

## **CALL TO ORDER:**

Chair Povia called the meeting to order at 11:00 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.

## **APPROVAL OF PREVIOUS MINUTES:**

The Board was presented with minutes from the Board of Directors meeting from March 21, 2023.

A motion to approve the March 21, 2023, minutes, was made by Mr. Sowa, seconded by Mr. Cimino, and approved by the Board in a vote of 9-0-1.

Mr. Montero abstained because he was not present for the meeting.

## **CHAIR'S REPORT:**

Chair Povia stated that regarding “boulevardization” of Route 29, which was not awarded funding in the first round of US Department of Transportation infrastructure competition, Treasury is moving along with identifying alternative funding to undertake a design study, and has engaged half-time a staffer to identify possible funding for design work who is already assembling a wealth of information. Mr. Laurenti asked Mayor Gusciora if the City has any American Rescue Plan funds still unobligated that it could contribute toward the design study; Mr. Gusciora indicated the City’s ARP allocation is largely committed, but perhaps there might be something.

Ms. Povia noted the discussion at the last meeting of an ad hoc board committee regarding strategic direction for use of the FY2024 appropriation the Governor has asked the Legislature to make to the CCRC. She advised that, given the high level of interest among board members, she will create two committees -- a “strategic” committee to plan for use of funds that may be appropriated to CCRC as part of this year’s Budget; and another committee on “stakeholders and potential partners” that would work strategically with other development agencies to leverage information and possible funding towards redevelopment in the area. She asked Ms. Esser to set up individual meetings for her with members who had expressed interest in participating.

Mr. Stanback asked the Chair to elaborate on the second committee. Ms. Povia advised that perhaps the TDA (Trenton Downtown Association) could be one of the organizations with which the second committee could work, along with other locally involved organizations with development authority.

## **PRESENTATION OF FINANCIAL REPORT:**

Mr. Thomas Solecki, Department of the Treasury, summarized the CCRC Financial Report, as of March 31, 2023. He advised that there is approximately \$37,000 in the operating accounts, and about \$5,100,000 set aside for the former Taxation Building project.

Mr. Laurenti asked how much the EDA support services to the board are costing. Ms. Esser advised that the MOU provides for “in-kind” support. The EDA only charges a fee for development projects undertaken by its Real Estate Development division as agreed by both parties. Ms. Povia added that, likewise, the Department of Treasury would charge a fee if the Division of Property Management and Construction (DPMC) provided services for a real estate development project.

**MOU Between CCRC and State Treasurer Governing the use of Funds Supporting the Redevelopment of the Former Taxation Building – Amendment #2:**

Ms. Krause presented, and the Members were asked to approve, Amendment #2 to the Memorandum of Understanding between the Capital City Redevelopment Corporation and the Treasurer of the State of New Jersey governing the use of funds to support the redevelopment of the Former Taxation Building.

Mr. Cimino asked when the elevated walkway would be removed. Ms. Krause advised that she believes it has been completely removed, though there is some remaining cleanup work on the building to which it connects related to some exterior brickwork. She added that Treasury hopes to have the project closed out before the end of the fiscal year.

**MOTION TO APPROVE:** Mr. Laurenti                      **SECOND:** Mr. Stanback   **AYES: 9**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 1**

Mr. Sowa recused himself from voting, citing an abundance of caution.

**Recommendation for Award - #2022-RFP-0153 Adaptive Reuse Feasibility Study for the Former Taxation Building**

Mr. Jennings presented, and the Members were asked to approve, a contract with Clarke Caton Hintz recommended by the Capital City Redevelopment Corporation's RFP Evaluation Committee for a total contract award in an amount not to exceed \$279,990 for a one-year term, with up to two six-month extension options, to provide feasibility and financial analysis on several redevelopment scenarios for the Former Taxation Building located at 50 Barrack Street, Trenton, NJ.

Mr. Stanback asked: (1) if the plan was to get the results of this study and then issue a revised RFP for the redevelopment of the former Taxation Building; and (2) whether, given that Clarke Caton Hintz is involved in many local projects, this contract award could put the firm in a situation where it cannot be involved in any bids that may come later with respect to possible redevelopment of the property. Mr. Fanikos advised that staff would consult with the Office of the Attorney General regarding any potential conflict of interest.

Voicing impatience with the continued delay in seeking new offers since the previous arrangement for the site's redevelopment fell through in mid-2022, members expressed concerns with the two six-month extension options beyond the one-year term specified in the proposed award, noting that exercising those options could cause the feasibility study to run for two years before any development proposal could even be entertained. Staff replied that such extension options are needed because unforeseen obstacles do sometimes come up, and took heart from the 6-month timeframe that Clarke Caton Hintz has advised as being all that it would need to complete the project. Mr. Fanikos advised that the timetable (one-year, with no more than another year in extensions) already was part of the RFP, and added that it was preferable to have extension options, in case of unforeseen circumstances, i.e., COVID or a Super Storm Sandy situation.

Ms. Fischetti asked if an extension could possibly cause an increase in the amount of the contract. Mr. Jennings advised that staff would need to come back to the board to request approval for a price increase.

Ms. Esser advised that staff expects to report at the May board meeting that the contract has been signed.

**MOTION TO APPROVE:** Mr. Cimino                    **SECOND:** Mr. Montero    **AYES: 9**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

Mr. Sowa recused himself from voting, citing an abundance of caution.

**CITY OF TRENTON UPDATE:**

Mayor Gusciora reported that the city is reviewing responses to its RFP for Roebling Block 2, adding that he's excited to have 7 acres back on the tax rolls.

He added that there is an RFP out for Clinton Court, once the home of former Mayor [1887-89] Frank Magowan on North Clinton Avenue. He also noted that the City is planning to package 68 abandoned homes on Stuyvesant Avenue and seek proposals to rehab them all at once. He advised that the City is also looking to bring a resolution regarding the demolition of 21 properties on Sanford Street back to City Council. He said that Mr. Sowa is assisting the city's review of abandoned properties.

The Mayor added that the city has committed to spend \$500,000 on a makeover for South Warren St. for new sidewalks, new bricks, and new lighting with the hope that this will help to attract more foot traffic year-round and at night as well.

Mr. Laurenti asked generally whether the opening of the new Taxation building has had any measurable impact on use of the South Warren Street restaurants, and specifically if Maxine's/Momo restaurant was still in limbo. Mayor Gusciora replied that he was unaware of an uptick in patronage of the restaurants on that block, again lamenting the persistence of hybrid work schedules in government offices, but; he advised that Momo's hopes to open in the former Maxine's restaurant in the spring.

**OLD BUSINESS:**

Mr. Stanback advised that the Front Street Garage committee has had some discussions about readying the site of the defunct garage for redevelopment, and that the Trenton Parking Authority (TPA) has circulated a proposal for pre-demolition work. He added that there are meetings planned with TPA regarding the pre-demolition phase and that the committee is trying to secure expeditiously as much as possible of the \$1.5-million appropriated to Treasury in the past fiscal year for the site with respect to TPA.

Recalling his suggestion at the February board meeting for a thematic briefing on the potential for leveraging higher education in the CCRC district, Mr. Laurenti suggested that perhaps there could be an occasional briefing at coming board meetings by relevant agency officials, stakeholders, or experts on particular areas of importance to the Capital District's redevelopment, citing higher education again, as well as parks/environment/cycling trails as possible subjects for in-depth exploration with the board. Chairman Povia welcomed the proposal and asked board members to share with her their ideas for such thematic briefings.

Mayor Gusciora stated that this past week, U.S. Secretary of Transportation Pete Buttigieg came to tour Trenton-Mercer Airport at the invitation of Congresswoman Bonnie Watson Coleman. The county is seeking federal funding for the replacement of the airport terminal. Particularly pertinent to CCRC, the Mayor added that the Congresswoman arranged a time for him to talk to the Secretary about the Route 29 project along with staff. The Mayor shared that Secretary Buttigieg

advised that there is going to be another round of “reconnecting communities” grant funding next year, and the Mayor is hopeful that the Route 29 Project may be successful on this next round.

**PUBLIC COMMENT:**

Ms. Ingrid Reed congratulated the Members on the current activity of the board. She stated that she likes the idea of speakers coming in, ideally in the context of what the board might undertake. She also suggested creating an e-mail list of people who would like to get updates from the Board.

Ms. Povia added that perhaps the bandwidth of the CCRC website could be expanded and noted that some websites have a comment section.

Mr. Povia asked Mr. Jennings what a kickoff meeting would look like regarding the feasibility study for adaptive reuse of the former Taxation Building. Mr. Fanikos advised that it is usually with the Contract Manager and staff working with the vendor. Ms. Povia suggested that perhaps at the May or June board meeting the consultant might brief the Board, or that perhaps some Board members could attend the kickoff meeting.

**ADJOURNMENT OF MEETING:**

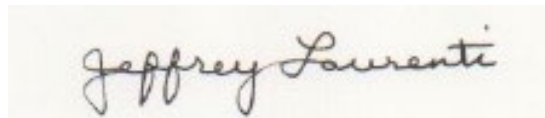
There being no further business, a motion to adjourn the meeting was approved on a motion by Mr. Montero, seconded by Mr. Sowa, and approved by a unanimous vote at 11:58 am.

**NEXT MEETING DATE:**

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, May 16, 2023, at 11:00 AM.

**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 April 18, 2023.



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Jeffrey Laurenti, Secretary  
CCRC Board of Directors