



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

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

December 19, 2018 @ 10 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
Robert Prunetti, Vice Chair
Robert Tighue, Secretary/Treasurer
Gina Fischetti, representing DCA Commissioner Sheila Oliver
Susan Weber, representing DOT Commissioner Diane Gutierrez-Scaccetti
The Honorable Reed Gusciora, Mayor
Christopher Brashier

Members of the Board Not Present:

The Honorable Manuel Sequera

Staff Members Present:

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

Others Present:

Adam Sternbach, Governor's Authorities Unit
George Loeser, 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. Mr. Tighue 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' October 29, 2018 meeting. **Chairman Inverso asked for a vote on the motion to approve the October 29, 2018 minutes. The motion was approved by the Board in an unanimous vote.**

CAPITAL CITY REDEVELOPMENT CORPORATION RENAISSANCE PLAN DISCUSSION

Chairman Inverso stated that the Department of Community Affairs did a good job reviewing the statements for the State Office Building projects. He asked the Members to review the draft Scope of RFP and decide if review by the DCA was appropriate.

Ms. Esser stated the draft Scope of the RFP contained elements to be included in the Renaissance Plan and that a matrix would be created to review inconsistencies of the plan. She added that the RFP was expected to go out in approximately 12 weeks, and that a special meeting could be held, if necessary.

Mayor Gusciora stated the Renaissance Plan should also include a list of vacant properties, parking, and the State office building relocations. Mr. Prunetti stated the relocations was a major point, and perhaps it should be put in a statement upfront or added as a separate point. Ms. Esser stated that we'll take a look and make sure these conditions are added to the document.

EXECUTIVE ORDER 40 UPDATE

Ms. Maureen Hassett, Department of Treasury, stated that Governor Murphy signed Executive Order 40 creating the New Jersey State Capital Partnership. The partnership consists of Treasury, DCA, DEP, DOT, NJ Transit, the EDA, Law & Public Safety, and other state agencies, and will work with the offices of the Mayor and the Mercer County Executive to development strategies to spur economic development in the City of Trenton.

Ms. Hassett stated that Capital City Community Coalition meetings are held every Thursday at Friendship Baptist church in Trenton. She stated that the coalition consists of a diverse group including faith based leaders, first responders, education representatives, and community organizers. The coalition keeps abreast of issues occurring in the City, as well as the Trenton middle schools and higher, with the goal of working towards a safer community for those who live and work in the greater Trenton area.

Ms. Hassett introduced Ms. JoAnn Povich, Treasury, also spoke on Executive Order 40. Ms. Povich stated that Governor Murphy felt that the State Office buildings project was a missed opportunity, but that the EDA was given a very narrow scope and little could be done based on the project.

Mayor Gusciora stated that it would be helpful to have the designs of the State Office Buildings. Mr. Brashier agreed that it would be helpful if they were circulated to the board.

CITY OF TRENTON UPDATE:

Mr. Jeff Wilkerson, Planning Director, City of Trenton, provided several updates to the board, including that developer Barry Zane was interested in the site at East State Street and Whitehead Road; Ajax Management has taken over the block of East State, Montgomery, East Hanover and Stockton streets. There are plans to knock down the old bank building, and the law firm and to put a café on East Hanover facing the Gandhi Garden, as well as other development on the block.

Mr. Wilkerson stated the Cure Insurance company wants to move its headquarters to Trenton, possibly the Van Sciver building, and that the COO of Cure is interested in the old Settimo Cielo restaurant on Front Street. He stated that the Smokehouse restaurant on Front Street wants to add a three season patio and make improvements to the kitchen.

Mr. Wilkerson added that there have been discussion around the sale of the Wyndham Garden hotel, but that the owner is holding out. There have also been discussions of possibly placing residents on the top two floors, and possibly utilizing some space for workforce training.

Mayor Gusciora stated that developer Roland Potts was looking to redevelop the site of the old cleaners on South Warren Street. He added that the Roebling Lofts are 70 percent occupied and that the second block was being looked at for development.

FINANCIAL REPORT:

Ms. Nickie Papadopoulos, Department of Treasury, stated that there was a balance of \$179,098 in the CCRC bank account.

SMALL BUSINESS SERVICES UPDATE:

Mr. Kenneth Hart, Business Development Officer, provided the board with an overview of services provided by the Small Business Services division of the EDA. He stated that in addition to the Business Improvements and Lease Incentives program, they many tools to assist businesses, including the Small Business Fund for small, minority-owned or women-owned businesses that may not have the ability to get bank financing; the Access Program which provides financing to small businesses thru direct loans, or in conjunction with one of the EDA's Premier Lenders, as well as other programs.

He also stated noted that the EDA has partnered with the African American Chamber of Commerce to offer the Small Business Bonding Readiness program. The program prepares small and minority owned businesses to compete in the construction industry and bid on state contracts.

SPECIAL STATE OFFICERS' ETHICS TRAINING:

Chairman Inverso reminded Members who had not completed the mandatory Special State Officers Ethics Training on December 11, 2018, that they would need to complete the online training as soon as possible.

PUBLIC COMMENT:

There were no additional 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 Wednesday, February 20, 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 December 19, 2018.

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

Robert Tighue, Secretary/Treasurer