



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

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

**April 16, 2019 @ 10 AM**

**MINUTES**

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

Peter Inverso, Chair  
Robert Prunetti, Vice Chair  
JoAnn Povia, Secretary/Treasurer, representing State Treasurer Elizabeth Maher Muoio  
Gina Fischetti, representing DCA Commissioner Sheila Oliver  
Susan Weber, representing DOT Commissioner Diane Gutierrez-Scaccetti  
Mayor Reed Gusciora  
Former Councilman Manuel Segura

***Staff Members Present:***

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

***Others Present:***

Adam Sternbach, Governor's Authorities Unit  
Ryan Brown, Counsel  
Tom Solecki, Treasury  
Nickie Papadopoulos, Treasury

**CALL TO ORDER:**

Chairman Peter Inverso called the meeting to order at 10am with a quorum of the Board present. Ms. Sanders 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' February 26, 2019 meeting. **A motion to approve the February 26, 2019 minutes was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 6-0-0.**

*Ms. Povia abstained from voting for the minutes because she did not attend the meeting.*

### **ELECTION OF OFFICER:**

The Board was presented with the nomination of JoAnn Povia as Secretary/Treasurer. A motion to approve Ms. Povia was made by Mr. Prunetti, seconded by Mr. Segura, and approved by the Board in a vote of 6-0-0.

### **PRESENTATION OF FINANCIAL REPORT:**

Ms. Nickie Papadopoulos, Department of Treasury, reported that there was no change to the financial statement except for interest. The total amount is \$180,475.00.

### **PRESENTATION OF THE JLL REDEVELOPMENT SITES CATALOG REPORT:**

Mr. Juan Burgos gave a brief overview of the Downtown Redevelopment Sites Catalog prepared by Jones Lang LaSalle (JLL). Mr. Burgos stated that several agencies including the EDA, DPMC, Mercer County, the MCIA, the City of Trenton, the CCRC, Greater Trenton, and the Trenton Parking Authority were part of a MOU to identify and support redevelopment of the City of Trenton's downtown. As part of the MOU, JLL was appointed to compile a catalog of nine potential redevelopment sites within the Trenton Downtown priority area. Mr. Burgos noted that in addition to the nine publicly owned sites, there are five privately owned sites which are included for information purposes only.

Mr. Segura stated that there is plenty of available city-owned properties that should be included in the catalog along with the downtown sites. Mayor Gusciora stated that the City is working with DCA to map all properties in the City, but the CCRC's main focus is the downtown district.

### **CITY OF TRENTON UPDATE:**

Mayor Reed Gusciora introduced Benjamin Delisle, the City's new Housing and Economic Development Director, and his new board appointee Elvin Montero, Director, Chemistry Council of New Jersey. He also stated that Mr. Gangemi would be moving on to new challenges.

Mayor Gusciora stated that Barry Zhane, CEO of Princetel, wanted to relocate company offices from New York city to Trenton. They were interested in Block 2 of the former Roebling complex, which is owned by the City and appraised at \$85,000.00. Mr. Zhane initially offered \$85,000, but increased the offer to \$182,000. Unfortunately, City Council removed it from the docket three times, concerned with the value of the property.

The State of New Jersey did an environmental cleanup of the site, so if the City were to receive a windfall, Trenton would have to reimburse the State. City Council felt that the offer was too low, and they also wanted Mr. Zhane to sign a "Pay to Play" agreement. Mayor Gusciora stated that if you look at the ordinance, you'll see that developers are left out, and are not required to sign. While Mr. Zhane has committed to coming back to Trenton, in the meantime, he is leasing a property in Hamilton.

Mayor Gusciora stated that Westrum developers want to build a parking deck in back of the Justice Complex with houses behind it, and will come before the State. Mr. Gangemi added that Westrum was going before the City Council tonight, but there would not be a vote.

Mayor Gusciora stated that the old abandoned Cook School, located on Cuyler and Walnut Avenues in the Wilbur section of Trenton could possibly be saved from demolition because a developer was interested in it. The school was built in 1910, and the building has been closed since 1995.

Mayor Gusciora added that a developer from Philadelphia has created senior housing on Tyler Street.

**STAFF UPDATE:**

Mr. Martinez stated that he attended several outreach and networking events geared towards minority and women owned business recently, and received several applications. He noted that he has an event scheduled for May 8, 2019 at Rider University.

Mr. Martinez also stated that the EDA and Treasury hosted an event on April 15<sup>th</sup> at Thomas Edison State University to help minority and women owned small businesses register for subcontracting opportunities on the State Office Building projects. There was an excellent turnout with over one hundred registrants.

Ms. Purdy added that representatives from Labor, Treasury, the African American Chamber of Commerce, the Southern Chamber of Commerce, Small Business Administration, the Business Action Center, and the EDA were in attendance.

Ms. Povia stated that the EDA was gracious in obtaining the venue and that the Treasurer Muoio had initiated the event. She noted that contractors Turner and Torcon are starting to hire more subcontractors.

**RESPONSE LETTER TO CCRC ON REVIEW OF HEALTH AND TAXATION BUILDING IMPACT STATEMENTS.**

Ms. Esser stated that the EDA and DPMC's response to DCA's review of the State Office Building impact statements was included in the agenda materials. She added that the review addressed each of the recommendations individually. Chairman Inverso stated that the Members could review it at their leisure.

**STATUS OF CCRC RFQ/P:**

Ms. Esser stated that the EDA plans to issue the RFQ/P in a few days. The RFP/Q was expected to be released on April 22<sup>nd</sup>, with bids due by May 21<sup>st</sup>. The Evaluation committee would meet on Monday, and they're looking at May 23, 2019. Ms. Esser stated that the Evaluation committee would consist of Robert Prunetti, Jeff Wilkerson, City of Trenton; a staff person from Treasury, and Ms. Esser. At the next board meeting on June 18<sup>th</sup> we'll award the contract.

Chairman Inverso requested a copy of the RFP/Q be sent to board members.

**CHAIRMAN'S UPDATE:**

Chairman Inverso reminded the members that Financial Disclosure statements were due no later than May 15, 2019 and that financial penalties would be assessed for late submissions.

**PUBLIC COMMENT:**

There were no 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 Tuesday, June 18, 2019, 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 April 16, 2019.

A handwritten signature in black ink that reads "JoAnn Povia". The signature is written in a cursive style with a large initial "J" and "P".

JoAnn Povia  
Chief of Staff, Department of Treasury  
Secretary/Treasurer, CCRC