



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

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

February 26, 2020

ANNUAL MEETING

MINUTES

Members of the Board Present:

The Honorable Peter Inverso, Chair
Robert Prunetti, Vice Chair
Joann Povia representing State Treasurer Muoio
Gina Fischetti, representing DCA Commissioner Sheila Oliver
Andrew Swords, representing DOT Commissioner Diane Gutierrez-Scaccetti
The Honorable Manuel Segura
Elvin Montero
George Sowa

Members of the Board Absent:

The Honorable Mayor Reed Gusciora

Staff Members Present:

Danielle Esser, Director, Governance & Strategic Initiatives, EDA
Muneerah Sanders, Executive Assistant, EDA

Others Present:

Stephanie Brown, Assistant Counsel, Governor's Authorities Unit
Matthew Reagan, Counsel, DAG
Muneerah Sanders, Executive Assistant, EDA
Tom Solecki, Treasury Administration
Nickie Papadopoulos, Treasury Administration
Julie Krause, Treasury Administration
Ben Delisle, City of Trenton
Jeff Wilkerson, City of Trenton
Ingrid Reed, CCRC Renaissance Committee
Annie Hindenlang, Topology
William Kurzenberger, Topology

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' December 17, 2019 meeting. **A motion to approve the December 17, 2019 minutes was made by Mr. Segura, seconded by Mr. Sowa, and approved by the Board in a vote of 7 -0 - 0.**

ANNUAL MEETING:

- **Election of Officers:**

The Board was presented with the nomination of Robert Prunetti as Vice Chair. **A motion to approve Mr. Prunetti as Vice Chair was made by Mr. Segura, seconded by Mr. Swords, and approved by the Board in a vote of 7-0-0.**

The Board was presented with the nomination of Joann Povia as Secretary/Treasurer. **A motion to approve the nomination of Joann Povia as Secretary/Treasurer was made by Mr. Segura, seconded by Mr. Sowa, and approved by the Board in a vote of 7-0-0.**

- **Appointment of Assistant Secretary:**

The Board was presented with the appointment of Danielle Esser as Assistant Secretary.

- **Re-appointment of Committees:**

The Chairman also advised that the committee appointments remain as they currently stand.

- **Meeting Schedule for Calendar Year 2020:**

The Board was presented with the Board Meeting Calendar for 2020.

Ms. Povia advised that she has a standing 10:00 AM meeting on Tuesdays and requested that the CCRC meetings be moved to 11:00 AM. **A motion to approve the 2020 Calendar of Meetings, with a time change to 11:00 AM, was made by Mr. Segura, seconded by Mr. Swords, and approved by the Board in a vote of 7 -0 - 0.**

Mr. Prunetti entered the meeting at 10:21 am.

- **Extension of MOU Between NJEDA And CCRC:**

Ms. Esser stated that the Members were asked to approve an extension of the Memorandum of Understanding between the New Jersey Economic Development Authority and the CCRC as an inter-department governmental agreement confirming the

mutual understanding and intention between the agencies with respect to the provision of the Authority's support services to the CCRC. A like memo will be presented to the NJEDA Board at the March 10, 2020 meeting.

A motion to approve the renewal of a Memorandum of Understanding between the NJEDA and the CCRC through February 26, 2021 was made by Mr. Segura, seconded by Mr. Sowa, and approved by the Board in a vote of 8-0-0.

Ms. Povia inquired as to when the MOU between the Department of Treasury and the CCRC ends. Mr. Reagan stated that there is no expiration date.

- **2019 Annual Report:**

Chairman Inverso asked Ms. Esser to summarize the 2019 Annual Report, as required during the annual meeting. Ms. Esser gave an overview, including updated activities of the CCRC, NJEDA, as well as what other agencies have done.

Based on comments from the Members, Ms. Esser agreed to revise the report and schedule a special meeting in order to re-submit the report for approval.

GREATER TRENTON PRESENTATION:

Mr. Sowa, Executive Director, Greater Trenton welcomed the CCRC members to the Greater Trenton Headquarters. He stated that the building was purchased for \$75,000, and that they received a \$25,000 grant from the NJEDA, and a \$25,000 grant from the Trenton Downtown Association, and used another \$75,000 for renovations.

Mr. Sowa advised the members that the Greater Trenton received three historic prints of the City of Trenton from the CCRC, and one print from the Trenton Thunder. All of the prints were displayed on the walls.

Mr. Sowa played a video that highlighted the role that Trenton has played in history, the diversity, arts and culture, recreational activities, accomplishments, health institutions, nearby institutions of higher learning, and the City's potential.

Mr. Sowa also spoke about the proposed downtown parking garage and the Trenton Innovation Center.

PRESENTATION ON RENAISSANCE PLAN UPDATE - TOPOLOGY:

Ms. Esser introduced Annie Hindenlang, and William Kurzenberger, Topology.

Ms. Hindenlang, Topology, discussed some of the recommended additions to the Renaissance Plan, and Will Kurzenburger, also of Topology, provided a summary of key findings of their recent Trenton survey.

Mr. Segura asked where they surveyed and asked about feedback received regarding interest of respondents in opening a business. Ms. Hindenlang stated that she would find the information and respond.

CAPITAL CITY PARTNERSHIP PRESENTATION - TREASURY:

Ms. Povia stated that the Capital City Partnership was created by Executive Order 40 to help achieve the economic development goals of the City of Trenton and the priorities of Mayor Gusciora's administration, and that the Executive Order tasks all state agencies to work together on issues of importance to the City's economic development.

Ms. Povia stated that Maureen Hassett, formerly of the NJEDA, was working with Treasury and DPMC and started to review projects to prioritize under the EO 40 umbrella. Ms. Povia stated that the Department of Treasury hired Julie Krause after Ms. Hassett retired to lead the Capital City Partnership initiative. Ms. Krause provided a brief background on herself, saying that she came from DEP prior to joining Treasury.

Ms. Krause provided the Board updates on numerous topics, including the Assunpink Daylighting project, the Van Sciver building, the Broad Street Vision Plan, the Pedestrian Connection near the Train Station, and the Old Wharf fishing spot. She also added that there are conversations happening regarding the future of the former Wyndham Hotel, as well as the War Memorial. She advised that by 2022, the Taxation Building will be under state ownership, whereas right now we lease.

FINANCIAL REPORT:

Nickie Papadopoulos from the Department of Treasury's Division of Administration stated that the balance in the CCRC's State account as of January 31, 2020 was \$92,571, and the CCRC's PNC bank account was \$59,737, for a grand total balance of \$152,308.

OLD BUSINESS:

There was no old business to discuss.

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, April 21, 2020, at 11:00 AM. 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 26, 2020.

A handwritten signature in dark ink, appearing to be 'RT', with a long horizontal line extending to the right.

Robert Tighue on behalf of
Joann Povia, Chief of Staff, Treasury
Secretary/Treasurer, CCRC