



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

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

October 17, 2018 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Robert Prunetti, Vice Chair
Charles Connery for Robert Tighue, Secretary/Treasurer
Gina Fischetti, representing DCA Commissioner Sheila Oliver
Susan Weber, representing DOT Commissioner Diane Gutierrez-Scaccetti
The Honorable Reed Gusciora
Mayor Christopher Brashier

Members of the Board Not Present:

The Honorable Manuel Sequera

Staff Members Present:

Danielle Esser, Deputy Chief of Staff, EDA
Christina Fuentes, Assistant Secretary, CCRC; EDA
Patience Purdy, Assistant Secretary, CCRC; EDA
Muneerah Sanders, Executive Assistant, EDA

Others Present:

Adam Sternbach, Governor's Authorities Unit
George Loeser, Counsel
Tom Solecki, Treasury

CALL TO ORDER:

Chairman Peter Inverso called the meeting to order at 10am with a quorum of the Board present. Mr. Connery read the Open Public Meetings announcement and performed the roll call of the Board.

INTRODUCTION OF DANIELLE ESSER, DEPUTY CHIEF OF STAFF, EDA

Chairman Inverso introduced Deputy Chief of Staff Danielle Esser, who summarized her background prior to joining the EDA.

EXTENSION OF EDA- CCRC MEMORANDUM OF UNDERSTANDING:

Ms. Fuentes stated that the Members were asked to approve the extension of a Memorandum of Understanding between the New Jersey Economic Development Authority and Capital City Redevelopment Corporation as an inter-department governmental agreement confirming the mutual understanding and intention between the agencies with respect to the provision of the Authority's support services to CCRC. This extension will run through April 2019 and will be presented to the EDA Board for approval at its November 9, 2018 meeting.

Chairman Inverso asked for a vote on the motion to approve the extension of the Memorandum of Understanding between the Authority and CCRC through April 2019. The motion was approved by the Board in an unanimous vote.

MEETING MINUTES:

The Board was presented with minutes from the Board of Directors' April 20, 2018 meeting. **Chairman Inverso asked for a vote on the motion to approve the April 20, 2018 minutes. The motion was approved by the Board in a unanimous vote.**

CAPITAL CITY REDEVELOPMENT CORPORATION RENAISSANCE PLAN DISCUSSION

Chairman Inverso stated that the Renaissance Plan needed to be revised, but that the board lacked resources. He requested any comments or suggestions regarding funding resources.

Assistant Secretary Patience Purdy suggested putting out an Request for Information to determine cost. Mayor Gusciora asked if parameters could be placed in light of the Governor's new financial plan, the Trenton 250 and the State Office Buildings project, etc.

Ms. Purdy asked if there was potential to look at the Trenton 250 and create something in conjunction with that document. Chairman Inverso stated that there was.

Mayor Gusciora suggested reaching out to the Bloustein School.

Mr. Solecki asked, if a consultant could identify exactly what CCRC was responsible for, if a new plan were bid out. Chairman Inverso asked if there was a template for how an RFI would look. Ms. Purdy stated that she would need to talk to staff in the Procurement department regarding the procedure. Ms. Purdy added that we can also send out the Trenton 250 with links.

Mayor Gusciora stated that the Governor's Executive order was very vague and no one really knows what it means. Chairman Inverso stated that there wasn't much to report regarding the Governor's Executive Order, but he hoped to have an update at the December meeting.

Mr. Brashier stated that he hoped the CCRC ties into the executive order in some manner. Mr. Prunetti agreed that a representative from the administration should come in. He also stated that he was confused and surprised that the CCRC was not mentioned in the order. Mr. Sternbach stated that he spoke to the Treasury Chief of Staff. The executive order spoke to Cabinet Members who report directly to him, but that they'll reach out to the various stakeholders, CCRC included. Mayor Gusciora stated, correct me if I'm wrong, but, the City of Trenton is not directed to participate because the Governor cannot direct them.

Chairman Inverso added that the CCRC is statutorily mandated under the Governor's control. Mr. Sternbach stated the CCRC was still a independent authority. Mayor Gusciora added that someone should say how we work together. Mr. Sternbach stated that he couldn't speak for Treasury.

Chairman Inverso asked the member if it was okay if the Executive committee met with EDA staff, or if the entire board wanted to participate. Ms. Fischetti stated that DCA wanted to participate in the process. Mr. Prunetti suggested a special meeting regarding the RFI.

Chairman requested if a special meeting could be scheduled within the next few weeks.

FINANCIAL REPORT:

Tom Solecki, Department of Treasury stated that \$12,000 was spent during fiscal year 2019, and that the account had a cash balance of \$180,000.

Ms. Purdy asked if there were any restrictions around using the funds in the CCRC account. DAG Loeser stated that he would look into it. Chairman Inverso asked DAG Loeser to send his findings to the board. Mr. Brashier stated that if there are no restrictions, that the board should get going quickly on the RFI.

GARDEN STATE GROWTH ZONE PROGRAM UPDATE:

Ms. Fuentes updated the board on the Garden State Growth Zone program. She said that although Trenton businesses were eligible for funds, it has been difficult to find applicants. She added that the program has received good promotion, and she hopes to have a few applicants before it expires next year. Mayor Gusciora requested links to the GSGZ program so that he could link it to his website.

REPORT OF EXECUTIVE COMMITTEE:

Chairman Inverso stated that it was the general consensus that the two State Office buildings did not conform to the goals of the board. He asked for comments or questions regarding the Executive Committee memo, which was sent out in July. Ms. Esser stated that it was her understanding that the Real Estate division has received comments and that they have been addressed. Mayor Gusciora stated that the City has been opposed to the projects and doesn't see them as a benefit.

Mr. Brashier stated that he recalled that there was talk of building similar office buildings with similar connectivity, when he joined the board eight years ago. He added that the problem for Trenton, when you compare it to the other 49 state capitals, is it's very small city with a very small tax base, so when you pull away money, it 's difficult to maintain infrastructure and other needs of the state.

APPOINTMENT OF CHRIS BRASHIER TO EXECUTIVE COMMITTEE

Chairman Inverso stated that he appointed Mr. Brashier to the Executive Committee to replace Mr. Tighue. He stated that because of Mr. Tighue's position at Treasury, being a member of the Executive Committee could potentially be uncomfortable.

SPECIAL STATE OFFICERS' ETHICS TRAINING:

Chairman Inverso reminded Members that the Special State Officers Ethics Training Session was scheduled for Tuesday, December 11, 2018 at 12Noon at EDA offices. The training is mandatory and in person attendance is required.

PUBLIC COMMENT:

There were no additional public comments.

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, December 19, 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 Meeting on October 17, 2018.


Charles Connery
Assistant Deputy Director, DPMC