

CHRIS CHRISTIE  
GOVERNOR

**State of New Jersey**  
CAPITAL CITY REDEVELOPMENT CORPORATION

KIM GUADAGNO  
LT. GOVERNOR

**GOVERNOR'S AUTHORITIES UNIT**

I have received a copy of the minutes of the September 29, 2014, Board Meeting of the Capital City Redevelopment Corporation.

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SIGNATURE

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DATE



CHRIS CHRISTIE  
GOVERNOR

State of New Jersey  
CAPITAL CITY REDEVELOPMENT CORPORATION

KIM GUADAGNO  
LT. GOVERNOR

## MEMORANDUM

**TO:** Regina M. Egea, Director  
Governor's Authorities Unit

**FROM:** Steven Sutkin, Secretary

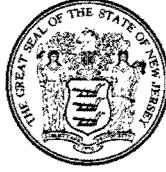
**DATE:** October 1, 2014

**SUBJECT:** Capital City Redevelopment Corporation  
Board Minutes

In accordance with provisions of the Capital City Redevelopment Corporation Act, I am attaching a certified copy of the minutes of the September 29, 2014, Capital City Redevelopment Corporation's Board Meeting for the Governor's review.

Attachment

ms



CHRIS CHRISTIE  
GOVERNOR

State of New Jersey  
CAPITAL CITY REDEVELOPMENT CORPORATION


KIM GUADAGNO  
LT. GOVERNOR

## NOTICE OF MEETING

September 22, 2014

RE: Acct # 1123520  
The Times  
500 Perry Street  
Trenton, NJ 08602

Please be advised that the Capital City Redevelopment Corporation Board meeting has been scheduled for 10am on Monday, September 29, 2014 at EDA Offices, 36 West State Street, Trenton.



Kim Ehrlich, Sr. Governance & Outreach Officer, EDA  
Assistant Secretary, CCRC

ms



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GOVERNOR

**State of New Jersey**  
CAPITAL CITY REDEVELOPMENT CORPORATION

KIM GUADAGNO  
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## NOTICE OF MEETING

September 22, 2014

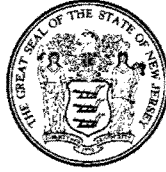
The Trentonian  
600 Perry Street  
Trenton, NJ 08618

Legal Ads

**Please be advised that the Capital City Redevelopment Corporation Board meeting has been scheduled for 10am on Monday, September 29, 2014 at EDA Offices, 36 West State Street, Trenton.**

  
**Kim Ehrlich, Sr. Governance & Outreach Officer, EDA  
Assistant Secretary, CCRC**

ms



CHRIS CHRISTIE  
GOVERNOR

State of New Jersey  
CAPITAL CITY REDEVELOPMENT CORPORATION

KIM GUADAGNO  
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**CAPITAL CITY REDEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

**NOTICE OF MEETING**

**September 22, 2014**

**Secretary of State's Office  
State House  
Trenton, NJ 08625**

**City of Trenton Clerk's Office  
City Hall  
319 E. State Street  
Trenton, NJ 08608**

**New Jersey State Library  
185 W State Street  
Trenton, NJ 08625**

**Trenton Public Library  
120 Academy Street  
Trenton, NJ 08608**

**Please be advised that the Capital City Redevelopment Corporation Board meeting has been scheduled for 10am on Monday, September 29, 2014 at EDA Offices, 36 West State Street, Trenton.**

**If you have any questions, please feel free to contact me at 609-858-6704.**

**Kim Ehrlich, Sr. Governance & Outreach Officer, EDA  
Assistant Secretary, CCRC**

**ms**



## State of New Jersey

DEPARTMENT OF TRANSPORTATION  
P.O. Box 600  
Trenton, New Jersey 08625-0600

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

JAMES S. SIMPSON  
*Commissioner*

July 17, 2014

Manerah Sanders  
Executive Assistant  
Governance & Communications  
New Jersey Economic Development Authority  
P.O. Box 990  
36 West State St.  
Trenton, New Jersey 08625

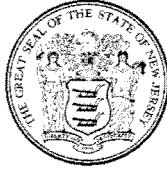
Dear Ms. Sanders:

I hereby designate Andrew Swords, Director, Division of Statewide Planning, to serve as my designee, and Helene Rubin, Project Manager of Capital Investment Planning as his alternate at the Capital City Redevelopment Corporation Board meeting and to act on my behalf for the New Jersey Department of Transportation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joseph D. Bertoni".

Joseph D. Bertoni  
Acting Commissioner



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

**NJEDA OFFICES  
36 WEST STATE STREET  
BOARD ROOM  
September 29, 2014 @ 10 AM**

**MINUTES**

***Members of the Board Present:***

Peter Inverso, Chair  
Gwendolyn Harris, Vice Chair  
Terry Reidy  
Robert Prunetti  
Andrew Swords  
Robert Shaughnessy (alternate to Steven Sutkin)  
Helene Rubin (alternate to Andrew Swords)  
Christopher Brashier via conference call

***Members of the Board Not Present:***

Mayor Jackson  
Richard Sims

***Others Present:***

Amy Herbold, Assistant Counsel, Governor's Authorities Unit  
Gabriel Chacon, Counsel  
Margie Piliere, EDA  
Kim Ehrlich, EDA  
Muneerah Sanders, EDA  
Tina Vignali, DCA  
Tom Solecki, Treasury Administration

**Call to Order:**

Chairman Peter Inverso called the meeting to order at 10 a.m. with a quorum of the Board present. Mr. Shaughnessy 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' July 9, 2014 meeting. **A motion to approve the July 9, 2014 minutes was made by Terry Reidy, seconded by Gwendolyn Harris and approved by the Board in a vote of 6-0-0.**

### **Update From Mayor's Team Meeting:**

Margie Piliere, Director of EDA Business Development noted that the Mayor's team meeting was the first such meeting in at least five years. She stated that it was well attended with robust discussion amongst attendees including Monique King-Viehland, Director of Housing & Economic Development, EDA representatives and other state agencies. Director Viehland gave a presentation on the city's goals for economic development. It was decided that meetings would be held on a bimonthly basis.

It was also discussed that a Greater Trenton Team Partnership was being established with key City stakeholders to discuss how to jumpstart projects so that they move forward more efficiently.

Ms. Piliere stated that the Mayor's office held another meeting, the Mayor's Economic Advisory Committee (MEAC) including the representatives from the EDA, Mercer County Community College, Thomas Edison College and other City stakeholders. The purpose of the MEAC is to advise the Mayor on key issues in the City. There will be subcommittees to advise him on specific priorities for the City as outlined in the market study. In the MEAC meeting, projects were discussed including the Roebling building, the Culbertson Lofts, Clinton Lofts, MCCC and Broad Street redevelopment corridor. The market analysis indicated that travelers commuting thru Trenton, Philadelphia and New York were not using transit as frequently as expected. The CCRC discussed scheduling a meeting with Transit to follow up on this. Retail leakage data was also identified in the analysis.

Chairman Inverso asked if it was possible to make the MEAC report available to the CCRC members. Ms. Piliere stated she would request it from Director King-Viehland, and that she would probably require that it be kept confidential amongst the members.

Chairman Inverso asked that Ms. King-Viehland be invited to come before the Board and give a presentation. Ms. Piliere stated that the Mayor reappointed Dr. Harris and Mr. Brashier to the CCRC.

Chairman Inverso asked if the Board received formal notification from the Mayor's office regarding the reappointments. Dr. Harris and Mr. Brashier stated that they received letters but were not aware if copies were sent to the CCRC. Chairman Inverso requested that copies of the letters be provided to the CCRC

Dr. Harris inquired about term expirations. Chairman Inverso stated that he would provide that information.

### **Mayor's Transition Report**

Ms. Piliere discussed Trenton Mayor Jackson's Transition report which deals with many critical operational recommendations pertaining to City owned property, the Department of Economic Development, and Community Development Block Grant compliance.

Chairman Inverso asked for questions on the report.

Dr. Harris asked if there was any focus on the downtown area that the Board should be aware of.

Ms. Piliere stated that City was doing a City wide inventory of vacant properties, looking at public safety, compliance with the CBDG, creating a Department of Community Services, and restoring the Bureau of Property Management. The City also discussed working with the State, the CCRC and EDA to help facilitate these projects.



### **Building and Project Updates**

Director Piliere stated that there were no real updates; however the ERG application from HHG Development was still on hold. She anticipated the application moving forward as soon as the bill is signed extending the completion date to 2018. Dr. Harris stated that the lighting project would be a good one to move forward if possible.

Chairman Inverso stated that a letter was sent to the city in 2013 regarding specific projects in the City, and asked if the members were interested in updating and resending the letter. The members agreed that it would be a good decision. Chairman Inverso agreed to work with the EDA on the revisions.

### **August Financial Report:**

Thomas Solecki from the Department of Treasury's Division of Administration discussed the financial report for August. Previously, the Board had voted to keep the insurance policies and in place and the budget also included \$5000 for other costs that may arise. The CCRC bank account current balance is \$77,534. The bank charges a monthly fee however Treasury would request a waiver.

### **Other Business:**

The Board cancelled the upcoming November 18, 2014 and scheduled an October 28<sup>th</sup> meeting where it is anticipated that Director King-Viehl and Dr. Pat Donahue of MCCC will present. The Board is also holding December 9, 2014 for a meeting when it is anticipated that Mayor Jackson will be there.

### **Public Comment:**

No public comment

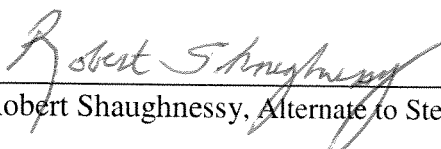
**There being no further business a motion to adjourn the meeting was adjourned by a unanimous vote.**

### **Next Meeting Date:**

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, October 28<sup>th</sup>, 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 September 29, 2014 meeting.

  
\_\_\_\_\_  
Robert Shaughnessy, Alternate to Steven Sutkin, Secretary