



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

This Meeting was held in-person and via Microsoft Teams.

February 21, 2023 @ 11:00 AM

ANNUAL MEETING MINUTES:

Members of the Board Present, in person or 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 Chairman
Anthony Cimino
Jeannine LaRue
Jeffrey Laurenti, Board Secretary
Rosa Rosado
George Sowa
Willard Stanback, Board Treasurer

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
Hector Serrano, Project Officer, Governance, EDA
Juan Burgos, VP, Real Estate Development, EDA
Liza Nolan, Director, Real Estate Development, EDA

CALL TO ORDER:

Chair Povia called the meeting to order at 11:05 am 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 'meeting on December 20, 2022.

Mr. Sowa offered the following corrections to the minutes for December 20, 2022:

- Old business – Mr. Sowa's reference to the hotel was for its insertion as a new business item rather than old business
- New business – include the hotel reference to this section

A motion to approve the December 20, 2022, minutes as amended, was made by Mr. Sowa, seconded by Ms. LaRue, and approved by the Board in a vote of 10-0-1.

Mr. Cimino abstained because he was not present at the meeting on December 20th, 2022.

ANNUAL MEETING APPROVALS:

Election of Officers for Calendar Year 2023-2024:

The Board was presented with the nomination of Elvin Montero to continue to serve as Vice Chairman.

A motion to approve the election of Elvin Montero as Vice Chairman was made by Mr. Laurenti, seconded by Mr. Cimino, and approved by the Board in a vote of 11-0-0.

The Board was presented with the nomination of Willard Stanback to continue to serve in the position of Board Treasurer.

A motion to approve the election of Willard Stanback to continue to serve in the position of Board Treasurer was made by Mayor Gusciora, seconded by Ms. LaRue, and approved by the Board in a vote of 11-0-0.

The Board was presented with the nomination of Jeffrey Laurenti to continue to serve in the position of Board Secretary.

A motion to approve the election of Jeffrey Laurenti to continue to serve in the position of Board Secretary was made by Mr. Montero, seconded by Ms. Rosado, and approved by the Board in a vote of 11-0-0.

Meeting Schedule for Calendar Year 2023-2024:

Chair Povia presented the Board with a proposed schedule of monthly meetings, save for July and August, instead of the recent practice of meetings once every two months, in requesting the approval of the Board Meeting Calendar for 2023-2024.

MOTION TO APPROVE: Mr. Cimino **SECOND:** Mr. Sowa **AYES: 11**

RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

MOU BETWEEN NJEDA AND CCRC:

Ms. Esser presented, and the Members were asked to approve for another year, the Memorandum of Understanding (MOU) between the CCRC and the New Jersey Economic Development Authority as an inter-department governmental agreement confirming the mutual understanding and intention between the agencies with respect to the continued provision of the Authority's support services to the CCRC.

Mr. Sowa pointed out a need for correction to be made as follows:

- Revision on page 3 of the MOU document –Section 12 in the fourth line of Article 12 was updated to reflect the correct reference to Section 13.

MOTION TO APPROVE AS AMENDED: Mr. Laurenti **SECOND:** Mr. Sowa **AYES: 11**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

CCRC ANNUAL REPORT:

Ms. Esser provided an overview of the CCRC's 2022 Annual Report, including activities of the CCRC as well as other agencies within the CCRC District.

Mr. Stanback asked if the CCRC Annual Report includes a comprehensive detail of all relevant activities going on within the CCRC District. Ms. Esser responded that more information could be included going forward, and suggested that if there is anything that Members would like to have included in the Report next year, they can reach out to the Chair or Ms. Esser.

Mr. Cimino asked about the status of the renovation and restoration of the Executive State House, mentioned in the draft Annual Report. Chair Povia answered that this project is near completion, though she advised that there is not an official completion date that she can provide with confidence at this time. Mr. Cimino requested that a presentation be provided to the CCRC on the project and completion status at an upcoming meeting, and Members suggested that a major unveiling event could help boost interest in Capital District heritage tourism.

Mr. Laurenti had a question on the Report's update on the demolition of the health and agriculture buildings, particularly regarding any expectations of "improvement" of this site in 2023. Chair Povia advised that once NJEDA completes its work, temporary parking is envisioned for the site, noting there is a PSEG remediation on a big portion of that area. Though Members expressed dismay, Mr. Solecki of Treasury stated that the plan is to put asphalt down for this parking, asserting that it can be easily removed when redevelopment proceeds.

Returning to the renovation and restoration of the Executive State House, Mr. Stanback mentioned

There were questions regarding the amount of office space that the State has, especially after COVID-19 and the shift to people working in a hybrid model. Chair Povia reported that Treasury has initiated a study that was requested in last year's budget about lessons learned from COVID for the office environment, looking at what can be done to maximize efficient use of office space across the State government. Treasury wants to engage a consultant due to the nature and scale of this study.

Mayor Gusciora underscored his desire that State office workers be required to work in their offices five days a week. Ms. LaRue advised that it is important for the State to consider redevelopment not only from the State's perspective, but also with the City's perspective and interests in mind.

Chair Povia also provided information regarding the completion of the new Health and Taxation buildings.

Ms. Krause focused on some projects that Treasury has been working on, which included a presentation on the restoration of the Old Wharf in Trenton. Another project presented by Ms. Krause was the status of the Assunpink Daylighting & Broad Street Bridge Rehabilitation.

Ms. Krause also provided an update of the redevelopment of the former Taxation Building, on which an updated RFP is still awaited. She likewise addressed the progress on Train Station Activation and redevelopment of surrounding surface lots, the subject of a presentation at the Board's previous meeting. Ms. Krause advised that the Treasury, DOT, the City, and CCRC will be reviewing the intersection realignment proposals.

Ms. Krause also reported on the State House Commons Park. Ms. Krause advised that as the State House renovation nears completion, the opportunity for decisions on the future of this grassy area behind the State House becomes imminent.

Lastly, Ms. Krause advised that Treasury expects to learn the status of the application to USDOT for design funding for the Route 29 Boulevard project in the very near future.

Mr. Stanback highlighted the importance of 2026, which is the year of America's semi-quincentennial celebration as well as the year that the State of New Jersey will host a portion of the World Cup. Mr. Stanback mentioned, with regard to the World Cup, that it is important to prepare for people from around the world coming to New Jersey and possibly to Trenton.

OLD BUSINESS:

Chair Povia advised that there were no Old Business updates at this time.

NEW BUSINESS:

Chair Povia mentioned the Governor's upcoming budget message, which might include a request for an appropriation for the CCRC, so that the Board can function more efficiently, have its own website, and use funds to catalyze development downtown, similar to the way that the CCRC Board did years ago.

Mr. Laurenti had questions regarding road signage for US Route 206 in the CCRC district. He also asked if the Board might schedule discussion at one of its coming meetings of the prospects for and potential of higher education partnerships as part of the redevelopment of the City of Trenton.

CHAIR'S REPORT:

Chair Povia mentioned that Treasury is working towards a PILOT agreement for the new Taxation and Health buildings that would come directly from Treasury. This would pay \$1,000,000 per building every year. As these are a project of the Economic Development Authority, the PILOT has to be approved by the NJEDA Board on its March 8, 2023, Board Meeting.

PUBLIC COMMENT:

Ms. Lennetta Frizzelle, owner of Profile Massage in Jersey City, inquired about information on partnerships, seeking capital and mentorship. Chair Povia clarified that by statute the CCRC focuses only on the Trenton area; however, her contact information was taken to have the appropriate contacts reach out to her to assist.

ADJOURNMENT OF MEETING:

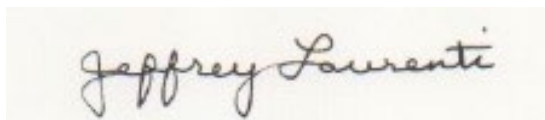
There being no further business, a motion to adjourn the meeting was approved on a motion by Mr. Laurenti, seconded by Mayor Gusciora, and approved by a unanimous vote at 1:05 PM.

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, March 21, 2023, 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 February 21, 2023.

A handwritten signature in cursive script that reads "Jeffrey Laurenti". The signature is written in dark ink on a light-colored, slightly textured background.

Jeffrey Laurenti, Secretary
CCRC Board of Directors