



CAPITAL CITY REDEVELOPMENT CORPORATION 2020 ANNUAL REPORT

As Required Pursuant to N.J.S.A. 52:9Q-26

BACKGROUND

The Capital City Redevelopment Corporation (CCRC) was created in 1988 pursuant to N.J.S.A. 52:9Q-10 et seq. (the “CCRC Act”). The CCRC is an independent authority of the State. Its mission is to ensure the capital district is a great place to live, work and conduct business by assisting with the planning, coordination and promotion of public and private development within the capital district, which consists of those portions of the City of Trenton that serve as the commercial center of the community and in which public buildings and historic sites are located.

ACTIVITY REPORT

In July 2014, the CCRC entered into a Memorandum of Understanding with the New Jersey Economic Development Authority (EDA) to assist the CCRC in fulfilling its mission pursuant to the CCRC Act, by providing office staff and support services to the CCRC, including, but not limited to: assisting in the carrying out of the policies and directives of the CCRC, providing administrative and support services regarding corporate governance and public information support services for board meetings, act as a liaison with the Governor’s office and Authorities Unit, records custodian and assistance with the Open Public Records Act requests and guidance on ethics matters, media outreach and legislative support.

ACTIVITIES OF THE CCRC – CALENDAR YEAR 2020

CCRC had a burst of activity in 2020 as is elaborated on throughout this report, particularly as it relates to the work done to support the effort to update and complete the CCRC Renaissance Plan.

UPDATE TO CCRC RENAISSANCE PLAN

The CCRC Act provides for the CCRC to have a modern updated plan to provide guidance, coordination and support for development and redevelopment in the Capital District by all entities including the State, the City, and private and non-profit development initiatives. In response to this mandate, under the direction of the CCRC Board, staff issued an RFQ/P in 2019 to update the CCRC’s Renaissance Plan and Urban Code design guidelines (collectively known as “the Plan”) in coordination with the City of Trenton’s recent update to its Master Plan, known as Trenton 250, as well as other relevant plans for areas within the CCRC Boundary.

The contract to update the Plan was awarded in June 2019 to Topology, with the Scope of work which includes:

- An update to each element of the Plan, including an update to the Design Plan Element, the Cultural Plan Element, the Transportation Element, the Land Use Element and Map, and the Relocation Plan Element;
- The development of a Plan Matrix that compares and contrasts the Plan to the Trenton 250 Master Plan and a number of associated land use, redevelopment, cultural, transit-oriented and other plans that cover the CCRC District;
- Coordination with the relevant state and local officials to review and determine consistencies and inconsistencies among the various plans to the Plan; and
- Recommendations for planning or zoning tools that incent best practices for mixed-use development.

As part of the update process of the Plan, numerous stakeholder meetings were convened from the Fall of 2019 through the Spring of 2020 between the consultant, staff and the various entities,

including state and local governmental entities as well local civic associations, to discuss the priorities and challenges that are relevant to the update of the Plan.

Stakeholders that have been part of the Plan update process include:

- Members of the CCRC Board of Directors, in particular members of the CCRC Renaissance Plan Review Committee – See Committee membership listing.
- A number of state agencies, including:
 - The NJ Department of Treasury, Division of Purchase & Property;
 - The NJ Department of Transportation – Statewide Planning,
 - The NJ Department of Community Affairs, Local Planning Services, and
 - The NJ Economic Development Authority, Real Estate;
- The City of Trenton;
- The Mercer County Improvement Authority;
- Mercer County Planning;
- Higher education institutions including Thomas Edison State University, and Mercer County Community College; and
- Local stakeholder and community groups, including Greater Trenton, Trenton Downtown Association; Isles, NJ Community Capital and the Trenton Health Team.
- Residents and Visitors of the City of Trenton via public outreach surveys;

CCRC’s standing Renaissance Plan Review Committee was broadened for purpose of this important project to include representatives of various state and city departments and agencies and other individuals with expertise deemed vital to the success of the project. Accordingly, the

Renaissance Plan Review Committee's current membership is as follows:

- Chair: Robert Prunetti
- Peter Inverso, Member
- State Treasurer Elizabeth Maher Muoio (or designee)
- Diane Gutierrez-Scaccetti, Commissioner of the Department of Transportation (or designee)
- Lt. Governor Sheila Oliver, Commissioner of the Department of Community Affairs (or designee)
- Benjamin Delisle, City Representative, Public Member
- Ingrid Reed, Public Member, Former CCRC Board Chair

UPDATE TO CCRC RENAISSANCE PLAN
SUMMARY OF 2020 WORK AND MILESTONES

The CCRC Renaissance Plan Review Committee (“the Review Committee”) has been an integral part of the development and shaping of the draft update of the Plan. At every step of the way, the committee worked in a collaborative manner with the consultant on decision-making and direction regarding the update of the Plan.

Once the stakeholder meetings were completed in the Spring of 2020, the Review Committee, charged the planning consultant, Topology, with putting together the first draft/outline of the Plan for review by the Committee. Over the course of the drafting process, throughout the 3rd and 4th Quarters of 2020, at least twelve (12) virtual, committee meetings were held among the Review Committee and the Plan Consultant, Topology, as it related to update and completion of the Plan in various steps/phases of review as outlined below.

DRAFT PLAN REVIEW – SUMMER 2020

Summer of 2020: Four committee meetings were held to review the draft Plan during the months of July and August 2020.

- 7/31: Committee Meeting #1
- 8/6: Committee Meeting #2
- 8/18: Committee Meeting #3
- 8/19: Committee Meeting #4

DRAFT FINAL PLAN REVIEW – FALL 2020

Fall of 2020: In early October, Topology circulated the updated draft final Plan for the Committee’s review. Eight (8) committee meetings followed -- Five (5) meetings on Draft Final Plan #1, and then three (3) meetings on Draft Final Plan #2.

DRAFT FINAL PLAN #1 REVIEW

- 10/2: Updated Draft Final Plan #1 circulated to Committee
- Committee meetings to discuss Draft Final Plan #1
 1. 10/8: Committee Meeting #1
 2. 10/13: Committee Meeting #2
 3. 10/16: Committee Meeting #3
 4. 10/19: Committee Meeting #4
 5. 10/22: Committee Meeting #5

DRAFT FINAL PLAN #2 REVIEW

After the completion of the review of Draft Final Plan #1, Topology incorporated the edits as advised, and then circulated another updated version of the Plan for the Committee's review, Draft Final Plan #2. The updated draft final plan was circulated to the Committee for comment in November, and three (3) additional meetings were scheduled soon after in December, which allowed Committee members to provide feedback and contribute furthermore.

- 11/7: Preliminary Final Draft #2 submitted by Topology for review to Committee
- Committee meetings to discuss Draft Final Plan #2
 1. 12/4: Committee Meeting– review draft final plan Meeting #1
 2. 12/15: Committee Meeting– review draft final plan Meeting #2
 3. 12/16: Committee Meeting– review draft final plan Meeting #3

RELEASE OF DRAFT FINAL PLAN FOR PUBLIC REVIEW AND COMMENT

The anticipated release of the draft final plan is for the first Quarter of 2021 with potential adoption by Summer 2021. Closely aligned with the update to the Plan, the City of Trenton is updating its Land Development Ordinance which is intended to be consistent with the Urban Code contemplated by the Draft Final CCRC Renaissance Plan. It is of great importance to note, that the Review Committee has directed the planning consultant to work closely with the City of Trenton Planning Department on ensuring the draft Urban Code aligns well with the City's draft Land Development Ordinance, still under development and review.

FINANCIAL REVIEW

As of December 31, 2020, the total amount of resources available to the CCRC between both of its bank accounts was \$97,228.

The FY21 Budget for total expenditures is \$17,014 which is inclusive of standard expenses such as insurance and auditing services, as well as the remaining balance of the Topology contract.

Given that the insurance costs have already been paid out, the remaining anticipated expenses for FY21 are \$11,983, which provides CCRC with a remaining balance \$85,245 in uncommitted funds at this point in time.

See Attachment A for the itemized budget.

Since CCRC's initial appropriation, no additional funds have been requested. The Finance Committee of the CCRC Board will be reviewing the need for additional assistance juxtaposed against the opportunities which might be forthcoming in the updated Plan.

CCRC DISTRICT INITIATIVES OF STATE AND LOCAL ENTITIES

UPDATE ON COMPREHENSIVE RENOVATION AND RESORTATION OF THE EXECUTIVE STATE HOUSE

The Comprehensive Renovation and Restoration of the Executive State House is well underway. In late 2019, the State issued a contract to the construction general contractor to perform the work necessary to restore the Executive State House to the historic period of significance corresponding with early 1900s. Opened in 1792, the Executive State House is the second oldest continuously operated state house in the nation and was expanded and built upon eighteen (18) times from the late 1700s up until the early 1950s. Given the many different types of construction found, the effort to renovate the building is very complex. The renovated building will include all modern systems designed and constructed so that this very historic building will perform as a modern building. The target for completion of this renovation and restoration is 2023.

UPDATE ON EO 40 CAPITAL CITY PARTNERSHIP

The Office of the State Treasurer continues to coordinate the State Capital Partnership established by Governor Murphy's Executive Order 40. The State Capital Partnership brings together State, City, and County government to support Trenton on its path to revitalization. Over the past two years, through the collaborative framework of EO 40, state agencies have provided Trenton with both strategic technical and financial assistance and coordinate daily with City representatives to advance key redevelopment, recreation, transportation, housing, and planning projects both within the CCRC Capital District and outside of the CCRC District.

Highlights of the work of EO 40 partners from Calendar Year 2020 include:

- Supported the redevelopment of the Van Sciver building by providing low income housing tax credits through the New Jersey Housing and Mortgage Finance Agency (HMFA);
- Completed Phase 1 of the daylighting of the Assunpink Creek;
- Begun collaborative discussions with the State, City, and County on the restoration of the Old Wharf Park;
- Regained eligibility for the City to apply for federal transportation funding;

- Funded the City’s grant match for the rehabilitation of the historic East Trenton Library in the East Trenton neighborhood; and
- Participated in the neighborhood planning process for the Donnelly Homes community.

UPDATE ON STATE OFFICE BUILDINGS

The construction of the new six-story Department of Health and eight-story Division of Taxation buildings neared completion in Calendar Year 2020. Both projects broke ground early in 2019. Even with the COVID-19 pandemic, utility connectivity issues and shortage of materials, both projects moved forward and both received temporary Certificates of Occupancy on schedule.

The Department of Health started occupancy in November 2020, and all staff moved in before the end of 2020. It is anticipated that the State will begin moving into the new Taxation building in mid-January 2021 and will be fully moved in and operational by mid-February 2021.

Artwork has been completely installed at both the new Health and Taxation Buildings, and includes artwork from Mercer County artists, including two Trenton artists.

In addition, the State is working with NJ Transit to transfer ownership of the art piece known as *New Jersey on Parade* from New York Penn Station to the Taxation Building. There are difficulties in relocating this piece due to coordination with Amtrak. Once installed inside of the Taxation building, *New Jersey on Parade* will be visible from the street.

Demolition of the interior of the Department of Health and Agriculture Buildings began in 2020, and exterior work will occur in 2021.

UPDATE ON ASSUNPINK DAYLIGHTING PROJECT

The Army Corps of Engineers completed a feasibility study on the buried box culvert located within a 500-foot section of Assunpink Creek. The box culvert was approved for removal and restoration. Phase 1 of the project removed nearly 500 feet of a buried box culvert, thus “daylighting” the creek, meaning that a portion of the waterway will no longer run underground. The project stabilized and

naturally aligned the daylighted creek with river stone, boulders and other materials. It also set out to improve fish migration from the Delaware River; and created two new acres of open space for passive recreation downtown. Two million dollars was contributed towards this project from the Office of Natural Resource Restoration and NJ Department of Environment Protection's Community Collaborative Initiative oversaw this effort. The initial phase of the Assunpink Daylight Project has been completed. Phase 2 will include additional park amenities for which designs still need to be undertaken.

UPDATE ON JACKSON STREET (MILL HILL PARK) BRIDGE RENOVATION PROJECT

In September 2020, Mayor W. Reed Gusiora announced the groundbreaking and launch for the rehabilitation of the Jackson Street Bridge, which currently connects Mill Hill Park with the Mill Hill neighborhood. The N.J. Historic Trust provided \$324,793 for renovations to the Jackson Street Bridge, with the City of Trenton contributing \$557,207 to close the funding gap for the \$882,000 project.

UPDATE OF THE RPM DEVELOPMENT PROJECT VAN SCIVER BUILDING AND THE FORMER SUN BANK BRANCH

Governor Phil Murphy signed legislation in July 2019 that allowed for the State of New Jersey to move forward with selling the Van Sciver Building. The site, which consists of two adjacent tracts, sold to a developer after an online auction was conducted in accordance with the legislation. A report issued in 2018 by Jones Lang LaSalle for the New Jersey Economic Development Authority mentioned that a year prior, the property was given an assessed value of \$2.36 million. In a statement issued by the City of Trenton after the legislation was signed by Governor Murphy, it was revealed that major development plans are in the works for the premises. The developer plans to bring 120 affordable mixed-use residential units, restaurants, retail space, and 168 parking spaces to the property.

As part of the development plans for the site, the facade and other portions of the Van Sciver Building will be preserved. This project has received site plan approval and is projected to start construction in 2021.

NJEDA SMALL BUSINESS SERVICES

In an effort to advance economic development throughout the City of Trenton, especially the downtown, and to advance the EDA resources available to the City of Trenton, EDA staff regularly work with city officials, business owners, state agencies and local community and stakeholder groups throughout the City. The NJEDA has a dedicated Small Business Services team that works specifically on small business initiatives in the City of Trenton, particularly focused on the CCRC's Downtown District.

The team regularly meets with senior level priority business stakeholders for the City seeking to enhance business activity within the CCRC/City's downtown district including:

- City of Trenton Representatives
- Greater Trenton
- Trenton Downtown Association
- Latino Merchants Association
- Capital Region Minority Chamber of Commerce
- African American Chamber of Commerce of New Jersey

The efforts to meet regularly with local representatives are intended to help collaborate and partner whenever possible on initiatives to support local City businesses, particularly those within the Downtown District.

NJEDA COVID-19 RESPONSE PROGRAMS FOR SMALL BUSINESSES
SUMMARY OF TRENTON SUPPORT

Small Business Emergency Assistance Grant Program Activity

Under the NJEDA's Small Business Emergency Assistance Grant Program from Phase 1, 2 and 3, 624 grants totaling \$3,273,000 were approved for businesses in Trenton (some received more than one grant).

Phase 1: 53 Applicants; Total: \$182,000

Phase 2: 223 Applicants; Total: \$633,000

Phase 3: 348 Applicants; Total: \$2,458,000

Small Business Emergency Assistance Loan Program Activity

Phase 1 of the Small Business Emergency Assistance Loan Program provides working capital loans of up to \$100,000 to small and mid-size businesses with a physical commercial location in New Jersey.

Under the NJEDA's Small Business Emergency Assistance Loan Program - Phase 1, one (1) loan totaling \$85,400 was approved and granted to a business in Trenton.

CCRC BOARD MEMBERS

EX OFFICIO MEMBERS (4):

Lt. Governor, Sheila Oliver, Commissioner, NJ Department of Community Affairs

Diane Gutierrez-Scaccetti, Commissioner, NJ Department of Transportation

Elizabeth Maher Muoio, NJ State Treasurer

The Honorable Reed Gusciora, Mayor, City of Trenton

PUBLIC MEMBERS (7):

The Honorable Peter A. Inverso, Chair

Robert D. Prunetti, President, Phoenix Ventures, Vice Chair

Elvin Montero, Director of Communications and Issues Management, Chemistry Council of New Jersey (CCNJ)

The Honorable Manuel Segura, former Councilman, City of Trenton

George Sowa, Founding CEO, Greater Trenton

Two (2) Open Seats