



**CAPITAL CITY REDEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING**

*This Meeting was held via Microsoft Teams.*

**May 21, 2021 @ 11:00 AM**

**MEETING MINUTES:**

***Members of the Board Present:***

The Honorable Peter Inverso, Chair  
Robert Prunetti, Vice Chair  
JoAnn Povia representing State Treasurer Muoio  
Gina Fischetti, representing Lt. Governor, DCA Commissioner Sheila Oliver  
Andy Swords, representing DOT Commissioner Diane Gutierrez-Scaccetti  
The Honorable Reed Gusciora, Mayor of the City of Trenton  
Elvin Montero  
George Sowa  
The Honorable Manuel Segura

***Staff Members Present:***

Danielle Esser, Director, Governance & Strategic Initiatives, EDA  
DeAnna Croner, Project Officer, EDA

***Others Present:***

Jamera Sirmans, Associate Counsel, Governor's Authorities Unit  
Matthew Reagan, Counsel, DAG  
Robert Tighue, Treasury, Division of Property Management & Construction  
Tom Solecki, Treasury Administration  
Nickie Papadopoulos, Treasury Administration  
Julie Krause, State Treasurer's Office  
Ben Delisle, City of Trenton  
Ingrid Reed, CCRC Renaissance Committee  
Annie Hindenlang, Topology

**CALL TO ORDER:**

Chairman Peter Inverso called the meeting to order at 11:05 am with a quorum of the Board members present. Ms. Esser read the Open Public Meetings announcement and performed the roll call of the Board.

**APPROVAL OF PREVIOUS MINUTES:**

The Board was presented with minutes from the Board of Directors’ February 16, 2021 meeting. **A motion to approve the February 16, 2021 minutes was made by Councilman Segura, seconded by Ms. Fischetti, and approved by the Board in a vote of 6-1-0.**

*Mayor Gusciora abstained because he was absent from the meeting.*

**PRESENTATION OF FINANCIAL REPORT:**

Thomas Solecki, Department of Treasury, summarized the CCRC Financial Report and stated that as of April 30, 2021, \$16,690 in expenses remain for the calendar year. The current balance of both CCRC bank accounts stands at \$32,455, and the balance of the State account stands at \$36,375. Once the remaining budgeted expenses are paid, the CCRC will have a total remaining budget of about \$50,000 across both of its bank accounts. The Financial Report is accepted as presented.

Mr. Montero joined the meeting at this time, 11:30 am.

Mr. Prunetti joined the meeting at this time, 12:00 pm.

**RENAISSANCE PLAN UPDATE:**

**Presentation of Draft Update of CCRC Renaissance Plan**

Annie Hindenlang, Principal and COO of Topology, lead a high-level presentation of the draft update of CCRC’s Renaissance Plan. Ms. Hindenlang stated that the plan is intended to guide public and private investment decisions in the Capital District (“the District”) through goals, policies, and specific recommendations aimed at creating a more attractive physical, social, economic and natural environment in keeping with the intent of the legislation.

**Approval To Begin Adoption Process For Updated CCRC Renaissance Plan:\***

Ms. Esser stated that the Members were asked to approve the board memorandum to initiate the public adoption process of the draft update of CCRC Renaissance Plan, which includes releasing the draft Plan to the State Building Authority, the Planning Board of the City of Trenton, the Mercer County Planning Board, and make the draft plan available to the general public pursuant to N.J.S.A 52:9Q-17(c).

Prior to the vote, the Chairman opened the floor to Members of the Renaissance Plan Review Committee to provide comment on the Draft Update of the CCRC Renaissance Plan.

The following individuals provided commentary on the CCRC Plan Update:

1. JoAnn Povia, Treasury
2. The Honorable Reed Gusciora, Mayor of Trenton
3. Robert Prunetti, Chairman, CCRC Renaissance Plan Review Committee
4. The Honorable Manuel Segura, former Councilman, City of Trenton

5. Ingrid Reed, Member of CCRC Renaissance Plan Review Committee and former CCRC Board Chair

**After discussion was concluded, a motion to approve the memo to begin the adoption process for the CCRC Renaissance Plan was made by Mr. Prunetti, seconded by George Sowa, and approved by the Board in a vote of 9-0-0.**

**DISCUSSION ON FORMER TAXATION BUILDING – PLANNING A NEW FUTURE FOR THE OLD BUILDING:**

Prior to the presentation on the former Taxation Building, Mr. George Sowa, CCRC Board Member, read a statement into the record stating given his role with Greater Trenton, he is working with an entity interested in purchasing the building and he will not engage in any discussions related to the building, however there was no need for him to recuse on this matter at this time as no confidential or deliberative discussion is taking place at this time.

Julie Krause, Senior Advisor-Special Projects in the State Treasurer’s Office, lead a brief discussion regarding future planning for the former taxation building located on the corner of West State and Barrack Streets. With the relocation of taxation staff to the new taxation building Treasury has begun to focus on what the future will be for the old taxation building. Treasury intends to make the building available for redevelopment through the issuance of a Request for Proposals. Because of the significance of the future of this building to the State, to the City, and to the CCRC’s Downtown District, Treasury sees an opportunity to partner with CCRC on the issuance of an RFP. To do so, CCRC and Treasury would enter into a Memorandum of Agreement, the details of which could be discussed at the next CCRC meeting.

Treasury plans to hold a virtual evening community meeting in mid-June to discuss the redevelopment of the building with the broader Trenton community.

**CITY OF TRENTON UPDATE:**

Ben Delisle on behalf of the City reported that the City hopes to share news on the former Marriott Hotel soon. Mr. Delisle also reported that the City of Trenton will be beginning its public review and adoption process of its Land Development Ordinance within the next few weeks.

**CHAIRMAN’S REMARKS:**

Chairman Inverso thanked the CCRC Board, staff and consultant for their hard work to move the CCRC Renaissance Plan forward at this time.

**PUBLIC COMMENT:**

There was no public comment.

**ADJOURNMENT OF MEETING:**

**There being no further business, a motion to adjourn the meeting was approved on a motion by Mr. Robert Prunetti, seconded by Mr. George Sowa, and approved by a unanimous vote.**

**NEXT MEETING DATE:**

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, June 15, 2021, at 11:00 AM. The meeting will be held virtually.

**CERTIFICATION:**

The foregoing and attachments represent a true and complete summary of the actions taken by the Capital City Redevelopment Corporation Board of Directors at its Board Meeting on May 21, 2021.



JoAnn Povia  
Chief of Staff, Department of Treasury  
Secretary/Treasurer, CCRC