



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

*This Meeting was held via Microsoft Teams.*

**December 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 Elizabeth Muoio  
Gina Fischetti, representing Lt. Governor, DCA Commissioner Sheila Oliver  
Andrew Swords representing DOT Commissioner Diane Gutierrez-Scaccetti  
The Honorable Reed Gusciora, Mayor of the City of Trenton  
George Sowa  
Willard Stanback  
Former Councilman Manuel Segura  
Elvin Montero

***Staff Members Present:***

Danielle Esser, Director, Governance & Strategic Initiatives, EDA  
David Nuse, EVP, Real Estate Development, EDA  
Diana Rogers, Sr. Community Development Officer, EDA  
Hector Serrano, Project Officer, EDA

***Others Present:***

Noreen Giblin, Director, Governor's Authorities Unit  
Jamera Sirmans, Associate Counsel, Governor's Authorities Unit  
Matthew Reagan, Deputy Attorney General, Office of the Attorney General  
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  
Councilwoman Robin Vaughn, 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. Esser read the Open Public Meetings announcement and performed the roll call of the Board.

Mr. Segura joined the meeting at 11:03 am.

Mayor Gusciora joined the meeting at 11:04 am.

## **APPROVAL OF PREVIOUS MINUTES:**

The Board was presented with minutes from the Board of Directors' November 12, 2021 special meeting. **A motion to approve the November 12, 2021 minutes was made by Mr. Prunetti, seconded by Mr. Stanback, and approved by the Board in a vote of 9-1-0.**

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

## **PRESENTATION OF FINANCIAL REPORT:**

Thomas Solecki, Department of Treasury, summarized the CCRC Financial Report. As of November 30, 2021, \$25,561 has been budgeted for insurance and for Topology. The current balance of both the CCRC, and the State bank accounts stands at \$49,457.

## **CITY OF TRENTON UPDATE**

Mayor Gusciora stated that the City concluded 93 property auctions and over \$7 million in bids were accepted last year, which has steadily increased over past years and indicates renewed express interest in the purchase of abandoned properties in Trenton.

Looking to get nuisance properties down, as they attract criminal elements. The team is in the process of developing a plan to demolish abandoned properties and rehabilitate others in some areas of Trenton.

Mayor Gusciora also informed the Board that around 32 houses on Sanford Street are slated to be demolished, to develop new housing on Sandford Street where there has been interest expressed.

Mayor Gusciora also shared concerns regarding a City Council ordinance to remove redevelopment responsibilities from the administration.

Mayor Gusciora stated that he is grateful for all that CCRC has done with the City of Trenton, especially with the efforts made in regard to the Taxation Building.

## **ADOPTION OF RENAISSANCE PLAN**

Chairman Inverso requested that Ms. Esser, Director, Governance, EDA summarize the next item before the board.

Ms. Esser provided a brief history and timeline of the Renaissance Plan and highlighted that in 2019, CCRC staff, under the direction of the Board, issued an RFQ/P to bring a planning consultant to assist with updating the draft update of the CCRC Renaissance Plan and urban code guidelines. This was awarded to Topology in June of 2019.

Ms. Esser stated that the development of the update to the CCRC Plan has been a collaborative effort of the members of the CCRC, together with representatives of pertinent state departments and agencies and the City of Trenton.

Mr. Sowa applauded the efforts on this project, but asked how CCRC intends to provide review and wants to ensure there is a process and protocol in place for staffing.

Mr. Stanback asked if there was a plan to perform a strategic analysis of CCRC itself, to figure out how to staff, resources, not just on particular projects, but in the organization as a whole.

Ms. Hindenlang then provided a presentation on the overview of the CCRC's proposed new Renaissance Plan.

Chairman Inverso congratulated all on their efforts to bring this Plan to the CCRC for its consideration.

**A motion to approve the adoption of the CCRC Renaissance Plan was made by Mr. Prunetti, seconded by Mr. Stanback, and approved by a unanimous vote, 10-0-0.**

### **UPDATE ON RFOTP FOR THE REDEVELOPMENT OF THE FORMER TAXATION BUILDING**

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

Mr. Sowa recused himself from this topic in the agenda and will continue to do so, as he works with a developer interested in the possibility of purchasing this building.

Ms. Krause presented a summary of the request for offers to purchase and redevelop the former taxation building. The RFOTP was released on November 15, 2021 and the response window closes on February 15, 2022. The RFOTP was published on the CCRC website and advertised in several real estate publications, currently running, and will run through early January. Running advertisements in around six publications and planning to add two more in January. Further updates will be provided at the next scheduled meeting in February 2022.

### **CHAIRMAN'S REMARKS:**

#### **OLD BUSINESS:**

Chairman Inverso commented that there is a plan to arrange a presentation of the Broad Street Bridge project at the February 2022 meeting.

Mr. Swords replied that the NJDOT is in the process of transferring the Broad Street project to Mercer County. He would be happy to follow-up if there are further questions, but it would probably be more appropriate for the County to make that presentation, however, his department will continue to be involved in the project.

**PUBLIC COMMENT**

Councilwoman Vaughn stated that the City of Trenton is Governed under the Faulkner Act (OMCL) Mayor-Council and also remarked that Council has statutory powers to oversee redevelopment in the city of Trenton and that no other agency has that statutory obligation.

Councilwoman Vaughn stated that City Council is putting together an ordinance to create a redevelopment agency that was devised by the redevelopment attorney, Mr. John Hoffman.

**ADJOURNMENT OF MEETING:**

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

**NEXT MEETING DATE:**

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, February 15, 2022, 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 December 21, 2021.



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