



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

This Meeting was held via Microsoft Teams.

October 19, 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
Andrew Swords representing DOT Commissioner Diane Gutierrez-Scaccetti
George Sowa
Elvin Montero
Willard Stanback

Members of the Board Absent:

The Honorable Reed Gusciora, Mayor of the City of Trenton
The Honorable Manuel Segura

Staff Members Present:

Danielle Esser, Director, Governance & Strategic Initiatives, EDA
Dave Nuse, EVP, Real Estate Development, EDA
Diana Rogers, Sr. Community Development Officer, EDA
Muneerah Sanders, Board Liaison, EDA
Hector Serrano-Silva, Project Officer, EDA

Others Present:

Janice Venable, 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, Office of the State Treasurer
Jeffrey Wilkerson, City of Trenton
C. Andre Daniels, City of Trenton
Susan Weber, DOT
Ingrid Reed, CCRC Renaissance Committee
Annie Hindenlang, Topology

CALL TO ORDER:

Chairman Peter Inverso called the meeting to order at 11:00 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.

Chairman Inverso welcomed new board member Willard Stanback.

Ms. Povia joined the meeting at 11:04am.

Chairman Inverso stated that Trenton City Council President McBride has designated Councilwoman Vaughn to be liaison to the CCRC and welcomed her in that capacity.

Ms. Povia asked if Councilwoman Vaughn would participate in meetings as they happen. Chairman Inverso stated that she would not participate in meetings in a board member capacity, but rather as a member of the public.

APPROVAL OF PREVIOUS MINUTES:

The Board was presented with minutes from the Board of Directors' June 15, 2021 meeting. **A motion to approve the June 15, 2021 minutes was made by Mr. Sowa, seconded by Mr. Prunetti, and approved by the Board in a vote of 6-2-0.**

Mr. Stanback abstained because he was not a Member at that time.
Mr. Montero abstained because he was absent.

The Board was presented with minutes from the August 17, 2021 Public Hearing on the Renaissance Plan Update. **A motion to approve the August 17, 2021 minutes was made by Mr. Sowa, seconded by Mr. Prunetti, and approved by the Board in a vote of 7-1-0.**

Mr. Stanback abstained because he was not a Member at that time.

The Board was presented with minutes from the August 19, 2021 Public Hearing on the Renaissance Plan Update. **A motion to approve the August 19, 2021 minutes was made by Mr. Sowa, seconded by Mr. Prunetti, and approved by the Board in a vote of 7-1-0.**

Mr. Stanback abstained because he was not a Member at that time.

PRESENTATION OF FINANCIAL REPORT:

Thomas Solecki, Department of Treasury, summarized the CCRC Financial Report as of September 30, 2021. \$25,561 has been budgeted for insurance, auditing and for Topology. The current balance of both the CCRC, and the State bank accounts stands at \$63,745.

Mr. Swords joined the meeting at 11:14am.

Ms. Reed joined the meeting at 11:15am.

UPDATE ON RFOTP FOR THE REDEVELOPMENT OF THE FORMER TAXATION BUILDING

Ms. Krause stated that at the June meeting, an MOU between the CCRC and DPMC was approved, in order for the CCRC to issue an RFP for the purchase and redevelopment of the former Taxation Building. Later in June, the State House Commission approved the disposition procedures for the building and the legislature passed the building specific legislation also required to authorize the disposition of the building.

Ms. Krause stated that Chairman Inverso formed a committee to prepare the Request for Offers to Purchase (RFOTP) for the redevelopment of the former Taxation Building. The Committee consists of CCRC Chairman Inverso, Ms. Krause, Committee Chair; Ms. Povia, Mr. Montero, Ms. Fischetti, Mr. Wilkerson, City Representative; and is also attended by Mr. Reagan, DAG; and EDA Staff.

The committee met in July and October and would meet again in October/early November.

Ms. Krause stated that in late July, the Department of the Treasury hosted a virtual community meeting to discuss the forthcoming RFOTP process and answer questions from the community. A little more than a dozen members of the public attended including representatives from the Trenton Planning Board, Trenton Downtown Association, TESU, and Isles. Prior to the community meeting, Treasury offered an identical presentation to local elected officials, attendees included Mayor Gusciora, County Executive Hughes, City Council members Harrison and Rodriguez, representatives from the legislators of Legislative District 15, and a representative of Congresswoman Watson Coleman's office.

The RFOTP document is near final and needs a few more edits. Once released, it will be open for 90 days. There will be a dedicated email address for questions. Supporting communication material is being prepared, with two key audiences, the Trenton community and prospective purchasers.

Ms. Krause stated that the state budget includes a \$5 million appropriation to CCRC through Treasury to support the redevelopment of this property. At a future meeting an agreement between CCRC and Treasury will be presented to the CCRC Board associated with this appropriation. It is expected that a portion of these funds will be to pay for costs for this project, the first cost is expected to be advertising costs. In addition to cover costs for this project, in drafting the RFOTP, the committee is considering how the appropriation can be used to support the redevelopment of the building, given that the appropriation is specifically for this building.

Ms. Hindenlang joined the meeting at 11:21am.

Mr. Sowa advised that he has recused himself on this matter in the past and will continue to do so.

DAG Reagan said the agreement between the EDA and CCRC will take place under the existing MOU.

A MOU between the CCRC and Treasury pertaining to reimbursement is being drafted.

RENAISSANCE PLAN UPDATE

Ms. Esser stated that there have been a number of meetings regarding the Renaissance Plan update. At least five presentations, including to the Trenton City Planning Board, the Mercer

County Planning Board, the New Jersey Building Authority, and two Public Hearings. Currently, the timeline ends in December, and any changes will be presented to the Board.

CITY OF TRENTON UPDATE

Mr. Daniels stated that the City was hosting a Fight the Blight Program, On October 20th from 6-8pm at City Hall as part of a revitalization program, and the first of many in a series of training programs to walk local contractors thru the procurement process.

Mr. Daniels added that the City is seeking public comment on its draft Land Development Ordinance (LDO). He encouraged all to be part of the process in the early planning stages, and provided the website: <https://trenton250ldoupdate.com/>

He stated that Mayor Gusciora spoke about ongoing efforts to improve the safety and security of the City, at the State of the City address.

Mr. Daniels expressed concerns regarding COVID-19 and the health of city employees and citizens in light of the new Delta variant.

Mr. Wilkerson stated that the City of Trenton received a Neighborhood Preservation Program (NPP) grant to do a strategic plan for the downtown area. The City will receive up to \$125,000 a year for five years to assist with economic revitalization of the State, Broad, Front and Warren street corridors.

OLD BUSINESS:

Chairman Inverso stated that he wanted to close the loop on the Broad Street Bridge area and added that the Executive Committee met in March to discuss the topic.

Mr. Stanback left the meeting at 11:38am.

Mr. Sowa inquired about one aspect of the FY22 budget, a \$1.5 million line item for the demolition of the Broad Street Parking Garage. He stated that the derelict garage on Broad and Front Street is owned by Trenton Parking Authority, and that the CCRC needs to meet with the Parking Authority to ensure that those funds are expended.

Ms. Povia stated that there has been no conversation between Treasury and the Trenton Parking Authority, and that the funds have not been pre-determined.

Mr. Prunetti stated that perhaps the CCRC should initiate a conversation between the Trenton Parking Authority, the City of Trenton, and the CCRC to see if a plan can be put in place. Ms. Povia stated that she did not know that Parking Authority's priorities.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT OF MEETING:

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

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, December 21, 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 October 19, 2021.

A handwritten signature in black ink, appearing to read "JoAnn Povia". The signature is fluid and cursive, with the first name "JoAnn" written in a larger, more prominent script than the last name "Povia".

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