further discuss the idea of incorporating local artists into their building design. C. Ryno shared that the construction manager for this project lives in Beachwood so there is a real connection to making it the best for the area. T. Forgione asked about the estimated time for completion? The timeframe, assuming the plans are approved, is approximately 18-24 months to complete.

T. Forgione thanked the Capodagli Property Company for their in depth presentation. T. Forgione asked for a motion from the board to support the Capodagli Property Company project for downtown Toms River. A motion to support the project was made by D. Norcross and second by B. Beining. The motion was passed unanimously with one abstention of B. Shea. Craig Ryno shared that he lives in Lavallette and will be at Downtown Night Out and is more than willing to meet with anyone who may have questions or concerns. Commissioner Haines thanked Craig Ryno and the Capodgali Property Company for their presentation and expressed her gratitude that the company has chosen Downtown Toms River for this project and is excited as to how it will enhance and help Toms River as well as Ocean County.

4. Treasurer's Report (L. Pelton): M. Bellack reported that all members were sent a resolution giving M. Bellack permission to be a signer for the Payroll Protection Program Round 2 and the Payroll Protection Program Round 2 Forgiveness applications. A motion to pass the resolution as

written was made by T. Forgione and second by B. Beining. The resolution was unanimously passed. M. Bellack will proceed with 1<sup>st</sup> Constitution Bank with the second round of the PPP loan.

#### 5. Committee Reports

- Cultural Committee (L. Cifaretto): L. Cifaretto reported that the mural is going well. There are groups coming in daily to help paint it. The finish date is May 15, 2021. The hope is to get the mural up by Memorial Day. She again invited any board members who would like to participate in painting the mural to sign up on Facebook or the TRAC site or email her directly.
- Design (B. Beining)- B. Beining reported that we have entered into an agreement with Downs Ford to purchase a new truck. After looking into used cars it was agreed that working with Downs Ford to get a good price on a new vehicle was the way to go. The truck has been ordered and will be ready in ten weeks. Having a new vehicle with a five year warranty will be very helpful. Downs Ford will be paying for the wrapping of the vehicle with their logo as well as the BID logo.
- Economic Restructuring/Land Use- K. Dippolito reported that there are two new shops in The Incubator. One is Danderson Guitars and the other is Finley Candles. M. Bellack encouraged the board to visit the stores. There are still two units available so please let anyone know who may be looking to start a business.

D. Roberts reminded everyone the County is holding a public information meeting regarding the waterfront redevelopment taking place online Thursday, April 8 6:00pm-8:00pm. The information is posted on the township website and M. Bellack sent the link to the board. D. Roberts shared that the most significant improvement will be a round about at Exit 81. This will make the traffic pattern there so much better. They will be putting out an RFP once they get approval from the Federal Highway Administration. Then they will get consultants to start the engineering which will take approximately one year. D. Roberts will send a link to a narrated simulation of how the Capodagli buildings will look from the street for the board to review. There is no update on the Hooper Ave./Caudina Ave. right now. They are still waiting on the VA to pick a site.

6. Finance (L. Pelton) – M. Bellack reported that the budget is doing well. She will apply for the second round of the PPP loan. We have received approval for the CDBG for the reimbursement of the ADA compliant door into The Incubator. Those funds should be coming soon. We are looking forward to resuming our events which will help financially.
7. Organization ( D. Szczypinski)- M. Bellack reported that there will be no Resident Committee meeting this Thursday to allow the participants to view the County public information forum.

8. Promotions (Tom Forgione)- T. Forgione reported that the events are all up and getting ready. The advertising of The Incubator has been successful. K. Dippolito encouraged the board to look at the website and to please share the Facebook posts as that really helps the events to be more successful.
9. Colleague Reports:
  - Township (Mayor Hill, Lou Amoruso and D. Roberts)- There was no new report.
  - Parking Authority (P. Piner)- No report.
  - County (T. Agliata, N. Leaf) – No report
  - Library (Rachel LaVoie-Dohn)- R. LaVoie-Dohn reported the library will be doing a network update on Friday, April 9. This will limit services. They are partnering to help provide space for case workers who will be helping renters and landlords with emergency funding applications. April is Autism Awareness month, and they have many autism resources available. There will be an Autism Event on April 10, 2021 with a keynote speaker on the subject.
  - Chamber of Commerce (D. Norcross)- D. Norcross reported that the Chamber will be having an in-person event this week. They also have a golf outing coming up on May 27 and a Cocktail event on June 6.
  - Old Business: J. Kostecki shared that he is excited about the new development taking place in Toms River. As new initiatives in South Toms River are approved, he looks forward to sharing them with the board.

New Business: M. Bellack reminded the board that Congressman Andy Kim will be a guest at our May 5, 2021 board meeting to discuss the Federal Funding that New Jersey has received and specifically how does he intend to use funds to help Toms River and Downtown Toms River specifically.

Adjournment: a motion to adjourn was made by B. Beining and second by B. Shea. The motion passed unanimously. The meeting was adjourned at 9:00 am.