

Minutes of the Annual Board of Directors Meeting
Toms River Business Development Corporation

April 3, 2013

- In attendance: JoAnn Juralewicz, Bob Shea, Rick Purpuri, Bill Beining, Pam Piner, Leigh Ann Borelli, John Brown, Frank Capone, Glen Harris, Gary Lotano, Zarita Mattox, Staff - Jody Alessandrine
 - Not present: Chet Chianese, Rob Diaz; Mayor Tom Kelaher, Marshall Kern, Steve Leone, Dave McKeon, Lee Pelton, Rick Wiener
 - Guests: none
1. Called to order at 7:37 a.m. by Chairwoman J. Juralewicz
 2. Announcements–
 - a. The Meet and Greet is on schedule for tomorrow night at The Cab and Traco Theater. A presentation has been put together by L. Borelli and V. Pecchioli announcing the Daily Downtown Deals option on the website calendar for the BID members’ benefit.
 - a. The Downtown maps and guides are in. The interns will distribute them to the members and Ileen will be sending them out to the visitor centers, as well.
 - b. Capone’s Restaurant is now out of the corner building and has now expanded into the side which was Jimmy C’s.
 3. Approval of Minutes – Motion to approve the **March 6, 2012** minutes was motioned by B. Shea and seconded by F. Capone. The minutes were approved unanimously.
 4. Treasurer’s Report – R. Purpuri reported – at this time we are showing a negative \$10K, due to a deposit for the 51-53 Main St. property, otherwise. We are even
 5. Colleague Reports
 - a. Township – No Report
 - b. Parking Authority –B. Beining reported
 - The consultant for the parking study re-scheduled for next week.
 - The Parking Authority believes it could bare the cost of the overhang removal from the Twp. building facing Robbins St.
 - Robbins Street plan – G. Lotano reported that estimates are closer to a maximum cost of \$400K (far less than Twp. engineer’s estimate)
 - c. County – J. Alessandrine reported that R. Shea, and J. Lynch met w/ Sen. Holzapfel and subsequent Emails confirmed that the NJDOT will (eventually) re-line Main St. allowing for the Parking Authority to place

new meters on the west side of the street (number of which to be determined)

d. Library – Z. Mattox reported, and

- Reviewed the events to be held at the Library during the month of June.
- Noted they are still actively working to develop a way to handle the loitering outside of the library.

6. Committee Reports:

a. Cultural/ R. Diaz – (not present); J. Alessandrine said there was no new news to report.

b. Design/ G. Harris

- Due to Hurricane Sandy there a new people renting here in town; he will provide names to J. Alessandrine of new tenants he is aware of
- The design committee is actively seeking new volunteers.
- Some of the ways finding signs need to be repaired, as well as, some of the sponsor banners.
- 14 Sponsorship banner have been sold. The agreement is a 4 year sponsorship @ \$350.
- Home Turf has entered into a barter partnership offering Landscape services to DTR.
- Mural Update –

c. Economic Restructuring / R. Shea & J. Alessandrine reported

- B. Shea motioned that the BID prepare a letter of support to the Twp. regarding removal of the proposed Redevelopment Zone from the FEMA V-Zone maps. All were in favor and J. Alessandrine was instructed to prepare the letter for review and to be sent to the mayor's attention.

d. Finance/ R. Purpuri

- The finance committee met last week, for its first meeting of the year
- The committee agrees that improvements and projects will only likely happen if the BID facilitates them rather than the Twp.
- Quickbooks training will be provided for staff
- Projections – June meeting will determine those based upon revenues from May's special events

e. Land Use/ G. Lotano

- F. Capone raised the question as to how quickly it would take to make necessary improvements. G. Lotano responded that it should be approximately 8 weeks (re: 2nd flr.)
- \$100K of improvements estimated for 2nd flr.
- Inspection revealed no termite damage; there is some mold, which needs further investigation; fire suppression needs inspection
- No HVAC currently on 1st flr.
- 2nd flr. electric needs attention
- Basement water issue is being addressed by residential sub-pump(s)—more commercial required (est. cost \$10K)
- K. Fitzsimmons & S. Leone are corresponding re: permissibility of BID to have debt more than 180 days; a meeting to discuss will be scheduled
- R. Shea suggests a flow chart illustrating costs/cost-savings be part of all discussions.

f. Organization/ Executive Committee -/P. Pine

- The Meet and Greet is tomorrow, April 4, hosted by The Cookie Cab and the Traco Theater. (5 – 7 pm)

g. Promotions / P. Piner

- Sponsorships are up thus far
- Plans for the 24th Annual Chili and Salsa Festival are underway.
- J. Alessandrine and J. Juralewicz reported on the meeting held on March 11th with previous Ice Cream Festival for feedback and suggestions.

7. Old Business – None

8. New Business – None

9. Adjournment - MOTION P. Piner, SECONDED B. Beining, and Passed unanimously

Meeting adjourned at 8:35 a.m.