



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

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

January 20, 2016 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Gwendolyn Harris, Vice Chair
Steven Sutkin, Secretary/Treasurer
Helene Rubin for Andrew Swords
Christopher Brashier
Terry Reidy
Robert Prunetti

Members of the Board via Conference Call:

Richard Sims

Members of the Board Not Present:

Mayor Jackson

Staff Members Present:

Paul Ceppi, EDA
Christina Fuentes, Assistant Secretary, CCRC; EDA
Patience Purdy, Assistant Secretary, CCRC; EDA
Muneerah Sanders, EDA

Others Present:

Michael Collins, Governor's Authorities Unit
George Loeser, Counsel
Gabriel Chacon, Counsel
Tom Solecki, Treasury
Jeffrey Koval, Treasury
Diana Rodgers, City of Trenton

Call to Order:

Chairman Inverso called the meeting to order at 10 a.m. with a quorum of the Board present. Mr. Sutkin 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' November 24, 2015 meeting. A motion to approve the November 24, 2015 minutes was made by Mr. Brashier and seconded by Dr. Harris, and approved by the Board in a vote of 7-0-0.

Financial Report:

Jeffrey Koval from the Department of Treasury's Division of Administration stated that there was no change to the CCRC banking statement. He added that Treasury has started the auditing process and expects to have spent funds for the audit by the next meeting.

Chairman Inverso stated that information on a Façade Improvement Plan, and a map of the East State Street Corridor was requested at the last meeting and asked Ms. Rodgers to bring the board up to speed.

City of Trenton Update:

Diana Rodgers, Acting Director, Housing and Economic Development

Ms. Rodgers stated that the City of Trenton has an initiative pertaining to the East State Street and Broad Street area. The City is looking to develop a facade improvement program. To that end, the City is looking at programs across the nation to see what works. She noted that Knoxville, TN, is similar to Trenton and has a 50 percent matching program.

Ms. Rubin asked what types of improvements were eligible under the Façade Improvement program. Ms. Rodgers stated windows, awnings and doors. She added that they want to maintain the city's historic integrity, without making it look old, while also recognizing a modern element. Ms. Rodgers remarked that the initial phase would be a grant program, but that afterwards applicants would need to have to comply with a loan process.

She stated the grant funding would come from city funds, and she believed that improvements would last for approximately 15 years. Ms. Rodgers added that budget hearings will end this quarter, and she hoped to have an outline to put before the Mayor at that time.

Ms. Rodgers distributed a map of vacant properties along East State Street and discussed several properties. She added that the corner of East State and Montgomery Street is critical and that the city is in discussions with developers regarding 150 East State Street as well as in discussions with the Treasury department regarding 225 East State Street.

Ms. Rodgers stated the city will address clutter in store windows, and will look at all options to see what has the most impact, including educating storeowners about security and other concerns.

Mr. Reidy stated that Asbury Park was successful in using an ordinance which only allowed 20 percent coverage of windows.

Dr. Harris suggested that a window display competition might be helpful. She also expressed the desire to help fund the program as well. She asked if there was a way a small portion of the budget could be used towards funding the facade program, maybe even \$20,000. Chairman Inverso said that is something that can be looked into at a later time.

Chairman Inverso asked if the funding was only for certain areas. Ms. Rodgers stated funding was for Broad Street, Hamilton Avenue and Hermitage avenues at this point. She added that although Hermitage Avenue used to be a commercial corridor, it was pretty desolate now and would probably receive a smaller piece of the funding. She said they would look at possibly soliciting for CBD dollars for that area. She added that Hamilton Avenue has the new McDonalds and the city wants to figure out how to best support that area.

Mr. Prunetti entered the meeting at this time.

Dr. Harris inquired about the former New Jersey Network property. Mr. Sutkin stated that the location currently houses judiciary warehouse operations. He added that rooftop equipment previously used by New Jersey Network has been removed and that a new roof was installed.

Ms. Rodgers stated that a Trenton neighborhoods restoration study was done by Julia Taylor and Diane Sterner. The study stated that with corrective action, some problem properties could be rehabbed to help stabilize the tax base, restore neighborhood appeal and improve the quality of life for residents. It examined how best to utilize certain processes to turnaround and revitalize neighborhoods including code enforcement, and strategic demolition. She said the study looked at areas of the city and broke it down by investors, homeowners, rentals, vacancies, etc.

Ms. Rogers stated that Trenton does not have a slew of non-profit developers like Camden, but that the city was reaching out the CDCs and non-profits to see if there's any interest in developing in Trenton. She added that they want to work with banks to see if they would turn over foreclosures to the city.

Chairman Inverso asked if Ms. Sterner and Ms. Taylor would be available to join the board for the next meeting. Ms. Rodgers stated that she would reach out to them.

Chairman Inverso asked Ms. Fuentes to provide an update on the recent meeting with Mercer County Community College President, Dr. Wang. Ms. Fuentes advised that Dr. Wang does not want to focus on the downtown campus at this time. She feels the city needs to focus on lighting, and parking and it's hard for her to spend money when the city hasn't adequately improved safety for students. She is pursuing a main campus expansion project, which would include student housing and retail space.

Chairman's Update:

Chairman Inverso stated that the next meeting would be March 16th and asked Ms. Sanders to check member's availability the following week. He asked Ms. Rodgers to invite Ms. Sterner and Ms. Taylor to the next board meeting.

Ms. Rodgers advised that she should have an updated Façade Improvement Plan prior to the May board meeting.

Public Comment:

No public comment

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 Wednesday, March 16, 2016, at 10am. 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 January 20, 2016.



Steven Sutkin, Secretary