

Toms River Business Development Corporation
Board of Directors Meeting
Wednesday, November 1, 2023; 8:00 a.m.
(Meeting conducted in person and via Zoom)

MINUTES

In attendance: Bill Beining, John Brown, Mary Jo Buchanan, , Lisa Cifaretto, Dean Gresek, Mayor Hill, Mike Hovance, , Lee Pelton, Taya Petino, Bob Shea and, Staff: Mairin Bennett, Melissa Fernandez, Liz Thomson and Spencer Van Wagoner Guests: Not present: Lou Amoruso, Jimmy Capone Gabe Gillen, Georgette Kyriacou, Sandra Lazzaro, Mike Little, Pam Piner, Tony Palmucci, Danielle Szczypinski and Arleen Read.

- Called to order at 8:03 a.m.
- Introductions & Announcements: M. Bennett shared that A. Read will be retiring at the end of the year. The Volunteer Appreciation Dinner will be taking place in November.
- Approval of Minutes: A motion to approve the minutes from October was made by B. Beining and second by J. Brown; the minutes were unanimously approved.
- Committee Report
- Cultural Committee (L. Cifaretto) – L. Cifaretto shared that the chair in Huddy Park is installed and is popular with the residents. The TRAC opening was extremely well attended and was a big success. TRAC is planning a holiday tree contest for their front windows. They were busy during the Halloween Parade. L. Cifaretto asked for the Main Street America email address from M. Bennett. M. Bennett shared that she will be attending the League of Municipalities and will attend the Downtown New Jersey seminars.
- Design (B. Beining)- B. Beining reported that the snowflakes will be going out on 11/18/2023. We are continuing to look for a mason to repair the front of the building. B. Beining asked if anyone knows a good mason to please send him their name.

M. Bennett shared that the all of the Incubator tenants are moving to the Wells Fargo building as of 1/1/2024. There are two new prospects for the shops units downstairs. If those businesses were to sign leases it would leave two units vacant. The BID has committed to putting hand wash sinks and another electric outlet in all the other units. The plan is to make the shops food oriented. Mullers Ice Cream is planning an opening in March 2024. The Wells Fargo building where TRAC is located is currently 70% occupied on the one side of the building. The bank side of the building is a little more complicated to rent out but M. Bennett is working to help find a tenant.

- Economic Restructuring/Land Use (B. Shea)- B. Shea reported that the Capodagli project should start in September 2024.

- Finance (L. Pelton)- L. Pelton reported that everyone received a copy of the proposed budget. There were no changes made to the original budget proposal presented in October. A motion to accept the 2024 budget as presented was made by B. Beining and second by B. Shea. The motion was unanimously approved. M. Bennett will submit the budget to the township for approval.
- Organization (D. Szczypinski)- The Resident Commmittee met and suggested a wreath decorating contest. M. Fernandez is currently organizing this event. It will be done similarly to the Scarecrow Contest. There will only be a “People’s Choice” winner for this contest which will keep the cost down.
- Promotions (vacant)- M. Fernandez reported that we will once again participate in Small Business Saturday. She asked if any businesses are running specials to please forward them to M. Fernandez so she can publicize it. The tree lighting will be taking place on 12/1/23 5pm-7pm. Winter Wonderland will take place on Saturday 12/2 and 12/9. We are almost full with vendors for both days. M. Fernandez is beginning to look at the 2024 events and dates. B. Beining thanked the staff for a successful Harvest Arts Festival despite the weather. It ended up being well attended and a great event.
- Colleague Reports:
 - Township (Mayor Hill, Lou Amoruso and R. Hudak)- Mayor Hill reported that the property on Robbins and Washington Street is going before the Planning Board for it to be sub divided and a section of that area be preserved for Open Space. The township is also preserving a parcel at Bachelor and Clifton and by Silver Bay School for open space as well. There will be a Toys for Tots Box out in Town Hall. Please encourage people to donate new toys for this worthy cause. The township will be doing a proclamation for Small Business Saturday. The Mayor corrected items that had been stated by candidates running for Mayor to inform the board of the facts. The Mayor shared that it has been a pleasure working with The BID. He is honored to have served as Mayor and a council member. He and his team have always done what they believed was best for the people of Toms River. M. Bennet thanked the Mayor for his support and asked that he attend the December meeting in person so that we can properly thank him.
 - Parking Authority (P. Piner)- B. Beining reported that The Parking Authority is continuing to improve. They are still working on issues with NJ Transit and NJ DOT. People are getting back to work in NYC which helps at the Park and Ride. The Parking Authority hired Spencer Van Wagoner as a part time enforcement employee. B. Shea asked that we include on our website that parking meters are being enforced and tickets will be issued to violators.
 - County (S. Lazarro) – No report.

Library (Taya Petino, Nicole DeMatteo)- T. Petino reported that on November 3, 2023 the library will not open until 1pm. On November 22, 2023 the library will close early at 5pm.

Chamber of Commerce (M. Papanikolas, Steven Green)- S. Green introduced himself as the new GTRCC Chairperson. He shared his background and is looking forward to continuing to work with The BID.

Old Business: None

New Business: M. Buchanan shared that she is retiring in March 2024 and Ocean Partnership for Children is currently taking applications for Chief Executive Officer if anyone knows someone who may be interested, please direct them to their website.

M. Bennett shared that there are several board members whose term is up. She will be reaching out to them to see if they would like to continue to serve. If you know of any people who may be interested in serving as either a property owner or business owner to please let M. Bennett know. M. Bennett let the board know that we will be recognizing Commissioner Vicari, Mayor Hill and Dave Roberts so she asked that this be an in person meeting only in December.

Adjournment: a motion to adjourn was made by B. Beining and second by M. Hovance. The motion passed unanimously.

The meeting was adjourned at 8:30 am.