

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

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

December 17, 2019 @ 10:00 AM

MINUTES

Members of the Board Present:

Peter Inverso, Chair
JoAnn Povia, Secretary/Treasurer, representing State Treasurer Elizabeth Maher Muoio
Gina Fischetti, representing DCA Commissioner Sheila Oliver
Andrew Swords, representing DOT Commissioner Diane Gutierrez-Scaccetti
Mayor Reed Gusciora
Elvin Montero
George Sowa
Former Councilman Manuel Segura

Members of the Board Absent:

Robert Prunetti, Vice Chair

Staff Members Present:

Danielle Esser, Deputy Chief of Staff, EDA
Muneerah Sanders, Executive Assistant, EDA

Others Present:

Matt Reagan, Counsel, DAG
Nickie Papadopoulos, Treasury
Ingrid Reed, former CCRC Chair

CALL TO ORDER:

Chairman Peter Inverso called the meeting to order at 10:00 am with a quorum of the Board members 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' September 19, 2019 meeting. Ms. Fischetti noted a correction to the minutes to note that she was present at the September meeting representing DCA rather than Robert Tessier. Mayor Gusciora suggested edits to the City of Trenton Update section as follows:

At the end of the first sentence in the City of Trenton update, after the words that “unfortunately 75 employees may lose their jobs, he added “in the event a PILOT agreement is not extended with shopping center ownership.”

Additionally, the Mayor modified the third sentence of the Trenton update to delete “needs” and replace with “is considering ways” to edit the sentence to read as follows:

“Mr. Delisle stated that the City is considering ways to potentially take title of the hotel and decide upon the best use.”

A motion to approve the September 19, 2019 minutes as amended was made by Mr. Sowa, seconded by Mr. Segura, and approved by the Board in a vote of 8 -0 - 0.

PRESENTATION OF FINANCIAL REPORT:

Ms. Nickie Papadopoulos, Department of Treasury, stated that after interest and a check printing fee, the CCRC account balance was \$171,447.

RENAISSANCE PLAN STATUS UPDATE:

Ms. Annie Hindenlang, Topology NJ, LLC said that the process was going smoothly and that they have received valuable information so far. She stated that they have done numerous site tours throughout the City. She said she hoped to have cross-referencing information as it relates to the Plan Matrix by early January. They’ll hold additional meetings with Higher Education stakeholder groups.

Ms. Hindenlang relayed the following feedback she received from various groups:

- The Route 29 Realignment was the most important and the most difficult.
- Parking was a key element and safety came up a lot between the different groups.
- There is confusion regarding the role of the CCRC, and how it works.
- Consulting the CCRC Plan should be simple and not burdensome for outside entities.
- The Board should represent all of the community.
- The Renaissance Plan was well written.
- The height of buildings needs to be updated.

Ms. Hindenlang stated that parking standards should be updated, noting that when State office buildings are closed, no one is using the parking lots. She added that shared parking makes sense, especially from a revenue standpoint. Rather than using a uniform parking standard across the entire city, Mr. Sowa suggested Topology consider using varying parking requirements. For example, key geographic areas of the city with accessibility to mass transit could have a reduced parking ratio to encourage mass transportation when possible and offer a higher parking ratio in recognition of limitations for areas where public transportation is not as accessible.

Ms. Povia stated that the State of New Jersey is working with the City right now through an Executive Order, looking at parking. She added that she thought the two State Office buildings would have flexible spacing areas as well. There should be something to continue the continuity.

Ms. Povia added that discussions regarding the new Health and Taxation buildings with stakeholder groups revealed a discrepancy regarding the definition of “mixed use” for development. Some define “mixed use” as requiring every building in a development plan to include mixed use, while other defined “mixed use” as refereeing to the entire development. She didn’t know how the current plan defines mixed use. Ms. Hindenlang stated that it was in the building. Ms. Povia added that some developers say it could be both.

Mr. Segura asked if Topology had measured the 9 – 5 crowd. Ms. Hindenlang stated that they have a survey out now which addresses that topic and they expect the survey to close within a week or two. Ms. Reed added that mixed-use is good, especially for a developer, however; it has changed. She suggested having a project code for what is currently in the district, and for new development to comply with that code. Ms. Reed also suggested using a color coded map, saying that it helps you think strategically about what you want to develop next.

Mayor Gusciora stated that timelines might be helpful. Same thing with the surface parking lots behind the Hughes Justice complex. Mr. Swords stated that DOT could provide updates on what that agency is doing with regard to parking.

Ms. Reed stated that years ago there was an MOU with the City, State, and County, and there were supposed to be monthly meetings. She suggested using that model. Ms. Esser stated that the Consultant had met with DOT recently. Ms. Esser added that as part of the update to the CCRC Plan, we can work with the EO40 stakeholder groups as well.

Chairman Inverso asked that the presentation by Topology be made available to board members.

Ms. Hindenlang stated that Topology received lots of responses regarding the survey and also met with people individually.

CITY OF TRENTON UPDATE:

Mayor Gusciora stated the City, Treasury, Governor’s office DCA and the Lt. Governor met regarding Executive Order 40 and made a pitch for \$35 million in State capital aid. The Mayor stated that the City is seeking to return to the City’s funding levels under the Governor Corzine Administration. The Mayor stated that funding levels dropped to \$6 million under Governor Christie, and now they are back up to \$16 million under Governor Murphy. The Mayor stated that the City of Trenton has the highest property tax burden in the state and it’s not sustainable. Mayor Gusciora added that the State of NJ occupies prime properties in the City, but doesn’t pay taxes. He estimated that approximately \$45 million per year would go to the City, if the State paid taxes on their properties.

Former Councilman Segura asked about the hotel. Mayor Gusciora stated the hotel is currently shuttered, and that the current owner has thus far been offering the hotel for sale with unrealistic pricing expectations. Mayor Gusciora added that the City has met with a half dozen potential buyers, who would like all liens consolidated. One alternative the City is considering in order to accelerate the transfer of the hotel's ownership is buying the liens. Mr. Sowa added that the owner claims to have two different contracts to buy the hotel, and whomever is the first to sign, is who he'll go with. Mayor Gusciora noted that there is a clause/deed restriction in the site that the hotel reverts back to Treasury if it is deemed abandoned, which only applies to a piece of the property. This clause is something the City is examining with Treasury.

Mr. Tessier inquired about maintenance of the hotel. Mayor Gusciora stated that PSEG has turned off the power, including the lights in front of the hotel. Ms. Reed asked if a feasibility study has ever been done regarding what could be done with that site, and access to the War Memorial. She noted what the CCRC did with the Glen Cairn Arms building years ago, and that the City wouldn't have to pay, if a similar tactic was used. Mayor Gusciora added that they've already looked into that, and one developer has suggested using the top floor for housing. Chairman Inverso stated that perhaps making the entire area a redevelopment zone would help the hotel. He asked about debt on the property. Mr. Sowa stated that there was a \$1.5 million note, and a \$680,000 tax lien, as well as fines, penalties and utility charges but an updated title search is needed to confirm any outstanding obligations.

There was discussion regarding how much revenue was generated under the previous hotel management and whether future use as a hotel once again could be sustainable or profitable. The members agreed that the hotel use was challenging at best given the size of the hotel. Ms. Povia stated that in order for the hotel to be profitable, it should have been built larger with a greater conference space and more guest rooms or smaller, as more of a boutique hotel with fewer guest rooms.

STAFF UPDATE:

Ms. Esser stated that the next meeting was scheduled for February 19, 2020 and it would be the Annual Meeting. She added that MOU between the CCRC and the EDA would be updated, and that the Annual Report would be submitted to the Board for its review. She added that there will likely be follow-up meetings with stakeholder groups. After some discussion, it was determined that the next meeting date would be moved to February 25, 2020.

Ms. Povia asked Ms. Esser if the EDA's Real Estate division was working on a high value property near the River Line. Chairman Inverso mentioned a study by the Mid-Jersey Chamber of Commerce on extending the Light Rail and asked Ms. Esser to send to Topology. Ms. Povia said it would take several hundred million dollars to do so and mentioned that allocating funds to prove a safe walking corridor would be more financially feasible.

PUBLIC COMMENT:

There were no public comments.

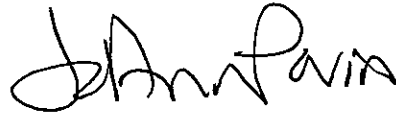
There being no further business a motion to adjourn the meeting was approved by a unanimous vote.

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, February 25, 2019, at 10:00am. 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 17, 2019.



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