

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

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

May 26, 2026 @ 10:00 AM

MEETING MINUTES:

Members of the Board Present In-Person and via Microsoft Teams:

Jo-Ann Povia, Chair, Designee for State Treasurer Aaron Binder

The Honorable Reed Gusciora, Mayor, City of Trenton

Jeffrey Laurenti, Board Secretary

Willard Stanback, Board Treasurer

Anthony Cimino

Rosa Rosado -*Virtual*

Joel Griffith -*Virtual*

Gina Fischetti, representing Commissioner Jacquelyn Suarez, NJ Department of Community Affairs

Amanda Gendek, representing Commissioner Priya Jain, NJ Department of Transportation -*Virtual*

Members of the Board Absent:

Elvin Montero, Vice Chairman

June Dowell-Burton

Others Present:

Nat Bottigheimer, Managing Director, CCRC

Samuel Kovach-Orr, Counsel, Governor's Authorities Unit

Roza Dabaghyan, Attorney General's Office

Christopher Kay, Attorney General's Office

Julie Krause, Treasury

Tricia Fagan, Treasury

Danielle Esser, Director, Governance & Strategic Initiatives, EDA

Fabiola Saturne, Project Officer, EDA

Hector Serrano, Sr. Governance Officer - *Virtual*

CALL TO ORDER:

Chair Povia called the meeting to order at 10:00 am with a quorum of the Board members present.

READING OF PUBLIC NOTICE:

Ms. Saturne read the Open Public Meetings announcement.

ROLL CALL:

Ms. Esser performed the roll call of the Board.

APPROVAL OF PREVIOUS MINUTES:

The Board was presented with two sets of meeting minutes from the Board of Directors meeting of February 17, 2026, and May 14, 2026.

A motion to approve February 17, 2026, minutes was made by Mr. Cimino, seconded by Mr. Stanback, and approved by the eight (8) members present.

Public Member Joel Griffith joined the meeting at 10:05 am.

A motion to approve the May 14, 2026, Special Board meeting minutes was made by Ms. Rosado, seconded by Mr. Cimino, and approved by eight (8) members present.

Board member Gina Fischetti abstained from this vote noting she was not present at the May 14th Special Board Meeting, where Robert Tester represented DCA.

CHAIR'S REPORT:

Chair Povia informed the board that, to avoid any appearance of potential conflict of interest, she is recused from any discussion of CCRC's grant program, noting she is on the board of the Trenton Downtown Association. Chair Povia also welcomed the new public board member, Joel Griffith, to the CCRC board and allowed him to introduce himself.

MANAGING DIRECTOR'S REPORT:

Managing Director Bottigheimer reported that the Notice of Funding Availability for the Small Business Attraction Program has been posted on the CCRC website. Mr. Bottigheimer noted that technically the program is not open until the June 3rd expiration of the Governor's veto period for the May 14th minutes. Still, the program rules have been made available in advance, and as of June 4th any eligible applicant may submit an application under that program.

Mr. Bottigheimer also reported that New Jersey Transit had invited him to participate in a Developer Day event at the Gateway Center in Newark. NJ Transit was advertising a host of properties it seeks to make available for development -- including properties around the Trenton Transit Center, on which he briefed attendees, including the River Line commuter rail parking lot that's within the CCRC district boundaries and nearby lots currently outside it.

Mr. Laurenti and Mr. Cimino asked where we are on discussions about enlarging CCRC's footprint in the station area, and confirming that a boundary change can be effectuated without statutory revision. Mr. Bottigheimer replied that CCRC staff's focus in the past two months has been on administration of its funding programs, but will certainly return to the boundary question. Ms. Povia added that she and staff has walked the adjacent areas and invited board members to signal interest if they would like to do the same. Under the statute, the CCRC District boundaries may be revised if both City Council and the CCRC board adopt identical resolutions to change them. Mr. Stanback added that the conversation needs to extend to transit center parking and how it fits into

development.

PUBLIC COMMENT:

Chair Povia opened the floor for public comments on any items on the board agenda. Ms. Saturne read the open public comment policy. There was no public comment.

EXTENSION OF MOU WITH TREASURY FOR MANAGING DIRECTOR:

Ms. Krause presented the following item for the Members' approval:

Approval of a one-year extension of the May 16, 2025 Memorandum of Understanding (MOU) by and between CCRC and the Division of Property Management and Construction (DPMC) for the purpose of assigning DPMC hourly employee, Nat Bottigheimer, to serve as CCRC Managing Director.

While appreciative of what Mr. Bottigheimer has been able to accomplish in the first year of the current MOU, Mr. Stanback noted that there are a lot of things still to be done and the board needs to consider how much more staff time is needed. Chair Povia replied that Ms. Krause and Ms. Fagan are Treasury staff who also work on Trenton issues within the CCRC district.

MOTION TO APPROVE: Mr. Laurenti **SECOND:** Mr. Cimino

AYES: 9

***RESOLUTION ATTACHED AND MARKED EXHIBIT: 1**

REIMBURSING TRAVEL AND EVENT ATTENDANCE COSTS FOR MANAGING DIRECTOR:

Ms. Krause presented the following item for the Members' approval:

To approve procedures for reimbursing the Managing Director's cost of attending meetings and events/conferences in New Jersey, New York, and Pennsylvania that relate to work carrying out the mission of CCRC.

Mr. Laurenti asked if there might be meetings and conferences in Washington, DC, relevant for CCRC and whether it would make sense to include that eventuality in this resolution, rather than have to convene the entire board to authorize it. Chair Povia suggested that DC meetings would not be so common, and Ms. Krause added that given the higher costs of travel beyond Pennsylvania and CCRC's modest financial situation, the board should be aware of and approve such travel in advance.

MOTION TO APPROVE: Mr. Laurenti **SECOND:** Mr. Cimino

AYES: 9

***RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

PRESENTATION: PATRIOT'S WEEK EXPERIENCE:

Ms. Fagan from the Department of the Treasury provided a presentation with slides on the Patriots Week Experience at the end of 2025 and what is anticipated for the upcoming Semi-quincentennial celebrations. She described Trenton as "an addicting city—as soon as you meet it, you love it," but one with ongoing difficulties of having a continuing organizing focal point for its premier

heritage event each year. It had passed from TDA to the Old Barracks and, three years ago, to Treasury, which committed to carrying forward in that role through the Semi-quincentennial. While there are 26 partner groups collaborating for this year's Patriots Week, there is no official Friends of Patriots Week nonprofit organization to receive contributions. Such an umbrella group would also benefit the other larger heritage programs, like the July 4 "Liberty" weekend. Recently, donations have been run through the Trenton Historical Society.

Ms. Fagan reported that the Patriots Week website she maintains drew 19,000 views and 7700 active users from December, up by half over the year before; 4700 of the active users were new and had not interacted with Patriots Week before. According to Google data, she added, there was a 230% increase in social media activity linked to "Patriots Week." The "pop-up visitor center" at the "Corner Historic" (former bank building at 1 West State Street) was, Ms. Fagan said, truly transformative: the announcement on social media, boosted by a Travel NJ grant of \$1000, was by far the most widely seen and engaging post in RevNJ's history, while having an indoor starting point for walks and tours was a big help on frigid days and a refuge for programs like the puppet show that would have been canceled for blustery weather.

Mr. Laurenti asked whether, beyond the heartening increase in social media hits, more actual people entered the visitor center or came to watch and applaud reenactors. Ms. Fagan could not give a total number for all the events, but reported that counts of visitors on State House tours and to the Trent House were at least a third higher. She related how visitors came from Chicago and Rhode Island, drawn by what they had found on the web site. Upwards of a thousand re-enactors are expected to descend on Trenton this December, registering via the <https://tencrucialdays.org/> web site, and Princeton battlefield is moving its reenactment of the January 7 battle to Sunday, December 27, so that re-enactors from afar can do a compressed four consecutive days of revolutionary reenactments in period uniforms – and they anticipate huge crowds. We are working on getting an advance flyer ready ahead of Trenton's Liberty Weekend events at the start of July, which can also be disseminated at Washington's National Mall at the 4th of July weekend too.

Ms. Fagan noted a difficulty establishing contact through the Trenton school system to engage young people in the Trenton community, as well as a lack of open eateries downtown during Saturday reenactment events. She added a concern about succession planning – after this year's climactic anniversary, which nonprofit or group can take the lead and take some ownership of this kind of heritage event in the future. Ms. Fagan observed that the Semi-quincentennial actually extends over eight years, through commemorating many revolutionary battles and political developments through the Treaty of Paris (1783), during which Trenton also marks the 350th anniversary of its original settlement by English Quakers, so we see this as an ongoing opportunity to bring people in and bring ourselves together.

Chair Povia underscored the State's capital partnership, starting from early in the Murphy administration and sustained both by Treasurer Muoio and now Treasurer Binder, and especially the partnership with ESP, a world-wise firm that has been brought in to work with Travel and Tourism statewide on the 250th. Moreover, the substantial State investments in the new visitor center at Washington Crossing and at Princeton Battlefield will bring more visitors to the Trenton area sites.

Mr. Stanback inquired whether Ms. Fagan might have access to models of what other cities have done to integrate bicentennial planning with their local businesses, and specifically cited engaging local restaurants in “lunch-and-learn” events, as some might need some financial assistance early on to prepare for hiring workers for the peak events periods. He noted a concern he had heard voiced in TDA about the relevance of what Patriots Week celebrates to the lived reality of people in Trenton, and suggested there is a need to provide a narrative as to why city residents should feel engaged with this. Ms. Fischetti asked whether some re-enactors could be deployed to Trenton school assemblies before the Christmas break to get pupils interested.

Mr. Stanback returned to the question of an ongoing organization, asking whether this is essentially a July/December need or whether there is enough potential to sustain activity year-round. Ms. Fagan acknowledged that Liberty Week and Patriots Week are the two presumed bookends, but added that Trenton’s wealth of historic sites can be meshed in wider regional historic tour activity, including Bucks County as well as other Mercer sites. Ms. Povia noted that the Trenton Library is also a resource to be included year round. Mr. Stanback concluded that CCRC might want to support, with funding, such an ongoing capacity.

Mr. Laurenti asked whether, in the lead-up to July 4th this year, there is any formal relationship with anybody putting all the pieces together for Philadelphia, to attract some spillover in the summer season when a lot of history buffs whose kids are on vacation might be on the road. Might Trenton have a pop-up visitor center return for that week? Ms. Fagan was not sure what links have been established with Philadelphia’s planners – they have depended on RevNJ for such outreach - - but she understood that a pop-up visitor center is envisioned at least for the 4th and 8th of July. Mr. Laurenti asked about the timetable for completing work at the fenced-off Trenton Battle Monument and, hopefully, about training spotlights at night on Washington’s statue atop it; Ms. Povia thought the fencing should be down and the job done by July 4th.

PRESENTATION OF FINANCIAL REPORT:

Mr. Bottigheimer provided a financial report to the board, noting that \$3.6 of the \$4.3 million in the Operating Account has been allocated with roughly \$752,000 yet to be committed. The restricted funds for the Transit Center Area and Willow Street Parking Area remain intact, even as he is working with New Jersey Transit on potential uses for the \$2.2 million reserved for the station area. Mr. Stanback noted that use of the station-area parcels may also be affected by the Governor’s executive order regarding priority on housing in redevelopment.

CITY OF TRENTON UPDATE:

Mayor Gusciora focused his report, in light of Ms. Fagan’s presentation on heritage activities, on Trenton’s planned 4th of July Heritage Festival and parade that will be taking place in the downtown -- more information to come.

Mayor Gusciora also addressed the status of the former Lafayette Hotel, stating that the city is currently working with NJEDA on an abandoned asset grant and that it has been a challenge to get an appraisal of the structure to match the sought grant.

Mr. Laurenti asked about the status of the city’s actions to upgrade the Battle Monument area – the reported placement of an Underground Railroad sculpture on the north side of the intersection,

and the promised signage on the north side of the Canal Feeder explaining to visitors the battle and the monument itself. The mayor described these as “in the works” for this year.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Mr. Stanback mentioned that a historical marker is being erected for Trenton native author, Ntozake Shange at the Grant School on June 11th.

PUBLIC COMMENT:

Ms. Saturne read the public comment policy.

Ms. Anne Labate, Chair, Trenton Parking Authority shared a public comment that as they await news on their possible grant, there is an ongoing group working with the City’s UEZ Team to develop a hard copy map that should be ready as early as July for distribution.

ADJOURNMENT OF MEETING:

There being no further business, a motion to adjourn the meeting was made by Mr. Laurenti, seconded by Mr. Cimino, and approved by unanimous vote at 11:37 am.

NEXT MEETING DATE:

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, June 23, 2026, at 10:00 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 May 26, 2026.

A handwritten signature in cursive script that reads "Jeffrey Laurenti".

Jeffrey Laurenti, Secretary
Capital City Redevelopment Corporation