



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

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

November 24, 2015 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Gwendolyn Harris, Vice Chair
Steven Sutkin, Secretary/Treasurer
Mayor Jackson
Robert Prunetti
Andrew Swords

Members of the Board via Conference Call:

Christopher Brashier

Members of the Board Not Present:

Terry Reidy
Richard Sims

Staff Members Present:

Maureen Hassett, EDA
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
Gabriel Chacon, Counsel
George Loeser, Counsel
Tom Solecki, Treasury
Jeffrey Koval, Treasury
Diana Rodgers, City of Trenton
Jeffrey Wilkerson, 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' August 19, 2015 meeting. **A motion to approve the August 19, 2015 minutes was made by Dr. Harris, and seconded by Mr. Prunetti and approved by the Board in a vote of 6-0-0.**

Approval of Auditing Firm:

In an earlier meeting, the Evaluation committee had presented its recommendation to the Board for the selection of an auditor for FY'14 activity. Three vendors had submitted proposals in response to Treasury's solicitation. The lowest bid was submitted by Kayode Agunbiade & Co. The Evaluation committee found the bid responsive to the RFP criteria and therefore recommended the bid to the Audit Committee, which would take future action on the recommendation. In this meeting, the Audit Committee recommended the selection of Kayode Agunbiade & Co to the full board for approval. **A motion to approve the selection of Kayode Agunbiade & Co. to perform the independent audit of CCRC for FY'14 was made by Robert Prunetti, seconded by Steven Sutkin and approved by the board in a vote of 6-0-0.**

Financial Report:

Jeffrey Koval from the Department of Treasury's Division of Administration stated that Treasury paid for the insurance policy. He added that the division expects to pay for the auditing costs, but the only expense was for the insurance premium.

DAG Gabriel Chacon introduced DAG George Loeser to the Board, stating that he'll take over as lead DAG for the CCRC meetings going forward.

The Board members thanked DAG Chacon for his support and direction over the years.

Chairman Inverso stated that recently CCRC members Gwendolyn Harris, Bob Prunetti and he met with city representatives Diana Rodgers and Jeffrey Wilkerson to discuss "Trenton 250." EDA representatives Maureen Hassett and Christina Fuentes attended as well. Chairman Inverso asked Mr. Wilkerson to provide an overview of the presentation.

Presentation of Trenton 250:

City of Trenton

Jeffrey Wilkerson, Division of Planning gave a presentation regarding Trenton 250 which lays out the city's comprehensive long-range master plan. He advised that the objectives include, among other things, the creation of a community driven vision for the city, identification of goals and strategies to realize that vision, integration of daily operations and alignment of departments, development of action plans and alignment of elected officials with the Trenton 250 objectives.

He added that the City has supporting reports and studies, i.e. the Vision Element, the City Profile Report, the Citywide Market Study, Housing Conditions and Market Study,

Existing plans inventory, an abandoned and vacant property survey and a natural resource inventory among others.

He touched upon what was accomplished so far, including a shared vision and set of values; as well as a shared understanding of where we are.

Mr. Wilkerson stated that Trenton 250 covers all five districts of the city.

He added that the name coincides with the City of Trenton's 250 year anniversary which will occur in 2042.

Mayor Jackson entered the meeting at this time.

Chairman Inverso asked how the CCRC could assist the City in moving forward. Ms. Diana Rodgers stated that the CCRC could advocate and assist with the Broad Street corridor, the East State Street corridor and parking lots. She added that this will be in support of the Downtown Master Plan. She commented on the management of pieces while work was done on the completion of the Master Plan.

Chairman Inverso asked Mr. Prunetti about the progress of the Light Rail Study. He advised that it has to go the Mid Jersey Chamber of Commerce board. He asked Ms. Rodgers to confirm the parcels associated with the Light Rail Study.

Dr. Harris asked for a map of East State Street prior to the next board meeting.

The deliverables prior to next meeting are the Façade Improvement Plan, a map of the East State Street Corridor, and a link to the CCRC Renaissance Plan.

Chairman's Update:

Chairman Inverso stated that on December 3rd, he will meet with Dr. Lang, President of Mercer County Community College regarding its expansion, which will be in concert with the City's vision for the Broad Street Corridor.

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, January 20, 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 November 24, 2015.

A handwritten signature in black ink, appearing to read 'Sutkin', written over a horizontal line.

Steven Sutkin, Secretary