

Toms River Business Development Corporation
Board of Directors Meeting
Wednesday, October 5, 2022; 8:00 a.m.
(Meeting conducted in person and via Zoom)

MINUTES

In attendance: Mary Jo Buchanan, Rebecca Leopold-Bunucci, Lisa Cifaretto, Tom Forgione, Gabe Gillen, Dean Gresek, Mike Hovance, Bob Hudak, Lee Pelton, Dave Roberts, Danielle Szcypinski and Staff: Mairin Bellack, Melissa Fernandez and Liz Thomson. Guests: Rick Norman and Bob Hudak Not present: Lou Amoruso, Bill Beining, Phil Brilliant, John Brown, Georgette Kyriacou, Sandra Lazzaro, Mike Little, Tony Palmucci, Pam Piner, Bob Shea and Arleen Read.

- Called to order at 8:02 a.m.
- Introductions & Announcements: M. Bellack reported there are staff changes at The BID. K. Dippolito has left for a position at OCC. Melissa Fernandez has joined the staff. Her position is Marketing & Special Events Coordinator. The board welcomed Melissa Fernandez to the staff.
- Approval of Minutes: A motion to approve the minutes was made by T. Forgione and second by L. Cifaretto. The minutes were unanimously approved.
- Committee Reports
- Cultural Committee (L. Cifaretto) L. Cifaretto shared that the committee is restructuring. She will be meeting with A. Read and looking to make individual calls to its members. The committee will consider making gingerbread houses at the upcoming Winter Wonderland in December.
- Design (B. Beining)- M. Bellack reported that they are moving forward with the banners. An email will be going out to board members. M. Bellack will follow up with A. Read about these emails. The Incubator is doing fine. There have been a few leaks in the building due the excessive amount of rain we have had. M. Bellack is looking into ways to get rid of the old BID van.
- Economic Restructuring/Land Use (B. Shea) – D. Roberts gave an update on the many downtown projects. D. Roberts discussed the Irons St project. The Land Use Committee has seen concepts and the financial breakdown. The Land Use Committee has told the developer to work on one project at a time. The township has not heard from Green Acres regarding the Robbins Parkway project. D. Roberts gave an update on the Hooper Avenue/Caudina project. There is still discussion taking place regarding having the post office move to that site. D. Roberts has been in discussion with the owners of the Wells Fargo building and their parking lot on lower Iron Street. They are looking to work with the owner to possibly widen a walkway leading to Iron Street thus connecting Washington Street to Iron Street. M. Bellack inquired about the BUILD

project. D. Roberts gave an update. There have been delays on the federal end. The grant funds must be spent by September 2025. The township is allowed to front load the project spending the grant funds first and then finish with the township's 25% match. This expense was bonded for by the township. M. Bellack inquired about the bridge project as she has checked with DOT and they don't have it on the calendar until 2024. Discussion ensued.

- Finance (L. Pelton) – L. Pelton reported that the third quarter assessment check has been received. We are working on the budget. If any committee chairs have anything out of the ordinary to request, they need to get that request to L. Thomson as soon as possible. T. Forgione mentioned the possibility of a downtown web camera. M. Bellack reported that she is continuing to look for small sponsors for the Winter Wonderland in December. M. Bellack will be meeting with all the Downtown Night Out participants to see what is working and what they would like to pursue for next year. R. Norman shared that he would like to see it continue. Discussion regarding continuing DT Night Out ensued. R. Norman suggested other sponsorship opportunities.
- Organization (D. Szczypinski)- D. Szczypinski reported that the committee met last week. Their next meeting is November 1, 2022, at 6:00pm. At that meeting they will be planning more for Winter Wonderland. They will be doing the Snowflake Scavenger Hunt again this year.
- Promotions (Tom Forgione)- The next promotion meeting is 10/13/2022 at 4:00pm. T. Forgione invited anyone interested in helping to join the meeting. The Farmer's Market continues until October 26, 2022. The Scarecrow Walk is continuing this year. There are a number of people already registered. The Harvest Arts Festival takes place October 15, 2022, 11am-5pm. That event is completely booked with vendors and artists. We are looking to do pop up store during the holiday season in The Incubator.
- Colleague Reports:
Township (Mayor Hill, Lou Amoruso and D. Roberts)- D. Roberts introduced Bob Hudak to the board. Bob will be joining our meetings more regularly. M. Bellack welcomed Bob to the group.

Parking Authority (P. Piner)- No report

County (S. Lazarro) – No report

Library (Rebecca Leopold-Bunucci)- R. Leopold-Bunucci reported that the OC Library will be hosting Fan Nation in person again this year on October 22, 2022 10am-4pm.

Chamber of Commerce (M. Papanikolas)- No report

Old Business: M. Bellack reported that M&T Bank would like to meet with small businesses downtown to share a new credit card machine opportunity. M. Bellack

is working on setting up a “Think Tank” possibly in November and have them be a part of that event.

New Business: M. Bellack has spoken with L. Amoruso to set up a meeting regarding the COO. M. Buchanan shared that their staff development day was a success. She thanked D. Roberts for all the help. Ocean Partnership for Children will be hosting their 3rd Annual Domestic Violence Vigil next Thursday, October 13, 2022 at 6pm. There will be speakers who will bring awareness to this important issue. M. Fernandez and L. Cifaretto are planning on attending. G. Gillen shared that he has finally gotten his building plans approved. He is looking to have a food court with 4-5 restaurants on the first floor. His business will be on the second and third floor. He asked if anyone knows of a restaurant group that might be interested, please let him know. The goal is to have it ready for spring.

Adjournment: a motion to adjourn was made by L. Cifaretto and second by T. Forgione. The motion passed unanimously. The meeting was adjourned at 8:53 am.