



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

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

ANNUAL MEETING

February 21, 2018 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Robert Tighue, Secretary/Treasurer, Designee for Acting State Treasurer Muoio
Andrew Swords, Designee for Acting DOT Commissioner Scaccetti
Councilman Manuel Sequra
Robert Prunetti
Christopher Brashier

Members of the Board Present via Conference Call:

Tim Cunningham, Designee for DCA Commissioner Oliver

Members of the Board Not Present:

Mayor Jackson

Staff Members Present:

Maureen Hassett, SVP, EDA
Christina Fuentes, Assistant Secretary, CCRC; EDA
Patience Purdy, Assistant Secretary, CCRC; EDA
Muneerah Sanders, Executive Assistant, EDA

Others Present:

George Loeser, Counsel
Tom Solecki, Treasury
Jeffrey Koval, Treasury
Diana Rogers, City of Trenton

Others Present:

Adam Sternbach, Governor's Authorities Unit

Call to Order:

Chairman Peter Inverso called the Annual meeting to order at 10am with a quorum of the Board present. Mr. Tighue 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' December 20, 2017 meeting. **A motion to approve the December 20, 2017 minutes was made by Mr. Tighue, seconded by Mr. Brashier, and approved by the Board in a vote of 7-0-0.**

Annual Meeting:

- **Meeting Schedule for Calendar Year 2018:**

The Board was presented with the Board Meeting Calendar for 2018. **A motion to approve the 2018 Board Calendar was made by Mr. Brashier, seconded by Mr. Cunningham, and approved by the Board in a vote of 7-0-0.**

- **Election of Officers:**

The Board was presented with the nomination of Robert Prunetti as Vice Chair. **A motion to approve Mr. Prunetti as Vice Chair was made by Mr. Brashier, seconded by Mr. Cunningham, and approved by the Board in a vote of 7-0-0.**

The Board was presented with the nomination of Robert Tighue as Secretary/Treasurer. **A motion to approve the nomination of Robert Tighue as Secretary/Treasurer was made by Mr. Sequra, seconded by Mr. Swords, and approved by the Board in a vote of 7-0-0.**

- **Appointment of Committees:**

For the upcoming year, on a single nomination for each position, the Board voted unanimously as follows:

Audit Committee

Robert Prunetti, Chair
Timothy Cunningham
Manuel Segura

Finance Committee

Christopher Brashier, Chair

A motion to approve the Appointment of Committees was made by Mr. Swords, seconded by Mr. Tighue, and approved by the Board in a vote of 7-0-0.

- **Submission of 2017 Annual Report:**

Chairman Inverso asked Ms. Hassett to summarize the 2017 Annual Report as required during the annual meeting. **A motion to approve the 2017 Annual Report was made by Mr. Brashier, seconded by Mr. Prunetti, and approved by the Board in a vote of 7-0-0.**

Check Writing Authority:

Chairman Inverso wanted to confirm if former Vice Chair Gwendolyn Harris was still authorized to sign checks to that the process could be updated. Mr. Solecki stated that he would have a conversation with PNC Bank regarding this.

Financial Report:

Jeffrey Koval from the Department of Treasury's Division of Administration stated that there was no change to the statement from the last meeting.

Trenton Downtown Redevelopment Study:

Jones Lang LaSalle reps Doug Carr and Emily Crutcher stated that they have worked with the EDA for the past several months on a redevelopment sites study for downtown Trenton. This review has come through the Trenton MOU that has joined together local government, the Trenton Parking Authority, and Greater Trenton.

Mr. Carr stated that JLL had completed three main tasks including conducting background research on the Trenton downtown priority development area; hosting meetings with stakeholders, and; prioritizing potential redevelopment sites.

Mr. Carr stated that JLL had met and interviewed 25 stakeholders as part of the study. As a result of the interviews, they recognized several challenges, i.e. many city properties are non-taxable; traffic and parking issues; a 9 – 5 five environment; and a lack of construction-ready sites.

They also identified several opportunities including creating a historic neighborhood with a downtown feel; engaging local developers and community; the proximity to Philadelphia and New York; the Arena brings in visitors; and there's a demand for amenities such as daycares and gyms.

Mr. Carr also identified development corridors for further analysis in each of the city's four wards. He assessed the opportunities available in each corridor based on several criteria.

Trenton Office Buildings:

Ms. Hassett stated that Chris Chianese, Manager, DPMC was in attendance regarding the State Office Buildings project. She also stated that the architects from Ballinger and HDR were in attendance to provide updates regarding the Taxation, and Health and Agriculture buildings, respectively. Each architectural team created impact statements and provided them to DCA for review.

Chairman Inverso asked what the role of the CCRC is as it relates to the impact statements. DAG Loeser stated that from a legal standpoint, the board was limited by the statute, and has no approval or disapproval authority regarding the projects. Chairman Inverso asked for clarification. DAG Loeser stated that the CCRC process requires a public entity to submit a proposed development project with an Impact Statement that discusses how it relates to the Renaissance Plan. If a facet of the project is not in compliance with the Renaissance Plan, the board may point it out, with no other authority. Ms. Hassett stated that the Renaissance Plan was supported by the Urban Code via a City ordinance, and the Municipal Land Use approval process.

Mr. Segura asked if it was permissible to discuss these projects with members of the public. Chairman Inverso stated that he didn't see a problem with it, and DAG Loeser agreed there was no prohibition.

Department of Health Building Overview:

Sean Cuddahy, HDR Architects gave a presentation which included drawings and renderings of the proposed department of Health Building which will be located on West Hanover and North Willow. He stated the site is a 15-minute walk from the Trenton Train station and a 5-minute walk from downtown Trenton.

Mr. Cuddahy also stated that due to sloping at the location site, the building height would vary. It would be six stories along North Willow, and five stories on West Hanover.

He noted that the building would accommodate 879 employees and that parking would be at two locations near the site, the Bank Street Garage and a surface lot. He also noted that the building complies with the City of Trenton's Land Use Plan, and the CCRC Renaissance Plan.

Division of Taxation Building Overview:

Dennis Cormier, Ballinger Architects, gave a presentation that included drawings and renderings of the proposed eight story Taxation Building scheduled for South Warren Street and John Fitch Way which would accommodate 1150 employees. He noted that the building site is five-minute walk from the State Street commercial area, and a 10-minute walk from the Capital district and the Mill Hill Historic District.

He added that a new Urban Plaza would be placed between the Taxation building and the existing Labor building. The Plaza would provide opportunities for public art installations and programmed activities. The building will not include a cafeteria.

Impact Statement Review Summary:

Bob Tessier, Project Specialist, LPS, DCA summarized the Local Planning Services review of the Department of Health CCRC impact statement and the Ballinger Taxation building CCRC impact statement. He stated that the review and recommendations memorandum has been prepared by staff of LPS and that it provides review and recommendations for the Capital City Redevelopment Corporation's awareness.

He provided an extensive review of the recommendations within the memorandum, including updating the Renaissance Plan.

Old Business:

There was no old business to discuss.

Chairman's Update:

Chairman Inverso reminded members to be sure their Oath of Office was on file.

Public Comment:

Shakirah Abdul – Ali, Member, Stakeholders Allied for the Core of Trenton (ACT), and a Trenton homeowner, stated that while she was encouraged by some things that she heard, she was also discouraged that the concept of mixed use was not more integrated.

Bruce Afrin, Esq., representing Ms. Shakirah Ali, Assemblyman Gusciora, former Mayor Palmer and others stated that there are a number of problems with the project, and that there was no market inquiry done. He added that his clients are deeply concerned and do not intend to be silent. He also asked who did the walks, stating that the walk from the Department of Health building to the Train Station would take longer than 10 minutes. He expressed his clients concerns that the mistakes of the past would be repeated. He added that his clients wanted a more interactive role in the process.

Anne LaBate, Segal-LaBate Real Estate, stated that the current scope of the proposed State Office building projects puts us at a disadvantage and the State is turning its backs on struggling downtown businesses. She added that given the limitations of the board, she suggested that the board put a statement out quickly regarding where it stands on the project.

Ms. Iana Dikidjjeva, Member, Stakeholders Allied for the Core of Trenton (ACT), stated that downtown Trenton is incredibly fragile and advised the board to be sure to ask what happens when it rains. She added that obviously her comments did not matter at this meeting.

Ms. Ingrid Reed, former chair of the CCRC Board, emphasized the importance of the Board's responsibility to act on the recommendations made by LPS in their review of the State Office Building projects impact statements. She noted that while the board did not have authority to approve or disapprove the projects, it was created to provide a voice to the perspectives of Trenton stakeholders.

Maureen Hassett stated that the EDA does not plan to demolish or leave the existing Taxation building vacant. We plan to work with Treasury to put out an RFP for reuse of the building. Mr. Afrin stated that his clients believed that should happen in advance of the Taxation building moving forward.

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, April 18, 2018, 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 Annual Meeting on February 21, 2018.



Robert Tighue, Secretary/Treasurer