



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

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

June 14, 2017 @ 1PM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Gwendolyn Harris, Vice Chair
Charles Connery for Robert Tighue, Secretary/Treasurer
Andrew Clark, Alternate Designee for DOT Commissioner Hammer
Joyce Paul, representing DCA Commissioner Richman
Mayor Jackson
Robert Prunetti
Councilman Manuel Segura
Christopher Brashier

Members of the Board Not Present:

Richard Sims

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:

Thomas Huth, Governor's Authorities Unit
George Loeser, Counsel
Tom Solecki, Treasury
Jeffrey Koval, Treasury
Diana Rogers, City of Trenton

Call to Order:

Chairman Peter Inverso called the meeting to order at 1pm. with a quorum of the Board present. Mr. Connery 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' February 21, 2017 meeting. **A motion to approve the February 21, 2017 minutes was made by Mr. Prunetti, seconded by Mr. Connery, for a vote of 6-0-1.**

Ms. Paul abstained from the vote because she was not present.

The Board was presented with minutes from the Board of Directors' April 21, 2017 meeting. **A motion to approve the April 21, 2017 minutes was made by Mr. Prunetti, seconded by Ms. Paul, for 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 and they were working on a draft of the 2016 Audit.

Chairman Inverso asked for a follow up on the CCRC's insurance policy matter which was discussed at the last meeting. Ms. Hassett stated that the EDA's insurance carrier determined that it wasn't feasible to add the CCRC to its policy, however; the CCRC's current insurance broker has extended the policy for a year.

Mayor Jackson entered the meeting at this time.

Councilman Segura entered the meeting at this time.

Chairman Inverso asked Ms. Hassett which agencies have approved the Multi-Agency MOU. Ms. Hassett stated that the City of Trenton, the Mercer County Improvement Authority, the DPMC, and Greater Trenton, Inc. had approved.

Ms. Hassett stated that she has not heard back from the Trenton Parking Authority, but she had reached out to Bill Watson for a response.

Memorandum of Understanding for Redevelopment Opportunities:

Ms. Hassett stated that the Members were asked to approve a Memorandum of Understanding with the Department of Treasury Division of Property Management and Construction, The New Jersey Economic Development Authority, the City of Trenton, the Trenton Parking Authority, Mercer County, the Mercer County Improvement Authority, and Greater Trenton, Inc. to prepare a report of redevelopment sites within the City's downtown which may serve as future public or private commercial redevelopment opportunities for public or private entities.

Chairman Inverso stated that he would like the CCRC to be part of the working group. Ms. Hassett advised that the launch meeting was scheduled for June 22nd at 1pm. Mr. Prunetti stated that he would attend the meeting.

Chairman Inverso asked for a motion to approve a Memorandum of Understanding for Redevelopment Opportunities. **A motion to approve the Memorandum of Understanding for Redevelopment Opportunities was made by Mayor Jackson, and seconded by Dr. Harris, for a vote of 8-0-1.**

Mr. Connery abstained from the vote.

Mr. Prunetti stated that he had previously voted no because the State Office buildings project was not a part of the MOU. He feels that the future of the city is important, so he is voting yes at this time.

Mr. Prunetti asked if the MOU include examine the existing state leases. Ms. Hassett stated that that might be an outgrowth of the analysis. Mr. Prunetti stated that information might be helpful to developers who might be looking for an opportunity.

Mayor Jackson agreed that it might be helpful to have it as part of the agreement.

EDA Staff Update:

Chairman Inverso asked Maureen to summarize the Presentation on State Office Buildings project, which was given earlier in the day.

Ms. Hassett stated that architects HDR of Lawrence Township and the Ballinger Group, of Philadelphia provided the presentation, which was attended by members of the trades. She stated that the Health & Agriculture building will be six stories, situated on Hanover and South Willow Streets and will house 1000 employees. She stated the scope of the building was increased for an additional 100,000 s.f following a review by DPMC.

She stated that the Taxation building will be eight stories, housing 1200 employees and will located on John Fitch Way near the Labor Building.

Dr. Harris stated she was glad to see that nether of the proposed office buildings would have a cafeteria amenity and this is a great opportunity to engage some of the current business owners. She suggested that the City of Trenton survey residents regarding where they would like to eat, what restaurant choices they would like to see come into the city. She added that if there are no other amenities near the two office buildings, that residents will see them as just another office building that doesn't offer the community anything.

Councilman Segura stated that he hopes that construction workers and skilled laborers from Trenton are made aware of employment opportunities associated with the State office building projects.

Chairman's Update:

Chairman Inverso advised the Board the Vice Chairman, Dr. Harris has tendered her resignation from the board.

Dr. Harris stated that she is retiring from her position as Executive Director of the Walter Rand Institute for Public Affairs at Rutgers University in Camden. She added that she will be relocating from New Jersey to South Carolina. Members of the Board expressed their gratitude for her service and dedication to the board over the years, and their sadness to see her leave.

Old Business:

There was no old business to discuss.

Public Comment:

There was 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, August 16, 2017, 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 June 14, 2017.



Charles Connery
Assistant Deputy Director – DPMC