



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

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

December 20, 2017 @ 10AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Robert Tighue, Secretary/Treasurer
Andrew Swords, Designee for DOT Commissioner Hammer
Robert Prunetti
Christopher Brashier

Members of the Board Present via Conference Call:

Tim Cunningham, representing DCA Commissioner Richman

Members of the Board Not Present:

Mayor Eric Jackson
Councilman Manuel Segura

Staff Members Present:

Tim Lizura, President/COO; EDA
Maureen Hassett, SVP, EDA
Paul Ceppi, Director, EDA
Christina Fuentes, Assistant Secretary, CCRC; EDA
Patience Purdy, Assistant Secretary, CCRC; EDA
Steve Martorana, Real Estate Development, EDA

Others Present:

George Loeser, Counsel
Jeffrey Koval, Treasury
Diana Rogers, City of Trenton
George Sowa, Greater Trenton
Christopher Chianese, Division of Property Management and Construction
Peter Kasabach, NJ Future
Thomas Huth, Governor's Authorities Unit

Call to Order:

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

Financial Report:

Jeffrey Koval from the Department of Treasury's Division of Administration stated that there were no significant changes to the bank statement.

Trenton Opportunity Zone

Maureen Hassett introduced Peter Kasabach to discuss updates to progress on the Trenton Opportunity Zone study. Peter stated that NJ Future is working in collaboration with the City and Greater Trenton to create a concept plan for development in the city and then an action plan for specific projects inclusive of cost. They are approximately three quarters of the way through the process. They have held stakeholder meetings to review concepts and designs. Mr. Kasabach stated the feedback has been positive. George Sowa, Greater Trenton, and Diana Rogers, City of Trenton, concurred that the feedback they have received has been positive. Ms. Rogers added that the meetings have inspired the Assembly of God Church on Clinton St. to look in to development possibilities.

Ms. Hassett asked if NJ Transit has provided input. Mr. Kasabach stated that yes, they have met with NJ Transit.

Mr. Sowa added that Jeff Sussman of Nexus has been engaged and that was a good sign as well.

EDA Staff Update:

State Office Building Projects:

Ms. Hassett noted that multiple approvals have been received to date for the State Office Building projects including, State House Commission, State Leasing and Space Utilization Committee, and EDA approvals on both bond financing and budget. She noted that a Notice of Complaint regarding the projects had been received and that the Attorney General's office was working on the response.

Ms. Hassett informed the group, as she had described at the last meeting, of the process put in place to file an Impact Statement for the projects with the CCRC. Because of EDA's involvement in the projects, it asked DCA to review for CCRC the projects' Impact Statement that will be drafted by EDA. The original plan was to have the Impact Statement prepared once designs were substantially complete. EDA has decided to accelerate the timeline for filing of the Impact Statement. Ms. Hassett confirmed with Mr. Steve Martorana, Project Manager for EDA, that the designs are approximately 65% complete to date. Ms. Hassett stated that EDA has a meeting with DCA Director of Local Planning Services Sean Thompson and staff on Friday, January 22, 2017 to acquaint them with the RFP. The design package will be delivered to DCA by January 12, 2017. The goal is to have the Impact Statement review to the CCRC Board for discussion at the January 31, 2017 meeting.

Chris Brashier noted that it was important to get the design information to CCRC also, so the Board can begin its due diligence.

Senator Inverso suggested that if necessary, the January meeting could be pushed back to provide the appropriate amount of time for both DCA and CCRC to review the information and asked that once the review is completed by DCA, the Impact Statement review be sent directly to the CCRC Board.

Andrew Swords questioned if traffic impacts had been addressed?

Executive Order 215:

In response to Mr. Swords inquiry, Steve Martorana summarized the work that is being done with respect to EO215. He advised that EDA has been pulling together information for the EO215 submission from multiple entities, including, Natural Resources, Cultural/Historic Resources, Land Use Permitting, Green Acres, Traffic Analysis and others.

Bob Tighue asked if this would overlap with the DCA Impact Statement review?

Senator Inverso asked if there would be an Executive Summary?

Mr. Martorana stated that a letter would be provided to act as a guidance tool for next steps.

Ms. Hassett asked Mr. Martorana to request that the design teams identify which parts of EO215 transfer to the Impact Statement.

Bob Prunetti entered the meeting at this time.

Mr. Kasabach asked if the CCRC guidelines could be made public. Ms. Rogers stated they were on the website (City of Trenton).

Bob Prunetti stated that he was happy to hear things were moving in the right direction.

Ms. Hassett stated that the EDA would like to task JLL with providing a focused study on retail in the City.

Mr. Kasabach said he thinks it should not just be a market study but should include information about similar cities that have added retail through design created to bridge the gap between creation and implementation.

George Sowa added that Greater Trenton was working with WRT on a similar study that considered how Pittsburgh, Buffalo, Allentown and Philadelphia addressed revitalization.

Meeting Minutes:

The Board was presented with minutes from the Board of Directors' October 18, 2017 meeting. **A motion to approve the October 18, 2017 minutes was made by Bob Tighue, seconded by Bob Prunetti, and approved by the members present for a vote of 6-0-0.**

Mr. Cunningham left the meeting at this time.

Tim Lizura asked Bob Tighue to look at the building lease, as it should be State owned before an RFP is issued.

Arts Inclusion:

Mr. Martorana noted that a committee had been established that included the NJ Arts Council, DPMC, Artworks, the architects and others. They are in the process of publicly commissioning art for both projects.

GSGZ Business Improvement Incentives/Business Lease Incentives:

Christina Fuentes described the grant program and noted that the approved areas had been expanded due to a lack of applications. Ms. Fuentes noted that there had been press releases as well as an information session (December 11, 2017) to advertise the program.

Tim Lizura asked if anything was being done in Spanish.

Ms. Fuentes stated that all material was available in Spanish.

Diana Rogers added that part of the reason for a lack of applications was a fear of government and the City had gone door to door in the designated areas to encourage people to apply.

Parking Study:

Ms. Hassett stated that as a result of conversations with the members of the Trenton Redevelopment MOU, a parking feasibility study was being done in conjunction with Greater Trenton and the Trenton Parking Authority. The study is being funded by \$25,000 from the EDA and matching funds from PSE&G.

Mr. Sowa stated that Greater Trenton was working with WRT to ensure that both parking and panning needs were considered and that recommendations would also be made considering convertibility as parking needs may change for many reasons, including autonomous vehicles.

Mr. Prunetti asked if the sites under consideration included those vacated by the State office buildings.

Mr. Sowa affirmed that those sites were indeed included and that the study was scheduled to be completed in two months.

Mr. Swords commended the team for its forward thinking with regards to autonomous vehicles.

Ms. Hassett informed the group that DCA has issued an RFP for a set aside of \$4.5 million to support market rate housing and mixed-use building in the City.

Chairman's Update:

Senator Inverso asked Diana Rogers to follow up with Mayor Jackson with regards to vacancies on the board.

Mr. Brashier asked that the board consider strategic outreach to the new administration to establish a good relationship. He also suggested a request for a second round of funding for CCRC.

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 tentatively scheduled for January 31, 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 December 20, 2017.



Robert Tighue
Secretary/Treasurer, CCRC