

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

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

ANNUAL MEETING

February 18, 2015 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Steven Sutkin, Secretary/Treasurer
Mayor Jackson
Robert Prunetti
Andrew Swords
Christopher Brashier

Members of the Board via Conference Call:

Gwendolyn Harris, Vice Chair

Members of the Board Not Present:

Terry Reidy
Richard Sims

Staff Members Present:

Gabriel Chacon, Counsel
Tyler Yingling, GAU
Maureen Hassett, EDA
Margie Piliere, Assistant Secretary, CCRC; EDA
Patience Purdy, EDA
Muneerah Sanders, EDA

Others Present:

Tom Solecki, Treasury
Monique King-Viehland, City of Trenton

Call to Order:

Chairman Peter Inverso called the Annual 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' December 11, 2014 meeting. **A motion to approve the December 11, 2014 minutes was made by Mr. Brashier, seconded by Mr. Prunetti and approved by the Board in a vote of 7-0-0.**

Annual Meeting:

- **Meeting Schedule for Calendar Year 2015**

Chairman Inverso presented the 2015 Meeting Schedule, which was previously approved at a meeting on December 11, 2014. Chairman Inverso asked the Members to confirm the approval.

A motion to approve the 2015 Board Calendar was made by Mr. Swords, seconded by Mayor Jackson and approved by the Board in a vote of 7-0-0.

- **Election of Board Officers for 2015:**

For the upcoming year, on a single nomination for each position, the Board voted unanimously as follows:

Vice Chair - Gwendolyn Harris
Secretary/ Treasurer - Steve Sutkin (Treasury)
Margie Piliere, Assistant Secretary.

A motion to approve the Election of Officers was made by Mr. Prunetti, seconded by Mr. Brashier and approved by the Board in a vote of 7-0-0.

- **Appointment of Committees:**

Chairman Inverso stated that the committees would remain unchanged for the upcoming year.

- **Submission of 2014 Annual Report:**

Chairman Inverso presented the 2014 Annual Report as required during the annual meeting.

A motion to approve the 2014 Annual Report was made by Mr. Prunetti, seconded by Mr. Brashier and approved by the Board in a vote of 7-0-0.

Financial Report

Thomas Solecki from the Department of Treasury's Division of Administration stated that there was no change to the financial report from the report presented at the December meeting.

Draft Resolution Endorsing Greater Trenton Initiative

Chairman Inverso presented the draft endorsement for the Greater Trenton Initiative and opened the floor for discussion.

Board Members discussed the need for appropriate language that articulates that CCRC's endorsement for Greater Trenton Initiative development projects is subject to the Mayor's support.

DAG Chacon clarified that GTI is not bound to come before the Board for developing projects; because the CCRC's policy is to only review and provide comments and/or support regarding major projects.

After further discussion, Chairman Inverso requested that DAG Chacon amend the draft resolution endorsing the GTI to include specific language regarding the Mayor's support of GTI and also that it has no present intention to engage in development projects and to have it emailed to the Board for review.

A motion to approve acceptance of a resolution to endorse the Greater Trenton Initiative, with the language discussed to be inserted was made by Mr. Prunetti, seconded by Mr. Brashier and approved by the Board in a vote of 7-0-0.

Policy Regarding Requests for Project Support

Margie Piliere discussed a new policy regarding requests for project support as outlined in the Memorandum to the Board from NJEDA staff. This policy request was prompted by a request from the attorney of the Credit Union of New Jersey's for CCRC's support of renovations and upgrades to their facility located on East Lafayette Street in Trenton. The project would include the installation of a drive-thru banking window, an interior ATM machine and exterior landscaping and overall appearance improvements.

Chairman Inverso asked DAG Chacon to take the Board thru the policy and to draft a resolution adopting the new policy. DAG Chacon stated that Ms. Piliere had essentially laid everything out, however the bylaws were silent on whether CCRC support for projects in the Capital District is required. Therefore, the recommended new policy is consistent with the CCRC Act and CCRC may adopt the policy as set forth in the Memorandum.

After discussion, it was determined that the only requirement for the project to proceed is for the City of Trenton to file an impact statement with the CCRC for the Project. The City may designate this responsibility to the developer of the Project. The CCRC's policy is to only review and provide comments and/or support regarding major redevelopment projects creating a large impact on the City and only as requested by the City of Trenton.

A motion to approve the new policy as outlined in the Memorandum and for DAG Chacon to draft a resolution adopting the new policy was made by Mayor Jackson, seconded by Mr. Brashier and approved by the Board in a vote of 7-0-0.

Auditor Services RFP

Gabe Chacon, DAG stated the question had come up regarding the possible extension of the current auditor services contract for an additional year. He advised that the Board is currently limited to one year for this term, but that next year the Board could approve a longer term. DAG Chacon stated that Treasury has drafted a “mini” RFP which requests an independent auditor for a single year from the list of independent auditors designated by the Division of Purchase and Property.

Trenton Team Meeting

Margie Piliere provided an update on Mayor Jackson’s January 13th Team Meeting. The meeting was held at EDA offices and chaired by Dianna Rodgers for Mayor Jackson, who attended the Governor’s State of the State address. The meeting was well attended by representatives of the CCRC, MCIA, HMFA, DEP, and the EDA amongst others. A wide array of topics were discussed, including an update on the City Wide Market Study, a vacant property strategy overview, and the East State Street storefront initiative.

Ms. Piliere noted that the community development group Isles, in conjunction with the City has compiled a vacant property database which can be found at <http://www.restoringtrenton.org>. She also remarked that information was shared about a great resource for finding hidden treasures in Trenton such as information on various activities, buildings, history, restaurants, arts, shopping, etc. which can be found at www.hiddentrenton.com.

She added that the next meeting is tentatively scheduled for Tuesday, May 12 at 1:30pm.

Agency Presentations:

Treasury Administration

Steve Sutkin gave a presentation on projects being considered by the Treasury Administration where sometimes they are the contracting agency and others they are the liaison including conversion of the former NJM building on Stockton Street; the day lighting of the Assunpink Creek; renovations to the front half of the State House also know as the Executive State House by the Army Corp. of engineers. Mr. Sutkin added that the Department of Treasury in partnership with the EDA will work on the renovation of the Taxation building and the Health and Agriculture building.

Mayor Jackson asked if the project start dates could be provided.

Chairman Inverso asked if there were an update on the Van Sciver building. Mr. Sutkin stated that the current sale price was \$1.2 million and he would touch base with Ms. King-Viehland to discuss the City’s concerns.

Mr. Prunetti stated that there needs to be greater coordination between the State and the City regarding redevelopment. Chairman Inverso stated that maybe the Renaissance plan needs to be updated; perhaps we should consider how and examine ways. Mayor Jackson added that he had a conversation with Michele Brown and he hopes that the matter can be explored.

Mr. Brashier asked if there was information on the light rail. Mr. Prunetti responded that the MidJersey Chamber of Commerce has undertaken a study which includes extending the River Line. The study is nearly complete, but awaiting information on properties from the City. The study encompasses extending the River Line to Thomas Edison State College and hopefully in the next 30 days we should be able to release the report.

Andrew Swords stated that the Department of Transportation has done a study of bus routes along routes 55 and 42 to renovate existing shuttles to the Riverline.

Chairman Inverso asked Mr. Prunetti to provide a copy of the study for the light rail extension to the Board.

Department of Transportation

Andrew Swords gave a presentation on projects being considered by the Department of Transportation including replacement of the South Broad Street Bridge; the East State Street Orphan Bridge; the existing bridge decks on Route 1 (over New York Avenue, and the Delaware and Raritan Canal), and drainage improvements on Route 29 from Cass to Calhoun Streets.

Chairman Inverso recognized Tyler Yingling of the Governor's Authorities' Unit who was attending the meeting in Michael Collins' absence.

Staff (EDA) Update

Assistant Secretary Piliere stated that the CCRC website has been updated and linked to the EDA's website.

Chairman Inverso stated the website has Board Member information and asked the Members to review and provide any revisions necessary to Muneerah Sanders.

Ms. Piliere announced that former CCRC Assistant Secretary Liza Nolan had accepted the position of Program Manager for the Energy Resilience Bank and would no longer assist the Board. She introduced Patience Purdy who would work with Muneerah Sanders on the CCRC. She also advised that the position of Garden State Growth Zone Officer was posted and that the new person would be available to assist the Board in the future.

Ms. Piliere advised the Board that EDA staff met with MCCC's Dr. Donohue and her staff regarding their expansion project. At this time, three properties have been identified for potential purchase and MCCC has been working with Ms. King-Viehland. She added that New Jersey Community Capital is working to fund the properties.

Chairman's Update

Chairman Inverso stated that the Board was looking to have other agencies present in the future including the Business Action Center. Chairman Inverso requested that the MidJersey Chamber of Commerce make a presentation of the light rail study at the next meeting.

Mr. Swords stated that maybe NJ Transit could be invited to present as well.

Chairman Inverso stated that the Governor's office has offered a meeting with the head of the Governor's Authorities' Unit in response to the Board's request for a meeting with the Governor.

Mayor Jackson left the meeting at approximately 11:35am.

Old Business

There was no old business to discuss.

Public Comment:

No public comment

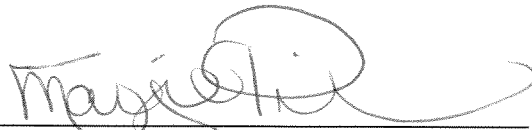
There being no further business a motion to adjourn the meeting was approved by a unanimous vote.

Next Meeting Date:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Wednesday, April 22, 2015, 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 Annual Meeting on February 18, 2015.



Margie Piliere, Assistant Secretary, CCRC
Director, Business Development, EDA