

Toms River Business Development Corporation
Board of Directors Meeting
Wednesday, September 6, 2023; 8:00 a.m.
(Meeting conducted in person and via Zoom)

MINUTES

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

- Called to order at 8:03 a.m.
- Introductions & Announcements: M. Bennett informed the board that we are currently getting ready for the Comfort Food Festival on 9/16/23. TRAC has graduated out of the incubator and has moved to the Wells Fargo building. Within their studio space they will also have a maker space.
- Approval of Minutes: Due to lack of quorum M. Bennett moved to have the minutes approved at the next board meeting in October.
- Committee Report
- Cultural Committee (L. Cifaretto) – M. Bennett reported that TRAC had moved and the L. Cifaretto had been busy with that move. No other report was made.
- Design (B. Beining)- B. Beining reported that the generator is now repaired and running. The committee is looking into obtaining a maintenance agreement with Kopp Electric moving forward. The generator is vital due to the pumps in the basement that ensure no water accumulates. They are having a mason come to look at the building as there are issues at the front of the building. If any board member has an item to be considered for the Design Committee, please reach out to B. Beining or L. Thomson. The committee will be working on their budget this month. The committee is looking into trimming the trees or removing the trees on Washington Street. They will be having an arborist company come to give estimates and advice. M. Hovance informed the board about the Big Belly trash receptacle. This has made trash collection easier as the can now only requires bag changing approximately once a week instead of daily.
- Economic Restructuring/Land Use (B. Shea)- No report.
- Finance (L. Pelton)- M. Bennett reported that we are applying for two grants currently for next year. The History grant and our plan for this is to create a historic coloring book to be distributed at events. The other is the Tourism grant. M. Bennet reminded the committees to please submit a

budget as L. Pelton would be putting together the figures for the 2024 budget at the end of September.

- Organization (D. Szczypinski)- D. Szczypinski has sent an email to M. Fernandez to pick a date for a meeting. She has been in contact with the residents, and they are eager to assist in anything. She asked M. Fernandez to send her a text or an email about the upcoming needs that the residents could help with this fall.
- Promotions (vacant)- M. Fernandez reported that the Scarecrow walk is coming up. The Comfort Food Festival takes place on 9/16/23 12pm-6pm. Harvest Arts Festival will take place on 10/21/23 11am-5pm. M. Fernandez reported that there are a lot of artists for this event. The next event will be Winter Wonderland in the courtyard of the municipal complex. That will be held 12/2 & 12/9. A. Mairin asked to have a space at Harvest Arts Festival. The Farmer's Market is still taking place until the end of October. For next year, M. Fernandez will explore having more vendors.
- Colleague Reports:

Township (Mayor Hill, Lou Amoruso and R. Hudak) – B. Hudak reported that the Planning Board will have the Capodagli project for the six-story complex in October.

Parking Authority (P. Piner)- B. Beining reported that The Parking Authority is moving forward slowly. Things are improving.

County (S. Lazarro) – No report.

Library (Taya Petina, Nicole DeMatteo)- N. DeMatteo shared that the Ocean County Library Foundation is sponsoring a concert with Colm Keegan on September 14th at 6pm. This is a fundraiser, so tickets cost \$15.00. On Saturday, September 23, 23 at 6pm in Mancini Hall they will host author Sandra Brown. October 7, 2023 they will have their Fan Nation Comic Con event from 10am-3pm.

Chamber of Commerce (M. Papanikolas, Phil Brilliant)- No report

Old Business: M. Bennett reminded the board that there will be changes in our Incubator model. We will be transitioning to a more traditional landlord/tenant model. Mullers Ice Cream will be moving into the entire right side of the downstairs units. Our remaining tenants will move to the other open units on the left side. Those businesses are Drips and Kicks, Trinity's Magical Intentions, and That Box in the Basement. These businesses may look to move to the Wells Fargo building that will have a more "retail" feel. If anyone knows of any food-oriented businesses that may be interested in space please let M. Bennett know as that is the direction we are thinking of going in the downstairs units. Possible "grab and go" items made in a commercial kitchen and sold onsite here.

New Business:

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

The meeting was adjourned at 8:44 am.