



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

This Meeting was held via Microsoft Teams.

December 20, 2022 @ 1:00 PM

MEETING MINUTES:

Members of the Board Present via conference call:

Jo-Ann Povia, Chair, Designee for State Treasurer Elizabeth Muoio
Gina Fischetti, representing DCA Commissioner Sheila Oliver
Susan Weber, representing DOT Commissioner Diane Gutierrez – Scaccetti
The Honorable Reed Gusciora
Elvin Montero, Vice Chair
Willard Stanback, Treasurer
Jeffrey Laurenti, Secretary
George Sowa
Jeannine LaRue
Rosa Rosado

Members of the Board Absent:

Anthony Cimino

Others Present:

Jamera Sirmans, Associate Counsel, Governor's Authorities Unit
Office of the Attorney General: Matthew Reagan, DAG, Assistant Section Chief
Office of the Attorney General: Meredith Friedman, DAG
Tom Solecki, Treasury Administration
Julie Krause, Office of the State Treasurer
Robert Tessier, Dept. of Community Affairs
Danielle Esser, Director, Governance & Strategic Initiatives, EDA
Dan Jennings, EVP, Real Estate Development, EDA
Hector Serrano, Project Officer, EDA

CALL TO ORDER:

Chair Povia called the meeting to order at 1:00 pm with a quorum of the Board members present. Ms. Esser read the Open Public Meetings announcement and performed the roll call of the Board.

APPROVAL OF PREVIOUS MINUTES:

The Board was presented with minutes from the Board of Directors' October 18, 2022, meeting. **A motion to approve the October 18, 2022, minutes, was made by Mr. Sowa, seconded by Mr. Stanback, and approved by the Board in a vote of 10-0-0.**

The Board was presented with amended minutes from the Board of Directors' November 17, 2022, Special Meeting.

A motion to approve the November 17, 2022, Special Meeting minutes, was made by Mr. Montero, seconded by Mayor Gusciora, and approved by the Board in a vote of 8-0-2.

Mr. Sowa abstained because he was not present at the meeting on November 17th, 2022.

Mr. Laurenti abstained because he was not present at the meeting on November 17th, 2022.

PRESENTATION OF FINANCIAL REPORT:

Mr. Thomas Solecki, Department of Treasury, summarized the CCRC Financial Report, as of November 30, 2022. He advised that the main expenses would be for the insurance and auditing services, and that the current balance between the PNC and State accounts stands at \$37,415.

FORMER TAXATION BUILDING PROCUREMENT

Before presenting the voting matter on the Former taxation procurement item, Chair Povia provided background on this item, as it relates to the requirement of NJ Executive Order 37 (EO37) (Corzine) that state authorities, like the CCRC, are required to maintain procurement policies consistent with the provisions of EO37 and statutory law concerning competitive bidding.

Ms. Esser then presented the CCRC Procurement Policy as it relates to the RFP for the Adaptive Reuse Feasibility Study for the Former Taxation Building, anticipated to be issued in January 2023.

Item: Former Taxation Building procurement

Request: To approve the Procurement Policy as the practice for the Prospective Capital City Redevelopment Corporation (CCRC) Procurement for the Adaptive Reuse Feasibility Study for the Former Taxation Building.

MOTION TO APPROVE: Mr. Laurenti **SECOND:** Mr. Montero **AYES: 8**

RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

Ms. LaRue recused as she is working with an interested party.

Mr. Sowa recused as he is working with an interested party.

PRESENTATION – NEW JERSEY STATE CAPITAL PARTNERSHIP (EO 40)

This presentation was postponed, and it is planned to be presented in a future meeting in person.

CITY OF TRENTON UPDATE

Mayor Gusciora informed the board that his office continues to prepare for the swearing in of the new local governing body in the new year, and that the race for the Trenton City Council's North Ward seat is currently tied, but they are still counting a handful of uncured ballots at the board of elections. Governor Murphy may appoint interim councilmembers in January 2023 till the runoff January 24 at which the council's three at-large seats will be filled.

Additionally, Mayor Gusciora highlighted that securing a developer for Roebling block 2 is a priority for the new year.

OLD BUSINESS

Mr. Stanback, Chair of the Committee on Front Street Garage, noted that the Committee recently met and are in the process of coming up with a plan to address the situation of the Front Street Garage as well as how the \$1.5MM allocated for this project will be used.

Mr. Sowa highlighted the importance of including the Hotel status on the list of updates for old business, due to the relevance of its location.

Ms. Krause provided details regarding the status of the Broad Street bridge rehabilitation design. She added that towards the end of the summer there were conversations between the County's engineering team, and the consulting and vicinities engineers, to discuss how the utility lines can be accommodated in the Bridge rehabilitation design. However, these conversations have not been finalized yet, and it is in the best interest of the County, the city, and vicinity to have the lines relocated as part of this project.

NEW BUSINESS

Mr. Sowa had no news to report on New Business at the moment.

Mr. Laurenti had questions regarding the status of the parking lot located south of the Old Barracks Museum and the State House Park project. Chair Povia mentioned there is still a plan to create a park in that area and will consult with the Division of Property Management and Construction (DPMC) to request a blueprint of the area and plan where the park is going to be placed.

Additionally, Mr. Laurenti asked about the status of Mercer County's application to U.S. Department of Transportation's (USDOT) Reconnecting Community Pilot Program for the revitalization of Route 29 Boulevard. Ms. Krause provided an update of the status of the application, and mentioned that information has not been published yet, and it is expected that USDOT will make announcements by the end of first Quarter 2023.

CHAIR'S REPORT

Chair Povia invited any interested members to join to a conversation regarding budget request to the Governor's Office for FY2024. Mr. Stanback and Mr. Laurenti agreed to join to this conversation.

Additionally, Chair Povia invited Board Members to provide their feedback to explore new avenues for collaboration and partnerships with other boards and community organizations, whose geographic region overlaps with the Capital District. Ms. Esser mentioned that there is a list of stakeholders that was created for the new Renaissance Plan, and that this list will be shared with Board Members.

PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT OF MEETING:

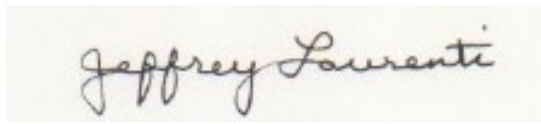
There being no further business, a motion to adjourn the meeting was approved on a motion by Mr. Laurenti, seconded by Mayor Gusciora, and approved by a unanimous vote.

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, February 21, 2022, at 11:00AM.

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 Board Meeting on December 20, 2022.

A rectangular box containing a handwritten signature in cursive script that reads "Jeffrey Laurenti".

Jeffrey Laurenti, Secretary