



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

This Meeting was held via Microsoft Teams.

June 15, 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
Susan Weber, representing DOT Commissioner Diane Gutierrez-Scaccetti
The Honorable Reed Gusciora, Mayor of the City of Trenton
George Sowa
The Honorable Manuel Segura

Members of the Board Absent:

Elvin Montero

Staff Members Present:

Danielle Esser, Director, Governance & Strategic Initiatives, EDA
DeAnna Croner, Project Officer, EDA
Muncerah Sanders, Executive Assistant, 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

CALL TO ORDER:

Chairman Peter Inverso called the meeting to order at 11am with a quorum of the Board members present. Ms. Sanders 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' May 21, 2021 meeting. **A motion to approve the May 21, 2021 minutes was made by Mr. Sowa, seconded by Mr. Prunetti, and approved by the Board in a vote of 7-0-0.**

Councilman Segura joined the call.

Memorandum of Understanding by and Between the Capital City Redevelopment Corporation and the Division of Property Management and Construction of the New Jersey Department of the Treasury

Chairman Inverso requested that Ms. Krause, Senior Advisor for Special Projects, Department of the Treasury summarize the item before the board.

Ms. Krause began by referencing last meeting's discussion in which the concept of Treasury and CCRC partnering with one another for the disposition of the building through a Request for Proposal Process was discussed. And that for Treasury and CCRC to partner an MOU between the two entities would be drafted, and brought back to the Board at the June meeting.

Ms. Krause discussed that in addition to the MOU being considered by the CCRC Board today, legislative approval is also required for the disposition of the building.

Ms. Krause highlighted the most salient items in the MOU, including that Treasury would continue to operate and maintain the Taxation Building; CCRC will undertake the RFP process on behalf of and in consultation with Treasury; an evaluation committee will be formed to review the proposals and submit its recommendation to the State Treasurer for consent, after consent of the State Treasurer is secured the recommendation will come to the CCRC board for approval; and CCRC will enter into a redevelopment agreement with the winning bidder and CCRC will oversee compliance with the redevelopment agreement.

Members were asked to approve a Memorandum of Understanding between the Capital City Redevelopment Corporation and the Division of Property Management and Construction of the New Jersey Department of the Treasury in order for the CCRC to issue an RFP for the purchase and redevelopment of the former Taxation Building. **A motion to approve the Memorandum of Understanding between the CCRC and the DPMC was made by Mr. Prunetti, seconded by Councilman Segura, and approved by the Board in a vote of 6-2- 0.**

Mr. Sowa recused himself from voting because, as CEO of the Greater Trenton, he has a professional relationship with a prospective purchaser of the Taxation Building in Trenton.

Ms. Povia abstained herself from voting as Treasury is a party to the MOU.

Ms. Reed stated her concerns that the CCRC did not have the professional experience on staff

necessary for the development of the RFP. Chairman Inverso stated that the MOU addressed that concern. Ms. Krause referenced detail from the MOU that acknowledges that CCRC may engage consultants as needed for work related to the MOU.

Mr. Swords stated that he was on the call for the above discussion, he agreed with Ms. Weber's vote on the item and was available to vote on any additional items.

STAFF UPDATE:

Renaissance Plan Update:

Chairman Inverso requested that Ms. Esser, Director, EDA provide an update on the status of the Renaissance Plan.

Ms. Esser informed everyone that a Notice of Plan Availability for review and public comment was sent for publication on Monday, June 14, 2021.

Ms. Esser stated that the Board has approved initiating the public adoption process for the draft update to its Renaissance Plan.

She provided a link to access a copy of the draft Renaissance Plan, and provided a demonstration on how to submit comments. She also advised that the CCRC plans to hold public hearings in August to solicit input on the draft update, followed by a 30-day public comment period.

CITY OF TRENTON UPDATE:

Ben Delisle on behalf of the City reported that the former Marriott Hotel has been sold to Lockwood Development Partners for mixed use development. He added that the hotel will have 100 rooms, and will include senior housing for 55+ with a preference for veterans. The hotel will also include a restaurant and banquet area.

Mr. Delisle added that there was a groundbreaking for a housing development on Perry Street, and at 150 South Broad Street, the site of the former Van Sciver Building.

PUBLIC COMMENT:

Mr. Algernon Ward, Trenton resident, addressed the board regarding concerns regarding the Broad Street Bridge and redevelopment of the former Health and Agriculture Buildings.

Ms. Shakira Abdul-Ali, Trenton resident, addressed the board regarding her concerns about the redevelopment of the former Health and Agriculture Buildings.

Anne LaBate, Trenton resident, commercial real estate developer, addressed the board regarding the concerns regarding the redevelopment of the former Health and Agriculture Buildings. She implored the members to play an active role in the outcome of the process.

Becky Taylor, Trenton Resident, President, BTaylor Public Affairs, addressed the board stating she would like to see development that celebrates history.

Mr. Robert Tessier, Department of Community Affairs staff, addressed the board stating that he's

watched the CCRC over the years, and that the release of the Renaissance plan and entering into the MOU is a monumental moment for Trenton.

Trenton Councilwoman Marge Caldwell expressed concerns about the history of the state's involvement in redevelopment in Trenton.

CHAIRMAN'S REMARKS:

Chairman Inverso thanked the CCRC Board, Treasury and staff for their hard work on the Taxation MOU, and the CCRC Renaissance Plan. He thanked Members of the public for their input and stated that their concerns were noted.

OLD BUSINESS:

Chairman Inverso stated that he would like an update on the Broad Street Bridge projects on old business for the next meeting.

ADJOURNMENT OF MEETING:

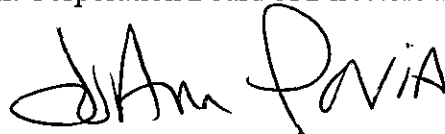
There being no further business, a motion to adjourn the meeting was approved on a motion by Mr. Sowa, seconded by Ms. Povia, and approved by a unanimous vote.

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, August 17, 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 June 15, 2021.



Joann Povia, Chief of Staff, Treasury
Secretary/Treasurer, CCRC