



PHILIP D. MURPHY  
GOVERNOR

State of New Jersey  
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER  
LT. GOVERNOR

**CAPITAL CITY REDEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
June 15, 2021 @ 11:00 AM**

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**A. READING OF THE PUBLIC MEETING NOTICE**

Muneerah Sanders, Executive Assistant

**B. ROLL CALL**

C. Muneerah Sanders, Executive Assistant

**D. APPROVAL OF MINUTES FROM THE BOARD OF DIRECTORS MEETING OF**

**May 21, 2021\*** - Chairman Inverso

**E. MEMORANDUM OF UNDERSTANDING BETWEEN CCRC AND TREASURY TO ENABLE CCRC TO ISSUE AN RFP FOR THE REDEVELOPMENT OF THE FORMER TAXATION BUILDING\***

Julie Krause, Department of Treasury

Danielle Esser, CCRC

**F. STAFF UPDATE, Update on Renaissance Plan**

Danielle Esser, CCRC

**G. CITY OF TRENTON UPDATE**

**H. CHAIRMAN'S REPORT**

**I. PUBLIC COMMENT**

**J. ADJOURNMENT**

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*Note: Items with an asterisk (\*) require action by the CCRC Board of Directors.*



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

*This Meeting was held via Microsoft Teams.*

**May 21, 2021 @ 11:00 AM**

**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 Lt. Governor, DCA Commissioner Sheila Oliver  
Andy Swords, representing DOT Commissioner Diane Gutierrez-Scaccetti  
The Honorable Reed Gusciora, Mayor of the City of Trenton  
Elvin Montero  
George Sowa  
The Honorable Manuel Segura

***Staff Members Present:***

Danielle Esser, Director, Governance & Strategic Initiatives, EDA  
DeAnna Croner, Project Officer, EDA

***Others Present:***

Jamera Sirmans, Associate Counsel, Governor's Authorities Unit  
Matthew Reagan, Counsel, DAG  
Robert Tighue, Treasury, Division of Property Management & Construction  
Tom Solecki, Treasury Administration  
Nickie Papadopoulos, Treasury Administration  
Julie Krause, State Treasurer's Office  
Ben Delisle, City of Trenton  
Ingrid Reed, CCRC Renaissance Committee  
Annie Hindenlang, Topology

## **CALL TO ORDER:**

Chairman Peter Inverso 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' February 16, 2021 meeting. **A motion to approve the February 16, 2021 minutes was made by Councilman Segura, seconded by Ms. Fischetti, and approved by the Board in a vote of 6-1-0.**

*Mayor Gusciora abstained because he was absent from the meeting.*

## **PRESENTATION OF FINANCIAL REPORT:**

Thomas Solecki, Department of Treasury, summarized the CCRC Financial Report and stated that as of April 30, 2021, \$16,690 in expenses remain for the calendar year. The current balance of both CCRC bank accounts stands at \$32,455, and the balance of the State account stands at \$36,375. Once the remaining budgeted expenses are paid, the CCRC will have a total remaining budget of about \$50,000 across both of its bank accounts. The Financial Report is accepted as presented.

Mr. Montero joined the meeting at this time, 11:30 am.

Mr. Prunetti joined the meeting at this time, 12:00 pm.

## **RENAISSANCE PLAN UPDATE:**

### **Presentation of Draft Update of CCRC Renaissance Plan**

Annie Hindenlang, Principal and COO of Topology, lead a high-level presentation of the draft update of CCRC's Renaissance Plan. Ms. Hindenlang stated that the plan is intended to guide public and private investment decisions in the Capital District ("the District") through goals, policies, and specific recommendations aimed at creating a more attractive physical, social, economic and natural environment in keeping with the intent of the legislation.

### **Approval To Begin Adoption Process For Updated CCRC Renaissance Plan:\***

Ms. Esser stated that the Members were asked to approve the board memorandum to initiate the public adoption process of the draft update of CCRC Renaissance Plan, which includes releasing the draft Plan to the State Building Authority, the Planning Board of the City of Trenton, the Mercer County Planning Board, and make the draft plan available to the general public pursuant to N.J.S.A 52:9Q-17(c).

Prior to the vote, the Chairman opened the floor to Members of the Renaissance Plan Review Committee to provide comment on the Draft Update of the CCRC Renaissance Plan.

The following individuals provided commentary on the CCRC Plan Update:

1. JoAnn Povia, Treasury
2. The Honorable Reed Gusciora, Mayor of Trenton
3. Robert Prunetti, Chairman, CCRC Renaissance Plan Review Committee
4. The Honorable Manuel Segura, former Councilman, City of Trenton

5. Ingrid Reed, Member of CCRC Renaissance Plan Review Committee and former CCRC Board Chair

**After discussion was concluded, a motion to approve the memo to begin the adoption process for the CCRC Renaissance Plan was made by Mr. Prunetti, seconded by George Sowa, and approved by the Board in a vote of 9-0-0.**

### **DISCUSSION ON FORMER TAXATION BUILDING – PLANNING A NEW FUTURE FOR THE OLD BUILDING:**

Prior to the presentation on the former Taxation Building, Mr. George Sowa, CCRC Board Member, read a statement into the record stating given his role with Greater Trenton, he is working with an entity interested in purchasing the building and he will not engage in any discussions related to the building, however there was no need for him to recuse on this matter at this time as no confidential or deliberative discussion is taking place at this time.

Julie Krause, Senior Advisor-Special Projects in the State Treasurer’s Office, lead a brief discussion regarding future planning for the former taxation building located on the corner of West State and Barrack Streets. With the relocation of taxation staff to the new taxation building Treasury has begun to focus on what the future will be for the old taxation building. Treasury intends to make the building available for redevelopment through the issuance of a Request for Proposals. Because of the significance of the future of this building to the State, to the City, and to the CCRC’s Downtown District, Treasury sees an opportunity to partner with CCRC on the issuance of an RFP. To do so, CCRC and Treasury would enter into a Memorandum of Agreement, the details of which could be discussed at the next CCRC meeting.

Treasury plans to hold a virtual evening community meeting in mid-June to discuss the redevelopment of the building with the broader Trenton community.

### **CITY OF TRENTON UPDATE:**

Ben Delisle on behalf of the City reported that the City hopes to share news on the former Marriott Hotel soon. Mr. Delisle also reported that the City of Trenton will be beginning its public review and adoption process of its Land Development Ordinance within the next few weeks.

### **CHAIRMAN’S REMARKS:**

Chairman Inverso thanked the CCRC Board, staff and consultant for their hard work to move the CCRC Renaissance Plan forward at this time.

### **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. Robert Prunetti, seconded by Mr. George Sowa, and approved by a unanimous vote.**

**NEXT MEETING DATE:**

The next meeting date for the Capital City Redevelopment Corporation is scheduled for Tuesday, June 15, 2021, at 11:00 AM. The meeting will be held virtually.

**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 21, 2021.



JoAnn Povia  
Chief of Staff, Department of Treasury  
Secretary/Treasurer, CCRC

ADOPTED  
JUN 15 2021

Attachment

Resolution of the Capital City Redevelopment Corporation  
("CCRC") Regarding Approval of the Memorandum of  
Understanding by and between the Capital City Redevelopment  
Corporation and the Division of Property Management and Construction  
of the New Jersey Department of the Treasury

WHEREAS, the Members of the Capital City Redevelopment Corporation have been presented with and considered a Memorandum, in the form attached hereto; and

WHEREAS, the Memorandum requested the Members to adopt a resolution authorizing certain actions by the Capital City Redevelopment Corporation, as outlined and explained in said Memorandum.

NOW, THEREFORE, BE IT RESOLVED by the Members of the Capital City Redevelopment Corporation as follows:

1. The actions set forth in the Memorandum, attached hereto, are hereby approved, subject to any conditions set forth as such in said Memorandum.
2. The Memorandum, attached hereto, are hereby incorporated and made a part of this resolution as though set forth at length herein.
3. This resolution shall take effect immediately, but no action authorized herein shall have force and effect until 10 days, Saturdays, Sundays, and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor for his approval, unless during such 10-day period the Governor shall approve the same, in which case such action shall become effective upon such approval, as provided by the Act.

DATED: June 15, 2021

**EXHIBIT 1**



PHILIP D. MURPHY  
GOVERNOR

**State of New Jersey**  
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER  
LT. GOVERNOR

**MEMORANDUM**

**TO:** Members of the Board

**FROM:** Peter A. Inverso, Chairman

**DATE:** June 15, 2021

**RE:** **Memorandum of Understanding by and between the Capital City  
Redevelopment Corporation and and the Division of Property Management  
and Construction of the New Jersey Department of the Treasury**

**Request**

Approval is requested to enter into a Memorandum of Understanding (MOU) by and between the Capital City Redevelopment Corporation (CCRC) and the Division of Property Management and Construction (DPMC) of the New Jersey Department of the Treasury in order for the CCRC to issue an RFP for the purchase and redevelopment of the former Taxation Building.

**Background**

By June 30, 2022, the State of New Jersey will acquire the former Taxation Building located on the corner of West State Street and Barrack Street. Treasury has deemed the building surplus property as of May 21, 2021.

Given the State's interest in the economic vitality and revitalization of the City of Trenton, rather than sell the building in an auction process, Treasury intends to utilize an RFP process, whereby respondents would be scored on price and other factors, to ensure that the potential future use and redevelopment of the building will support economic development and enhancement in the Capital District.

Given the CCRC's legislative mandate to support the economic revitalization of the Capital District, the Treasury would like to partner with the CCRC in this process and requests CCRC to take on the role of issuing the RFP for the acquisition and redevelopment of the former Taxation Building and ultimately enforcing the redevelopment plan with the purchaser.

## **Process**

The attached MOU and Disposition Procedures, which are in substantially final form, spell out the roles and responsibilities of the parties. The MOU provides, among other things, that the CCRC market and sell the property through an RFP process, utilize an evaluation committee to review the proposals submitted, select a winning respondent with the consent of the State Treasurer, develop and oversee a redevelopment agreement with the winning respondent, and distribute the sales proceeds. The details for the performance of each of these duties, are prescribed in the Disposition Procedures that govern how the process and associated transactions will be handled.

Per the CCRC's MOU with the NJEDA for staff and real estate project related support, CCRC will rely on the expertise of NJEDA staff to conduct many of the project related duties of the MOU and the Disposition Procedures.

## **Recommendation**

Approval is requested to enter into the attached Memorandum of Understanding (MOU), which is in substantially final form, by and between the Capital City Redevelopment Corporation (CCRC) and the Division of Property Management and Construction (DPMC) of the New Jersey Department of the Treasury in order for the CCRC to issue an RFP for the purchase and redevelopment of the former Taxation Building.

*Peter Inverso*

Peter A. Inverso, Chairman

Prepared by: Danielle Esser

### Attachments:

1. Memorandum of Understanding by and between the Capital City Redevelopment Corporation and the Division of Property Management and Construction of the New Jersey Department of the Treasury
2. Disposition Procedures for the former Taxation Building

**MEMORANDUM OF UNDERSTANDING**  
**BY AND BETWEEN**  
**THE CAPITAL CITY REDEVELOPMENT CORPORATION**  
**AND**  
**THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION OF**  
**THE NEW JERSEY DEPARTMENT OF THE TREASURY**

This Memorandum of Understanding (“MOU”), made as of \_\_\_, 2021, will confirm the mutual understanding and intention between the Capital City Redevelopment Corporation (“CCRC”) and the Department of Treasury, Division of Property Management and Construction (“DPMC”; collectively, CCRC and DPMC are referred to as the “Parties”) as to the following:

**WHEREAS**, the DPMC currently leases a certain property located at 50 Barrack Street, Trenton, New Jersey known as the Former Taxation Building (the “Property”) and shall become the fee title owner by June 30, 2022; and

**WHEREAS**, the State of New Jersey (the “State”) has determined that it will not need to use the Property and has declared it surplus to the State on May 21 2021 and therefore wishes to dispose of the Property; and

**WHEREAS**, the usual process for selling real estate owned by the State is through an auction; and

**WHEREAS**, DPMC has determined that an auction of the Property is not the best disposition process for the Property because of economic development opportunities surrounding the reuse and redevelopment of the Property and due to the impact the future use of this Property will have on properties of the State surrounding it, including the State Capitol Complex, the War Memorial, and the Old Barracks, and the impact that the future of the Property will have on the downtown area of Trenton; and

**WHEREAS**, the CCRC was established by N.J.S.A. 52:9Q-10 et seq., (the “CCRC Act”), with the intent that CCRC will guide private and public investment within the Capital District in the City of Trenton, in which the Property is located in; and

**WHEREAS**, pursuant to the CCRC Act, CCRC is authorized to act as the redevelopment entity

on behalf of the State (N.J.S.A. 52:9Q-13(x)) for the purposes of redevelopment of State property located within CCRC's district pursuant to N.J.S.A. 52:9Q-14 ("CCRC District"); and

**WHEREAS**, the State House Commission which is the entity responsible for authorizing the disposition of State real property pursuant to N.J.S.A. 52:31.1.1 et seq.; and

**WHEREAS**, the process for the disposition of the Property, which is based upon a Request for Proposals ("RFP"), will be presented to the State House Commission for its approval; and

**WHEREAS**, through the RFP process, the CCRC will be soliciting proposals from qualified firms to acquire, redevelop and reuse the Property; and

**WHEREAS**, the winning bidder selected pursuant to the RFP shall be required to enter into a redevelopment agreement with the CCRC (the "Redevelopment Agreement"); and

**WHEREAS**, the DPMC has obtained an appraisal of the Property dated as of March 3, 2021 (the "Appraisal") which is attached hereto as Exhibit A and is based on an "as-is" value, as of the date of valuation; and

**WHEREAS**, the appraised value set forth in the Appraisal is \$1,790,000 "Appraised Property Value" which shall constitute the minimum bid price for the purchase of the Property.

**NOW THEREFORE** the Parties hereby agree as follows:

1. Term of the MOU. The initial term of the MOU is for three (3) years from the full execution date of the MOU first above written. The MOU can be further extended by the mutual consent of the Parties. If the RFP process results in the transfer of the Property to the winning bidder, the MOU shall be extended by the Parties for a term consistent with the duration of the Redevelopment Agreement in order for the CCRC to oversee compliance.
2. Termination. If for any reason the CCRC is unsuccessful in finding a suitable purchaser for the Property within three (3) years of the date of this MOU, then this MOU shall terminate.
3. Request for Proposal. The DPMC has agreed to allow the CCRC to market and sell the Property by way of the RFP. The RFP process is detailed in the attached "Disposition Procedures" (Exhibit B), attached hereto and made a part hereof. The CCRC shall award the purchase and reuse of the Property to the bidder, which presents the best proposal based upon the criteria set forth in the RFP and with the consent of the State

Treasurer.

4. DPMC's Role and Responsibilities. DPMC will be responsible for performing the following tasks:

a. Information and Documents. Providing such information as it may have in its possession, as requested by the CCRC, to assist in the disposal of the Property, including but not limited to appraisals, back title, surveys, environmental reports, etc. Notwithstanding the foregoing, however, if the CCRC asks for a certain document or report which the DPMC does not have in its possession, then the DPMC will be under no obligation to procure such information or document.

b. Maintenance of Property. DPMC will, at its own cost and expense, have the responsibility to maintain the Property, provide any necessary utilities and secure the Property until the earlier of the disposition of the Property to the winning bidder or the termination of this MOU if the RFP process is unsuccessful in obtaining a winning bidder.

c. Use of Property. Prior to transfer of title to the winning bidder, DPMC will retain full control, rights, and access to the Property and the right to utilize the Property.

d. State House Commission Approval. The disposition of State owned property is governed by N.J.S.A. 52:31-1.1 et seq.

e. State Legislative Approval. The disposition of State owned property appraised at a value of \$500,000 or greater is subject to legislative approval. The parties acknowledge that the sale of the Property will be contingent upon enactment of authorizing legislation ("Authorizing Legislation") which shall provide, among other things, for the CCRC to undertake the sale of the Property on behalf of the State and retain the proceeds of the sale of the Property, minus costs incurred by the DPMC.

f. "As-is" Conveyance of Property. Subject to the DPMC receiving all requisite legal approvals and authorizations needed to convey title to the potential purchaser, the State will execute and deliver to the potential purchaser a deed conveying to the potential purchaser title to the Property of the same quality as currently possessed by the State. The Property will be conveyed to the potential purchaser in its "as-is" condition, subject to all faults and without any expressed or implied warranties of any kind as more fully described in Section 4.d hereof.

g. Risk of Loss. The risk of loss or damage to the Property will be retained by the State until the CCRC closes title on the Property at which point the risk of loss will shift to the purchaser.

5. CCRC's Role and Responsibilities. The CCRC will be responsible for the following tasks:

a. Consultants. The CCRC may enter into agreements with the New Jersey Economic Development Authority (“EDA”) and consultants to assist the CCRC in connection with the RFP process. The CCRC will send to the DPMC complete copies of any reports, surveys, studies, etc. that are completed by the CCRC or procured by the CCRC for the Property.

b. Marketing and Sale of the Property. The CCRC will market and sell the Property through an RFP process as more fully detailed in the Disposition Procedures.

c. Condition of Property. The CCRC agrees that it is not relying on any representation or warranty of the State or any agent, employee, representative, director or officer of the State, and that the CCRC will sell the Property “*as-is*” subject to all faults and without any expressed or implied warranties of any kind. Further, the sale of the Property shall not require the DPMC to (i) make or pay for any repair, replacement, reconstruction or renovation of any improvement or condition situated on or existing at the Property; (ii) demolish, remove or dispose of any improvement or condition existing at the Property; or (iii) abate any hazardous substances or remediate any environmental conditions existing at the Property.

d. Condition of Title. The CCRC agrees to sell the Property subject to customary permitted title exceptions, which will not be deemed to be title defects rendering title to the Property unmarketable, including but not limited to zoning ordinances and other applicable governmental regulations and requirements; rights of the public and adjoining owners in highways, streets, roads and lanes bounding or running through or adjacent to the Property; retaining walls and other walls, bushes, trees, hedges, fences and the like extending from or onto the Property; any portion of the Property lying in the bed of any public street; rights and easements relating to the operation, and maintenance of public utilities; standard conditions and exceptions to title insurance contained in the currently effective ALTA Owner's Standard Form B Title Insurance Policy; and such state of facts that a physical inspection of the Property may disclose prior to or at the closing of title.

e. Evaluation of Proposals. An evaluation committee (“Evaluation Committee”) shall be formed, which will include representatives of the CCRC, Treasury, and EDA which will evaluate the proposals it

receives in response to the RFP based upon the factors as set forth within the RFP. The price for the Property may be one of the factors to be considered by the Evaluation Committee.

f. Selection of a Winning Bidder. Upon the Evaluation Committee's review of the proposals, the Evaluation Committee shall submit its recommendation to the State Treasurer for consent. If the Treasurer consents, the CCRC shall submit its recommendation to the CCRC Board for approval. The CCRC shall have the right to not make an award if in the judgement of the Evaluation Committee or the State Treasurer, none of the proposals received are in the best interests of the State. In such event, CCRC, in consultation with the State Treasurer may undertake a new RFP process.

g. Development and Oversight of a Redevelopment Agreement. CCRC will enter into the Redevelopment Agreement with the winning bidder which shall set forth the terms and conditions for the redevelopment of the Property. CCRC shall be responsible for ensuring that the winning bidder complies with the terms of the Redevelopment Agreement.

h. Transfer of the Property. The DPMC agrees to complete transfer of the Property to the potential purchaser within a commercially reasonable period of time following the approval of the State Treasurer of the recommendation by the Evaluation Committee [and the CCRC Board approving the Evaluation Committee's recommendation.

i. Distribution of Sales Proceeds. The proceeds of the sale to the winning bidder are subject to appropriation by the State Legislature. It is anticipated that the Authorizing Legislation will contain an appropriation of the proceeds to be retained by the CCRC, who will reimburse the costs incurred by Treasury, and the EDA, if any, related to this MOU and disposition procedures. If the Authorizing Legislation provides for a different allocation of the sales proceeds than described in this paragraph, the proceeds shall be distributed consistent with the Authorizing Legislation.

6. Additional Provisions.

a. Closing Documents. DPMC will execute and deliver any documents necessary to effectuate the transfer of title to the winning bidder, which may include, but is not limited to a closing statement, affidavit of consideration, seller's residency certificate/exemption form and any other instruments reasonably requested by the attorneys for the winning bidder and or the Title Company in connection with the conveyance of title to the Property.

b. Limitation of State Liability. The CCRC agrees that nothing in the MOU will make the State

or its employees or agents liable to pay any damages or costs for which it and/or they have no liability under the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., and/or the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 et seq., if any.

- c. Other Approvals. Each Party will use its best efforts to obtain all applicable governmental approvals, permits, and authorizations necessary to effectuate their respective responsibilities.
- d. Assignment. DPMC and CCRC agree it may not assign its rights or duties regarding the MOU.
- e. Amendments. This MOU may be modified or extended only by prior written agreement by the Parties.
- f. This MOU is being entered into for the sole purpose of evidencing the mutual understanding and intention of the Parties.
- g. There are no third-party beneficiaries of this MOU.
- h. The Parties acknowledge that the successful completion of each Party's duties hereunder will require cooperation between the Parties. The Parties agree to work cooperatively to achieve the goals of this MOU.
- i. The Parties agree that the execution of this MOU by electronic signature and/or by exchanging PDF signatures will have the same legal force and effect as the exchange of original signatures.

**SIGNATURE PAGE FOLLOWS  
THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK**

IN WITNESS HEREOF, DPMC and CCRC have executed this MOU on the dates below:

For the Division of Property Management and Construction:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

For the Capital City Redevelopment Corporation:

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**APPRAISAL REPORT - EXECUTIVE SUMMARY**

<b>Property Identification:</b>	50 Barrack Street a.k.a. 43-51 West State Street Block 1902, Lot 1 Trenton, New Jersey
<b>Purpose of the Appraisal:</b>	To estimate the market value of the fee simple interest in the subject property.
<b>Date of Value:</b>	March 3, 2021
<b>Date of Inspection:</b>	March 3, 2021
<b>Property Description:</b>	The subject property consists of a 0.55-acre site improved with a good quality ten-story office building constructed in 1967. Excluding the basement, gross building area is 223,370 square feet. The building is in below average condition. It has been leased and occupied on a long-term basis by the New Jersey Department of Taxation, which was in the process of vacating the building at the time of inspection. The lease ends in June 2022, at which point the State of New Jersey will take title to the building.
<b>Highest and Best Use:</b>	As vacant: hold for office or multi-family residential development  As improved: continued office use
<b>Value Indications</b>	
Cost Approach:	N.A.
Income Approach:	N.A.
Sales Comparison Approach:	\$1,790,000
Final Value Estimate:	\$1,790,000

## Exhibit B

### PROCEDURES FOR DISPOSITION FORMER DIVISION OF TAXATION BUILDING TRENTON, NEW JERSEY

The following are procedures that will be used by the Department of the Treasury ("Treasury") in disposing of the property known as the former Division of Taxation Building, located at Barrack and West State Streets, designated as Block 1902, Lot 1 in downtown Trenton, New Jersey (the "Taxation Building" or the "Property").

#### **INTRODUCTION**

Pursuant to N.J.S.A. 52:31-1.1 *et seq.* (the "Surplus Property Act"), the principal executive of any State department, with written approval of the Governor, is authorized to sell and convey all or any part of the State's interest in real property and improvements if it is determined that the property is not required and that such sale is in the best interests of the State. Such sale shall be upon such terms and conditions as the State House Commission determines to be in the best interests of the State and shall be by public auction to the highest bidder unless the State House Commission shall otherwise direct. If the appraised value of the property is more than \$500,000, then legislation is required in order to authorize the disposition. To initiate the process, it is necessary for Treasury to declare the Property as "surplus" pursuant to the real property review process described in N.J.S.A. 52:31-1.1 (the "Surplus Declaration").

Treasury is entering into a memorandum of understanding ("MOU") with the Capital City Redevelopment Corporation ("CCRC") for CCRC to provide assistance to Treasury in disposing of the Taxation Building for private redevelopment. Pursuant to a memorandum of understanding between the New Jersey Economic Development Authority ("EDA") and the CCRC dated August 5, 2014 ("EDA/CCRC MOU"), EDA provides staff to advance the mission of the CCRC and to assist in carrying out the policies and directions of CCRC with respect to activities for which CCRC has statutory authority. This statutory authority includes, but is not limited to, undertaking activities as a municipal redevelopment entity or redeveloper and administrative and support services to meet the needs of the CCRC and to coordinate economic development projects with State and local partners. Treasury has selected CCRC because of their expertise in the redevelopment of Trenton's Capital District. This expertise will help maximize the value of the Property to the State while advancing the redevelopment of the Property and enhancing its contribution to Trenton's Capital District. The appraised value of the Property is \$1,790,000.

Treasury has determined that an auction process is not in the best interest of the State in the disposition of the Taxation Building because of the complex urban planning and economic development concerns associated with the Property and its prominent location within the Capital District. Therefore, Treasury, in consultation with CCRC, recommends a modified sales process aimed at a viable redevelopment of the Property that supports the Capital District and that will likely increase financial return to the State, but will also be equitable to all stakeholders.

In the interest of maximizing the transparency of the sale process and the potential financial return to the State, Treasury proposes that CCRC dispose of the property through a Request for Proposals ("RFP") process. This process will commence upon Legislative authorization and the Surplus Declaration.

## Exhibit B

### DISPOSITION PROCEDURES FOR THE TAXATION BUILDING

#### I. Legislative Authorization

Upon authorization of the disposition of the Property pursuant to these Disposition Procedures by the State Legislature.

#### 2. Disposition Strategy

The CCRC, as a State instrumentality, will dispose of the Property in accordance with applicable law and executive orders, including Executive Order 134 (McGreevey), now codified as P.L. 2005, c.51. The sale will be conducted through a Request for Proposals (“RFP”) process to users and real estate developers (described in Section 3 below). The CCRC Board will approve the final sale terms, subject to the consent of Treasury pursuant to Section 3.9 below.

#### 3. RFP Process

- 3.1 Prior to the initiation of the RFP process for the Property, the CCRC, in consultation with the Treasurer, will determine appropriate criteria for evaluating proposals. The CCRC in consultation with the stakeholders including the city of Trenton, will determine the appropriate and desired quality and mix of uses to be developed at the Property.
- 3.2 CCRC will conduct a marketing/outreach effort to identify potential purchasers and alert them to the RFP’s availability.
- 3.3 CCRC and Treasury will determine the minimum acceptable bid equal to the property's appraised value (the “Minimum Bid”). In establishing the Minimum Bid, CCRC and Treasury will utilize a current real estate appraisal prepared by a State-certified general real estate appraiser. The RFP will also outline the development obligations and milestones that will be imposed on the successful purchaser.
- 3.4 The RFP will direct interested parties to submit relevant information and documentation in response to the RFP that will enable the CCRC to evaluate each respondent with respect to various criteria, including, but not limited to (i) Executive Order 134 (McGreevey), now codified as P.L. 2005, c.51, (ii) financial ability to complete the purchase and redevelopment of the Property, (iii) relevant qualifications to successfully undertake the respondent’s proposed development project and/or experience redeveloping urban sites, and (iv) the suitability of its development concept.
- 3.5 Eligible respondents will be permitted to visit the Property site at pre-determined times. Representatives of Treasury and CCRC/EDA will be available at such visits. Any questions received from prospective purchasers will be posted on the CCRC and EDA websites during the Question and Answer Period as addenda to the RFP.
- 3.6 The RFP will specify the time and place for prospective purchasers to submit proposals. CCRC will only consider proposals from respondents who submit timely

## Exhibit B

proposals.

- 3.7 Any respondent who offers a price for the Property that is less than the Minimum Bid, or contain exceptions to any of the mandatory terms and conditions of the sale will be rejected as non-responsive.
- 3.8 Any respondent who proposes a development concept for the Property that is inconsistent with the allowable uses set forth in the RFP will be rejected as non-responsive.
- 3.9 CCRC will form a committee comprised of representatives of CCRC, EDA and Treasury to evaluate proposals received in response to the RFP, using criteria and weights specified in the RFP. CCRC reserves the right to not evaluate any proposal that does not conform to the requirements of the solicitation. Following its evaluation, the committee will provide a recommendation to the CCRC board. Subject to Treasury's consent, the CCRC board will make the award to the respondent whose proposal is in the best interest of the State, price and other factors considered.
- 3.10 The successful prospective purchaser shall be required to execute a Purchase and Sale and Redevelopment Agreement ("PSARA") and return an executed copy with the required deposit within the time period specified.
- 3.11 The successful prospective purchaser shall be authorized to conduct environmental due diligence and any other due diligence it believes necessary within the specified due diligence period. Any environmental or other due diligence performed by the successful prospective purchaser shall be done at its sole cost and expense.
- 3.12 If the contract cannot close with the selected respondent, the CCRC, with Treasury's consent, reserves the right to: (1) award to the respondent with the next highest scoring proposal or (2) reject all proposals and re-solicit proposals.
- 3.13 Redevelopment of the Property will be subject to local zoning requirements and planning board approvals, as well as the jurisdiction of the CCRC.

## 4 Closing

- 4.1 Closing of title will occur upon completion of the steps outlined above and the State becoming fee owner of the Property which is expected to occur no later than July 1, 2022. Treasury will convey title to the Property to the selected purchaser.
- 4.2 The Property will be sold as-is with respect to environmental conditions, but subject to due diligence and the selected purchaser's receipt of development approvals.
- 4.3 Pursuant to the MOU, CCRC will be responsible for monitoring the selected purchaser's post-closing compliance with its redevelopment obligations under the PSARA.

## **Exhibit B**

### 5 Allocation of Proceeds

The proceeds of the sale shall be applied as provided for in the Authorizing Legislation. It is anticipated that a portion of the proceeds shall be used to reimburse CCRC, Treasury and EDA for costs incurred in connection with the disposition of the Property, including but not limited to title searches, insurance, marketing, appraisals and legal costs as well as for CCRC's and EDA's administrative fees for managing the disposition of the Property and compliance with the redevelopment obligations.

Updated 6/11/2021

**CCRC RENAISSANCE PLAN**  
**PROPOSED TIMELINE FOR ADOPTION**  
**SUBJECT TO CHANGE**

**5/21 - CCRC Board Meeting** -Board Votes to Approve to Begin Adoption Process

After 10-day CONDITIONAL VETO PERIOD – 6/11/2021 at COB

6/14 - PROVIDE PUBLIC NOTICE OF AVAILABILITY OF PLAN – 3 DAYS, + 2 DAYS

**(45 days START 6/21, then CCRC public hearings) 45 DAYS IS 8/5/2021**

- 6/14 – transmit to Trenton Planning Board, County and Building Authority (per statute) –
- 6/14 – make website live Draft Final Plan and Urban Code to be posted on CCRC Website and made available for Review to Board and Public
- 6/14 – send press release

**MEETING DATES ARE TO BE CONFIRMED AND SUBJECT TO CHANGE**

- 7/14/21           **Mercer County Planning Board Meeting** (9am)
- 8/10/21           **NJ Building Authority Meeting** (9:30am)
- 8/12/21 (AM): **CCRC BOARD MEETING (PUBLIC HEARING #1)** on Draft Final Plan & Urban Code.
- 8/17/21 (PM): **CCRC BOARD MEETING (PUBLIC HEARING #2)** on Draft Final Plan & Urban Code.
- 8/18 or 8/19      **OPTIONAL OTHER DATES FOR CCRC PUBLIC HEARINGS**
- 8/26/21           **City of Trenton Planning Board** (6pm)
  
- 9/16 THROUGH 9/18/21: 30-Day Comment Period following final Public Hearing concludes (depending on last date of public hearing)
  
- **Staff/Consultant/Renaissance Plan Review Committee Review Public Comments**
- 10/5, 10/6, 10/7, Renaissance Plan Review Committee Meeting to discuss Comments received
- 10/8/21: Final Draft posted online that includes link to summary of public comment
  
- **October 19 CCRC BOARD MEETING – ADOPTION OF FINAL CCRC RENAISSANCE PLAN AND URBAN CODE**
  
- 11/3/21 - After 10-day CONDITIONAL VETO PERIOD - official transmission of adopted Renaissance Plan to City and County Planning board and Building Authority, post to CCRC website.

**\*After the public comment process concludes, if updates are needed to be made to the Plan, the process for final approval will be repeated – Adoption - April 1, 2022**