



## CAPITAL CITY REDEVELOPMENT CORPORATION

### BOARD OF DIRECTORS MEETING

*This Meeting was held via Microsoft Teams.*

**April 19, 2022 @ 11:00 AM**

#### **MEETING MINUTES:**

##### ***Members of the Board Present:***

The Honorable Peter Inverso, Chair  
Robert Prunetti, Vice Chair  
Jo-Ann Povia representing State Treasurer Elizabeth Muoio  
Gina Fischetti, representing Lt. Governor, DCA Commissioner Sheila Oliver, DCA  
Commissioner  
Andrew Swords representing DOT Commissioner Diane Gutierrez-Scaccetti  
The Honorable Reed Gusciora, Mayor of the City of Trenton  
Elvin Montero  
George Sowa  
Willard Stanback

##### ***Staff Members Present:***

Danielle Esser, Director, Governance & Strategic Initiatives, EDA  
Liza Nolan, Sr. Project Officer, EDA  
Diana Rogers, Sr. Community Development Officer, EDA  
Hector Serrano, Project Officer, EDA  
Muneerah Sanders, Board Liaison, EDA

##### ***Others Present:***

Governor's Authorities Unit: Jeffrey Nielsen, Associate Counsel  
Office of the Attorney General: Matthew Reagan, Counsel  
Office of the Attorney General: Meredith Friedman, Counsel  
Department of Treasury: Julie Krause  
Department of Treasury: Tom Solecki  
Department of Treasury: Robert Tighue  
Department of Community Affairs: Robert Tessier  
Department of Transportation: Susan Weber  
City of Trenton: C. Andre Daniels

## **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.

## **APPROVAL OF PREVIOUS MINUTES:**

The Board was presented with minutes from the Board of Directors' February 23, 2022 meeting.

**A motion to approve the February 23, 2022 minutes, was made by Mr. Sowa, seconded by Mr. Stanback, and approved by the Board in a vote of 9-0-0.**

## **PRESENTATION OF FINANCIAL REPORT:**

Mr. Thomas Solecki, Department of Treasury, summarized the CCRC Financial Report. As of March 31, 2022, \$20,876 was spent from the budget of \$25,073, and there is still a payable of \$4,200 for Audit Services. The current balance between the PNC and State bank accounts stands at \$47,958.

Chairman Inverso asked Mr. Solecki if the Department of Treasury was aware of the \$30,000 invoice from EDA. Mr. Solecki advised that Treasury is aware of the invoice and that a separate bank account has to be opened at PNC Bank prior to the invoice being paid as the funds pertain to the appropriation specifically for the former Taxation Building; Treasury is working with CCRC to open this account.

## **CITY OF TRENTON UPDATE:**

Mayor Gusciora stated that the city has issued an RFP for Roebling Block 2. He advised that there are three Roebling blocks: Block 1 contains the supermarket, stores and restaurants; Block 3 is where Roebling Lofts is located; and Block 2 is where several abandoned factories remain. He stated that the City has received six responses to the RFP and hopes to have a developer come in for a mixed-use project.

Mayor Gusciora stated that the City is preparing to take part in the Nation's 250<sup>th</sup> anniversary, and that several historic sites in the City have the potential to play a part, and he hopes to restore the historic Eagle Tavern as a place for tourists. The City plans to improve downtown Trenton on South Warren Street with lighting, and sidewalk and curb improvements.

There will be a ribbon cutting ceremony soon for modular apartments that are going up on Perry Street, near Friendship Baptist Church.

A new apartment complex on Brunswick Avenue will soon have a ribbon cutting ceremony for 72 affordable housing units.

The Mayor is excited about the Taxation Building and the first private business coming to downtown Trenton soon in a long time.

The City is taking part in Trenton Saturdays Downtown which will run thru the summer. The Mayor is sponsoring Lunch with the Mayor. Other prominent officials and non-profits are also taking part in the series, where visitors can restaurant hop.

**FORMER TAXATION BUILDING, 50 BARRACK STREET, TRENTON:**

Ms. Nolan stated that the Members were asked to approve a Notice of Intent to Award to the responsive bidder and to begin preparation and negotiation of a Purchase and Sale and Redevelopment Agreement (PSARA)

**A motion to approve was made by Mayor Gusciora, seconded by Mr. Prunetti, and approved by the Board in a vote of 8-0-1.**

*Mr. Sowa recused, as he works with a developer interested in the possibility of purchasing this building.*

**OLD BUSINESS – FRONT STREET GARAGE:**

Ms. Krause gave a brief update on the Front Street Garage. She advised that there is a budget of \$1.5 M from the state's SFY22 Budget, and Treasury believes the demolition will cost approximately \$3M. In late February 2022, Treasury and EDA representatives met with the Trenton Parking Authority (TPA). TPA sees themselves as the stewards of the project and hopes to have a mixed-use project at the garage site. Ms. Krause also advised that there is carryforward language for this project in the proposed FY2023 budget, which is currently under review by the State Legislature. Treasury or EDA will reach out to the Parking Authority regarding next steps.

**CHAIRMAN'S REPORT:**

Chairman Inverso advised that he has received a letter of resignation from former Councilman Manuel Segura, effective April 11, 2022.

The Chairman stated that he's requested a review of CCRC bylaws be initiated by counsel and Ms. Esser.

Chairman Inverso stated that the plan for the next meeting, scheduled for June 21, 2022, is to meet in person at EDA offices, however; an option for virtual attendance will be provided.

We hope to hold educational or orientation type trainings for new Board Members in the future.

The Chairman reminded the Board Members to file their Financial Disclosure Statements by the May 15th deadline.

**PUBLIC COMMENT:**

There was no public comment.

**ADJOURNMENT OF MEETING:**

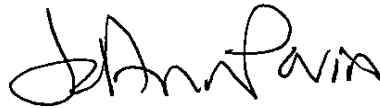
There being no further business, a motion to adjourn the meeting was approved on a motion by Mr. Prunetti, seconded by Mayor Gusciora, and approved by a unanimous vote.

**NEXT MEETING DATE:**

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, June 21, 2022 at 11:00 AM. The meeting will be held in-person and 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 April 19, 2022.

A handwritten signature in black ink, appearing to read "JoAnn Povia". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Jo-Ann Povia  
Chief of Staff, Department of Treasury  
Secretary/Treasurer, CCRC