



PHILIP D. MURPHY
GOVERNOR

State of New Jersey
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER
LT. GOVERNOR

**CAPITAL CITY REDEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
36 WEST STATE STREET
BOARD ROOM
December 17, 2019 @ 10:00 AM**

- A. READING OF THE PUBLIC MEETING NOTICE**
Muneerah Sanders, Executive Assistant
- B. ROLL CALL**
Muneerah Sanders, Executive Assistant
- C. APPROVAL OF MINUTES FROM THE BOARD OF DIRECTORS MEETING OF
September 19, 2019*** (Chairman Inverso)
- D. PRESENTATION OF FINANCIAL REPORT**
Nickie Papadopoulos, Department of Treasury
- E. PRESENTATIONS**
 - Presentation by Topology – Update on Renaissance Plan Update
- F. CITY OF TRENTON UPDATE**
- G. STAFF UPDATE**
 - Status update on CCRC Renaissance Plan project (Danielle Esser)
- H. CHAIRMAN'S REPORT**
- I. OLD BUSINESS**
- J. PUBLIC COMMENT**
- K. ADJOURNMENT**

*An asterisk indicated as * reflects agenda items being presented for a vote for the CCRC Board*



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

**NJEDA OFFICES
36 WEST STATE STREET
BOARD ROOM**

September 19, 2019 @ 10:00 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Robert Prunetti, Vice Chair
JoAnn Povia, Secretary/Treasurer, representing State Treasurer Elizabeth Maher Muoio
Robert Tessier, representing DCA Commissioner Sheila Oliver
Susan Weber, representing DOT Commissioner Diane Gutierrez-Scaccetti
Mayor Reed Gusciora
Elvin Montero
George Sowa
Former Councilman Manuel Segura

Staff Members Present:

Danielle Esser, Deputy Chief of Staff, EDA
Patience Purdy, Assistant Secretary, CCRC; EDA
Muneerah Sanders, Executive Assistant, EDA

Others Present:

Stephanie Brown, Governor's Authorities Unit
Ryan Brown, Counsel, DAG
Tom Solecki, Treasury
Nickie Papadopoulos, Treasury

CALL TO ORDER:

Chairman Peter Inverso called the meeting to order at 10:00 am with a quorum of the Board members present. Ms. Sanders read the Open Public Meetings announcement and performed the roll call of the Board.

MEETING MINUTES:

The Board was presented with minutes from the Board of Directors' June 27, 2019 meeting. **A motion to approve the June 27, 2019 minutes was made by Mayor Gusciora, seconded by Ms. Povia, and approved by the Board in a vote of 8 -0 - 0.**

PRESENTATION OF FINANCIAL REPORT:

Ms. Nickie Papadopoulos, Department of Treasury, stated that insurance payments for officers were made from the CCRC account, leaving a balance of \$171,439.00.

HISTORICAL CONTEXT OF CCRC RENAISSANCE PLAN:

Ms. Ingrid Reed, former CCRC Chair, stated that the CCRC was created by State statute in 1987, and the Renaissance Plan was created as a guide for public and private investment strategies in the City.

The Plan was created before computers and it showed a plan for future development and redevelopment of the Capital District with accompanying maps. She displayed a one-page planning form, that she said was copied all over the world. The Plan contained several goals, including, making downtown Trenton more safe and attractive, placing value on the historic character of the district, as well as improving the local economy through appropriately scaled development. Ms. Reed noted that the vision and many of the goals articulated in the Plan are still relevant and applicable today, however there is a need to refresh the plan given its maturity, having been written 30 years ago.

Ms. Reed described the nature of the CCRC, its level of activity, the plan, and its level of implementation over the years. Ms. Reed described the original intent of the CCRC. She stated that there was a concept for the State to strategically plan for its development in and around Trenton, where state buildings would be located and how they would be developed, working with the City and the CCRC partner agencies. Ms. Reed also described the work of the CCRC's committees and their level of involvement in downtown planning and redevelopment over time.

Ms. Reed expanded on the ways the Renaissance Plan sought to encourage public and private development by maintaining and enhancing the City's infrastructure and historic value. She added that Asbury Park was a good example, as previously, there was nothing there, but all parking lots. She noted that New Brunswick was another excellent example with the Performing Arts Center.

Chairman Inverso asked that the Renaissance Plan to be made available to board members.

Chairman Inverso advised members to come to the next meeting having gone through the Renaissance Plan.

INTRODUCTORY UPDATE TO CCRC RENAISSANCE PLAN:

Ms. Hindenlang, Topology NJ, LLC gave a brief overview on the status of the Renaissance Plan update so far. Ms. Hindenlang indicated that they, the consultant, are currently in Learning Phase.

Ms. Esser paused the presentation to provide background information regarding process so far in terms of working with the consultant and asked board members to advise of any interest in engaging wit Topology directly as they collect information.

Ms. Povia asked the consultant how they would ensure they were working within the CCRC plan area. In response, there was discussion about the CCRC plan boundaries and what areas are included and not.

Ms. Esser stated that a working group was assembled that consists of the state agencies that serve on the CCRC Board as well as the City. She added that the goal was to bring all the parties together to ensure open lines of communication and transparency in the planning process.

Mr. Tighue suggested a Kickoff at Farmer's Market. The last one will be October 31st.

Ms. Reed asked if Topology uses any newspapers to advertise.

Ms. Fischetti asked how many workshops they have advertised.

Ms. Hindenlang stated that they usually rely on word of mouth and local methods, and that she's aware that the City has a system in place for this.

CITY OF TRENTON UPDATE:

Mayor Gusciora stated that there's a shopping center which may close, and unfortunately 75 employees may lose their jobs.

He stated that the city was losing patience with the current owner of the former Marriott hotel, and they hoped to get a declaratory judgement.

Mr. Delisle stated that the City needs to take title of the hotel and decide upon the best use.

Mayor Gusciora stated that there was a pitch yesterday regarding a package deal to potentially take over the parking garage and the hotel.

Ms. Povia added that perhaps the War Memorial could be packaged in.

STAFF UPDATE:

Ms. Esser stated that at the last meeting, members were presented with many artifacts and historic images which were left from a previous CCRC office. Per the Board's request, Ms. Esser presented a memo to members of the Board providing a recommendation for a process for the placement of historic CCRC images. Ms. Esser stated that per the memo the board is being asked to permit staff to work with state agencies, non-profit organizations, and other entities as appropriate to find placement for historic CCRC images for an indefinite period of time with conditions that:

1. The artwork be framed (as needed) and displayed in a publicly accessible location;
2. Attribution/acknowledgement to the CCRC for ownership of the image be included as part of the display; and
3. The image be returned to the CCRC if the image is no longer on display.

Ms. Esser stated that staff would keep track of the placement of all CCRC images and keep records of each image and its placement and/or storage location.

Upon reading the conditions, Ms. Povia suggested a revision to Condition #1 to reflect that the area should be open and available to the public.

After conferring with DAG Ryan Brown, Ms. Esser updated the language in condition #1 from “displayed in a publicly accessible location,” to “displayed in an area open and accessible to public.”

The members discussed possible venues for displaying the memorabilia, including Greater Trenton offices or the State House when completed, or perhaps a private building.

Mr. Reed asked if copies could be made.

Ms. Povia stated that she believed the negatives were probably in the Trentonian collection at the library.

Ms. Fischetti add that perhaps they could be made available on-line.

A motion to permit staff to work with State agencies, non-profit organizations, and other entities, as appropriate, to find placement for the historic CCRC images was made by Mr. Prunetti, and, seconded by Mayor Gusciora, and approved by the Board in a vote of 9 -0 - 0.

A motion to approve the appointment of Ingrid Reed to the Renaissance Plan Review Committee was made by Mr. Prunetti, and, seconded by Mayor Gusciora, and approved by the Board in a vote of 9 -0 - 0.

Chairman Inverso informed the members that today was Deputy Attorney General Ryan Brown’s last meeting and thanked him for all of his hard work and diligence.

PUBLIC COMMENT:

There were no public comments.

There being no further business a motion to adjourn the meeting was approved by a unanimous vote.

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, December 17, 2019, at 10:00 am. The meeting location will be 36 West State Street, Trenton, NJ 08625.

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 Meeting on September 19, 2019.



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

CAPITAL CITY REDEVELOPMENT CORPORATION
FY20 FINANCIAL STATEMENT, as of November 30, 2019
(Prepared by Treasury Administration)

ACCOUNT AND DESCRIPTION	FY19 COSTS	FY20 BUDGET	FY20 YTD EXPENDED	FY20 PROJECTED REMAINING EXPENSES
Account 12-Salaries				
Salaries	0		0	0
Fringes	0		0	0
Sub-Total	0	0	0	0
Account 21-Printing and Office				0
Copier Rental and Supplies	0		0	0
Sub-Total	0	0	0	0
Account 33-Insurance				
Property & Casualty - Hartford Insurance Co	0		0	0
Officers & Directors - ACE Insurance Co	5,031	5,100		5,100
Sub-Total	5,031	5,100	0	5,100
Account 36-Professional Services				
Auditing Services	4,290	5,000		5,000
Sub-Total	4,290	5,000	0	5,000
Account 38-Other Services				
Other	0	1,000	51	949
Sub-Total	0	1,000	51	949
TOTAL	9,321	11,100	51	11,049

Resources:	
Balance in the State account	
Balance in CCRC Bank Account	92,571
Total Resources	78,876
	171,447