



PHILIP D. MURPHY
GOVERNOR

State of New Jersey
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER
LT. GOVERNOR

**CAPITAL CITY REDEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
May 21, 2021 @ 11:00 AM**

Microsoft Teams meeting
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[+1 551-220-2262,510746889#](tel:+15512202262510746889) United States, Jersey City
Phone Conference ID: 510 746 889#

- A. READING OF THE PUBLIC MEETING NOTICE**
Danielle Esser, Assistant Secretary
- B. ROLL CALL**
Danielle Esser, Assistant Secretary
- C. APPROVAL OF MINUTES FROM THE BOARD OF DIRECTORS MEETING OF February 16, 2021* - Chairman Inverso**
- D. PRESENTATION OF FINANCIAL REPORT**
Thomas Solecki, Department of Treasury
- E. RENAISSANCE PLAN UPDATE**
 - a. Presentation of Draft Update of CCRC Renaissance Plan**
Annie Hindenlang, AICP, PP, Principal + COO, Topology
 - b. Approval to Begin Adoption Process for Updated CCRC Renaissance Plan***
Danielle Esser, NJEDA/CCRC
- F. DISCUSSION ON FORMER TAXATION BUILDING – PLANNING A NEW FUTURE FOR THE OLD BUILDING**
Julie Krause, Senior Advisor-Special Projects, Treasury
- G. CITY OF TRENTON UPDATE**
- H. STAFF UPDATE**
- I. CHAIRMAN’S REPORT**
- J. PUBLIC COMMENT**
- K. ADJOURNMENT**

Note: Items with an asterisk () require action by the CCRC Board of Directors.*



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NOTICE OF MEETING

April 21, 2021

The Honorable Tahesha Way
Secretary of State
20 West State Street
Trenton, NJ

Please be advised that a meeting of the Capital City Redevelopment Corporation Board is scheduled for 11am, Friday, May 21, 2021.

Members of the public who wish to speak during the public comment segment of the meeting, pertaining to agenda items, may call into the meeting by using the following conference number:

Microsoft Teams meeting
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The agenda can be found 48 hours prior to the meeting at our website: www.njeda.com/ccrc.

Thank you.

Danielle Esser,
Director of Governance and Strategic Initiatives, EDA
Assistant Secretary, CCRC

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

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

February 16, 2021

ANNUAL MEETING

MINUTES

Members of the Board Present:

The Honorable Peter Inverso, Chair
Robert Prunetti, Vice Chair
Jo-Ann Povia representing State Treasurer Muoio
Gina Fischetti, representing DCA Commissioner Sheila Oliver
Susan Weber, representing DOT Commissioner Diane Gutierrez-Scaccetti
The Honorable Manuel Segura
Elvin Montero
George Sowa

Members of the Board Absent:

The Honorable Mayor Reed Gusciora

Staff Members Present:

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

Others Present:

Jamera Sirmans, Associate Counsel, Governor's Authorities Unit
Matthew Reagan, Counsel, DAG
Robert Tighue, Treasury Administration
Tom Solecki, Treasury Administration
Nickie Papadopoulos, Treasury Administration
Julie Krause, Treasury Administration
Ben Delisle, City of Trenton
Ingrid Reed, CCRC Renaissance Committee
Annie Hindenlang, Topology
William Kurzenberger, Topology

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' October 20, 2020 meeting. **A motion to approve the October 20, 2020 minutes was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 8-0-0.**

The Board was presented with minutes from the Board of Directors' March 24, 2020 special meeting. A correction was made to the minutes to state in the minutes that at that meeting, the Board approved the minutes from the prior meeting of February 26, 2020. **A motion to approve the March 24, 2020 special meeting minutes as amended was made by Mr. Montero, seconded by Ms. Fischetti, and approved by the Board in a vote of 7-1-0.**

Mr. Sowa abstained because he did not attend the meeting.

ANNUAL MEETING APPROVALS:

- **Election of Officers and Meeting Schedule for Calendar Year 2021:**

The Board was presented with the nominations of Robert Prunetti as Vice Chair; Joann Povia as Secretary/Treasurer; Danielle Esser as Assistant Secretary; and the Board Meeting Calendar for 2021. **A motion to approve was made by Mr. Segura, seconded by Ms. Fischetti, and approved by the Board in a vote of 8-0-0.**

- **Re-appointment of Committees:**

The Chairman also advised that the committee appointments remain as they currently stand.

- **Extension of MOU Between NJEDA and CCRC:**

Ms. Esser stated that the Members were asked to approve the extension of a Memorandum of Understanding between the New Jersey Economic Development Authority and the CCRC as an inter-department governmental agreement confirming the mutual understanding and intention between the agencies with respect to the provision of the Authority's support services to the CCRC. This extension was approved by the NJEDA Board at its February 10, 2021 meeting.

A motion to approve the extension of the Memorandum of Understanding between the NJEDA and the CCRC through February 2022 was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 8-0-0.

- **2020 Annual Report:**

Chairman Inverso asked Ms. Esser to summarize the 2020 Annual Report, as required during the annual meeting. Ms. Esser gave an overview, including updated activities of the CCRC, NJEDA, as well as what other agencies have done. **A motion to approve the Capital City Redevelopment Corporation's 2020 Annual Report was made by Mr. Sowa, seconded by Mr. Segura, and approved by the Board in a vote of 8-0-0.**

Ms. Esser acknowledged Ms. Croner, EDA Project Officer, who assisted with creating the Annual Report.

PRESENTATION OF FINANCIAL REPORT:

Approval of the SFY19 Independent Auditor's Report:

George Sowa, Chairman, Audit Committee summarized the report, and advised that the Audit Committee members had reviewed and unanimously approved the report. **A motion to approve the SFY19 Independent Auditor's Report was made by Mr. Segura, seconded by Mr. Prunetti, and approved by the Board in a vote of 8-0-0.**

Mr. Segura inquired about the origin of the \$4 million invested by the CCRC into businesses within the Capital District. Mr. Solecki stated that the funds were granted from the State of New Jersey years ago. Ms. Povia stated that a historic lookback could be valuable. Mr. Sowa stated that the funds could be part of co-investments with other organizations.

Presentation of FY21 Financial Statement:

Mr. Solecki stated that as of December 31, 2020, the 2021 budgeted expenses are \$17,014, with \$5,031 spent on insurance, and that there was a balance of \$11,983 in expenses for the calendar year. The current balance of both CCRC bank accounts stands at \$97,228, but this does not account for change orders for Topology on its work to update the CCRC Renaissance Plan as these invoices have not yet been processed.

CCRC RENAISSANCE PLAN CONTRACT – AMENDMENT TO CONTRACT AGREEMENT WITH TOPOLOGY

Ms. Esser summarized the next item before the board, stating that the Members were requested to approve a contract amendment with Topology to increase the maximum funding amount on this contract by \$5,750 up to \$105,750. **A motion to approve was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 8-0-0.**

CITY OF TRENTON UPDATE:

Mr. Delisle gave an update on numerous topics that the City of Trenton is involved in, including the Strategic Plan, the Van Sciver Building that has received funding, the status of the City's Land Development Ordinance, and a grant application with the William Penn Foundation for a trail along the riverfront.

In addition, he advised that there is a currently a private buyer or developer under contract with the owner of the Lafayette Hotel. There are plans to keep hotel rooms on the lower floors and convert the top floors into residential housing.

OLD BUSINESS:

There was no old business to discuss.

NEW BUSINESS – BROAD STREET BRIDGE:

George Sowa stated that the City of Trenton is requesting that NJ DOT reconsider the possibility of relocating the utility lines into the Broad Street Bridge design. He asked the Members if there was any interest in aligning with the City on this matter.

Chairman Inverso requested that an Executive Committee meeting to be held to discuss how CCRC should be involved in these discussions

There being no further business a motion to adjourn the meeting was approved on a motion by Mr. Prunetti, 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, April 20, 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 Annual Meeting on February 16, 2021.



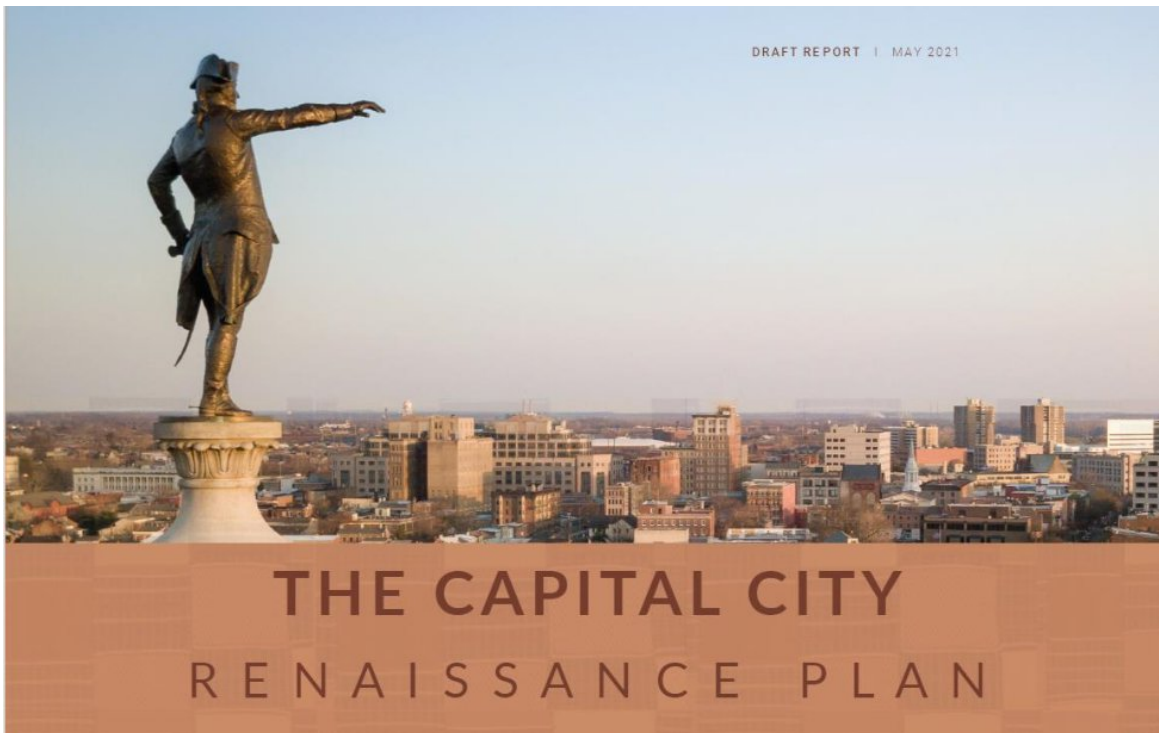
JoAnn Povia
Chief of Staff, Department of Treasury
Secretary/Treasurer, CCRC

CAPITAL CITY REDEVELOPMENT CORPORATION
FY21 FINANCIAL STATEMENT, as of April 30, 2021
 (Prepared by Treasury Administration)

ACCOUNT AND DESCRIPTION	FY20 COSTS		FY21 BUDGET	FY21 YTD SPEND	FY21 PROJECTED REMAINING EXPENSES
Account 12-Salaries					
Salaries	0		0	0	0
Fringes	0		0	0	0
Sub-Total	0		0	0	0
Account 21-Printing and Office					
Copier Rental and Supplies	0		0	0	0
Sub-Total	0		0	0	0
Account 33-Insurance					
Property & Casualty - Hartford Insurance Co	0		0	0	0
Officers & Directors - ACE Insurance Co	0		5,031	5,031	(0)
Sub-Total	0		5,031	5,031	(0)
Account 36-Professional Services					
Auditing Services	4,095		4,095	4,180	(85)
Topolgy NJ LLC*	65,288		40,463	24,188	16,275
Sub-Total	69,383		44,558	28,368	16,190
Account 38-Other Services					
Other	51		500	0	500
Sub-Total	51		500	0	500
TOTAL	69,434		50,089	33,399	16,690

* Increased budget by \$24,187.50 for change order #2 and \$8,887.50 for change order #3.

Resources:	
Balance in the State account	36,375
Balance in CCRC Bank Account (PNC Bank)	32,455
Total Resources	68,830





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MEMORANDUM

TO: Members of the Board of Directors
FROM: Peter A. Inverso, Chairman
DATE: May 21, 2021
RE: **CCRC Renaissance Plan - Approval of Commencement of the Adoption Process of the Plan**

Request

Approval is requested 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, and the Mercer County Planning Board, pursuant to N.J.S.A 52:9Q-17(c).

Background

The Capital City Redevelopment Corporation (CCRC) was created in 1988 pursuant to N.J.S.A. 52:9Q-10 et seq. (the "CCRC Act"). The CCRC is an independent authority of the State. Its mission is to ensure the capital district is a great place to live, work and conduct business by assisting with the planning, coordination and promotion of public and private development within the capital district, which consists of those portions of the City of Trenton that serve as the commercial center of the community and in which public buildings and historic sites are located.

The CCRC Act provides for the CCRC to have a modern updated plan to provide guidance, coordination and support for development and redevelopment in the Capital District by all entities including the State, the City, and private and non-profit development initiatives. In response to this mandate, under the direction of the CCRC Board, staff issued an RFQ/P in 2019 to update the CCRC's Renaissance Plan and Urban Code design guidelines (collectively known as "the Plan") in coordination with the City of Trenton's recent update to its Master Plan, known as Trenton 250, as well as other relevant plans for areas within the CCRC Boundary.

Procurement Process

In 2019, CCRC began a procurement process to issue an RFP to bring on a planning consultant to assist with the drafting of the update to the CCRC's Renaissance Plan from October 1989. The contract to update the Plan was awarded in June 2019 to Topology.

Project Goal

The driving goal throughout this process has been to develop a 21st Century Renaissance Plan for the Capital District that provides clear and predictable guidance for land use and development that considers and is aligned with both the long-term and aspirational goals of both the State as well as the City of Trenton.

The goals and priorities have included lengthy discussions and planning for several land use priorities, including addressing long-term future state parking needs, future plans for state office buildings, and identifying highest and best uses for all parcels available for development, including mixed-use development opportunities.

Collaborative and Iterative Drafting Process

The development of the update to the CCRC Plan has been a collaborative effort of the members of the CCRC, including the state agency representatives and the City of Trenton. As part of the update process of the Plan, numerous stakeholder meetings were convened from the Fall of 2019 through the Spring of 2020 between the consultant, staff and the various entities, including state and local governmental entities as well local civic associations, to discuss the priorities and challenges that are relevant to the update of the Plan. CCRC’s standing Renaissance Plan Review Committee was broadened for purpose of this important project to include representatives of various state and city departments and agencies and other individuals with expertise deemed vital to the success of the project.

The CCRC Renaissance Plan Review Committee (“the Review Committee”) has been an integral part of the development and shaping of the draft update of the Plan. At every step of the way, the committee worked in a collaborative manner with the consultant on decision-making and direction regarding the update of the Plan.

Once the stakeholder meetings were completed in the Spring of 2020, the Review Committee, charged the planning consultant, Topology, with putting together the first draft/outline of the Plan for review by the Committee. Over the course of the drafting process, throughout the 3rd and 4th Quarters of 2020, at least twelve (12) virtual, committee meetings were held among the Review Committee and the Plan Consultant, Topology, as it related to update and completion of the Plan in various steps/phases of review.

Connectivity to City of Trenton’s Land Development Ordinance Update

Closely aligned with the update to the Plan, the City of Trenton is updating its Land Development Ordinance which is intended to be consistent with the Urban Code contemplated by the Draft Final CCRC Renaissance Plan. It is of importance to note that the Review Committee has directed the planning consultant to work closely with the City of Trenton Planning Department on ensuring the draft Urban Code aligns well with the City’s draft Land Development Ordinance, still under development and review. The intent of the collaborative efforts has been to ensure consistency among plans of the CCRC, the state and the City for the development and redevelopment of the City of Trenton.

Future Milestones

With the approval of the release of the draft final plan, the Plan is anticipated to be adopted in October of 2021. Attached is a timeline with a tentative adoption schedule, which is subject to change, which includes anticipated timelines for the public comment process as prescribed by the CCRC statute.

Recommendation

Approval is requested 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).

Peter A. Inverso

Peter A. Inverso, Chairman

Updated 5/14/2021

CCRC RENAISSANCE PLAN

PROPOSED TIMELINE FOR COMPLETION/ADOPTION OF

FUTURE DATES ARE APPROXIMATE/SUBJECT TO CHANGE

5/21 - CCRC Board meeting -Board Votes to Approve to Begin Adoption Process

After 10-day CONDITIONAL VETO PERIOD – 6/8/2021 **(45 days, then pub hearing) 45 DAYS IS 7/23/2021**

- Release to Trenton Planning Board, County and Building Authority (per statute) –
- Draft Final Plan and Urban Code to be posted on CCRC Website and made available for Review to Board and Public
 - 6/9/21 OR 7/14/21 (9am) **County Planning Board Meeting**
 - DATE **State Building Authority Board Meeting**
 - 6/10/21 or 6/24/21 **City of Trenton Planning Board** (6pm)

- 8/3/21 (AM): **CCRC BOARD MEETING (PUBLIC HEARING #1)** on Draft Final Plan & Urban Code.
- 8/4/21 (PM): **CCRC BOARD MEETING (PUBLIC HEARING #2)** on Draft Final Plan & Urban Code.
- 9/6/21: 30-Day Comment Period following final Public Hearing concludes
- **Staff/Consultant/Renaissance Plan Review Committee Review Public Comments**
- 9/21, 9/22, or 9/23 - Renaissance Plan Review Committee Meeting to discuss Comments received
- 9/24/21: Final Draft posted online that includes link to summary of public comment
- **October 19 CCRC BOARD MEETING – ADOPTION OF FINAL CCRC RENAISSANCE PLAN AND URBAN CODE**
- 11/3/21 - After 10-day CONDITIONAL VETO PERIOD - official transmission of adopted Renaissance Plan to City and County Planning board and Building Authority, post to CCRC website.

***After the public comment process concludes, if substantive updates are needed to be made to the Plan, the process for final approval will be repeated – Adoption - March 1, 2022**