



PHILIP D. MURPHY
GOVERNOR

State of New Jersey
CAPITAL CITY REDEVELOPMENT CORPORATION

SHEILA OLIVER
LT. GOVERNOR

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

March 24, 2020 @ 1 PM

1-888-431-3598

Access Code: 8068877

- A. READING OF THE PUBLIC MEETING NOTICE** (Muneerah Sanders, Board Liaison)
- B. ROLL CALL** (Muneerah Sanders, Board Liaison)
- C. MEETING APPROVAL**
 - **CCRC 2019 Annual Report***
- D. STAFF UPDATE**
- E. CHAIRMAN'S UPDATE**
- F. PUBLIC COMMENT**
- G. ADJOURNMENT**

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

**CAPITAL CITY REDEVELOPMENT CORPORATION
2019 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 directions 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.

The following activity took place in 2019:

ACTIVITIES OF THE CCRC - 2019

CCRC had a burst of activity in 2019 as is elaborated on throughout this report, particularly as it relates to the work done to support the effort to update the CCRC Renaissance Plan.

UPDATE TO CCRC RENAISSANCE PLAN

The mandate of the CCRC is 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 and its development plans, the City's 250 Master Plan, and private and non-profit development initiatives. In recognition of the importance to have an updated Renaissance Plan and Urban Code for the Capital District, under the direction of the CCRC Board, staff issued an RFQ/P to update the CCRC's Renaissance Plan and design guidelines 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 competitive RFQ/P was issued in Spring 2019, and the contract was awarded as of September 2019 to Topology. The Scope of work of the RFQ/P to update the CCRC Renaissance Plan includes:

- An update to each element of the CCRC Renaissance 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 Renaissance Plan Matrix that compares and contrasts the Renaissance 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 CCRC Renaissance Plan; and
- Recommendations for planning or zoning tools that incent best practices for mixed-use development.

As part of the Scope of Work, the consultant, along with staff, met with numerous state agency and stakeholder groups to discuss the priorities and challenges that are relevant to the update of the CCRC Renaissance Plan.

Stakeholders that have been part of the CCRC Renaissance Plan Update process include:

- Public members of the CCRC Board of Directors;
- A number of state agencies, such as the NJ Department of Treasury, the NJ Department of Transportation, the NJ Department of Community Affairs, and the NJ Economic Development Authority;
- The City of Trenton;
- The Mercer County Improvement Authority;
- Higher education institutions including Thomas Edison State University, and Mercer County College; and
- Local stakeholder and community groups, including Greater Trenton, Isles, NJ Community Capital and the Trenton Health Team.

The Consultant met with members of the public at the City's Art All Day event, conducted an online survey hosted on the City's website that received more than 300 responses, and is well underway with their analysis and comparison of plans that cover the CCRC District. Additionally, the consultant conducted a site tour of the City of Trenton with Trenton and NJEDA Staff.

An update to the CCRC Renaissance Plan and Urban Code is expected to be completed by Summer/Fall 2020. The ultimate goal is for the Renaissance Plan to be adopted by the City to supplement the Trenton 250 Master Plan.

Organizational Updates

Two (2) new public members were appointed to the CCRC Board of Directors in 2019 including George Sowa, Founding CEO of Greater Trenton, and Elvin Montero, Director of Communications and Issues Management, Chemistry Council of New Jersey (CCNJ).

Additionally, related to board organization, the CCRC Board added additional members to the Renaissance Plan Review Committee in anticipation of having in depth discussion and analysis of the planned updated to the CCRC Renaissance Plan. The Committee is comprised of Board members, a former chair of CCRC, a representative from the City of Trenton, and other state representatives designated to interface with the planning consultant on an ongoing basis between board meetings.

Financial Review

As of December 31, 2019, the total amount of resources available to the CCRC between both of its bank accounts was \$171,471. Given the executed contract with Topology and other planned expenses, the FY20 Budget for total expenditures is \$64,600. Since its initial appropriation, no additional funds have been requested or deemed needed. The Finance Committee of the Board will be reviewing the need for additional assistance juxtaposed against the opportunities which might be forthcoming in the updated Renaissance Plan. *See Attachment A for the itemized budget.*

CCRC DISTRICT INITIATIVES OF STATE AND LOCAL ENTITIES

UPDATE ON EO 40 CAPITAL CITY PARTNERSHIP

During 2019, as a result of Governor Murphy's Executive Order 40 which established the New Jersey State Capital Partnership, the Department of Treasury convened regular meetings of the EO40 state agencies and stakeholders, many of which are also parties to the CCRC. Similarly, many of the projects and priorities of the EO 40 Partnership are also priorities of the CCRC, therefore the work of the EO 40 group has helped to propel open discussions and strategy sessions about the priorities for the City of Trenton with the focus on encouraging and supporting economic growth and redevelopment downtown and around the train station, improving quality of life for residents, and enhancing natural and cultural resources. While CCRC was not specifically identified as a participant in EO 40, it does receive updates from EDA and other state officials.

The work of the Capital City Partnership and the work of the CCRC dovetail together well and provide multiple vehicles to engage state agencies and address issues of importance for the City. The State Capital Partnership Team was designed with the intent of bringing state resources together to help better assist the City of Trenton. EDA staff actively participates in these meetings and committees to help further economic development opportunities for the City. In addition, NJDOT staff are working proactively to provide guidance to City of Trenton staff on Local Aid grant processes, and to assist with planning and potential projects to improve bicycling and walking in and around downtown Trenton.

Examples of projects that the EO 40 State Capital Partnership worked on in 2019 within the CCRC District include: The Broad Street Vision Plan, planning for the redevelopment of the Taxation Building on Barrack Street, coordinating transit-oriented development adjacent to the Trenton Transit Center, and considering phase 2 enhancements at the Assunpink Daylighting project.

UPDATE ON TRANSIT-ORIENTED DEVELOPMENT PLAN

In 2019, the NJ Department of Community Affairs (NJDCAs), in collaboration with the City of Trenton, prepared a report addressing transit-oriented development around three transit station areas in Trenton, addressing a broad array of issues. NJDCAs's report on transit-oriented development around the Trenton Transit Center and proximate light rail stations has been completed and has been adopted by the City as part of the Trenton 250 Master Plan in December 2019. The plan provides specific actions to implement the Trenton 250 Plan with regard to transit-oriented development within ½ mile of each transit station, including the Trenton Transit Center and three light rail stations. This effort was initiated in concert with a study that NJEDA has initiated with Greater Trenton and New Jersey Future to support evaluation and analysis of transit-oriented development proximate to the train station.

STATE OFFICE BUILDINGS UPDATE

Development of the new Health and Taxation State Office Buildings are progressing forward. Both projects broke ground in early 2019 and are progressing quickly. The new Health Building is roughly 70% completed and phased occupancy is scheduled to begin on October 1, 2020. The Taxation building had some initial delays due to finding additional underground storage tanks that had to be removed and issues with rerouting of services due to the complexities of the underground network of the street services. The Taxation Building is roughly 60% complete and phased occupancy is scheduled to begin on December 1, 2020. Selective suggestions and recommendations associated with CCRC's review of the adherence of the projects to the Renaissance Plan and Urban Design Standards have been acted upon.

SMALL BUSINESS SERVICES PROVIDED BY NJEDA

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.

As part of Small Business Services outreach initiatives to business owners and anyone thinking about starting a business, NJEDA's Small Business Services team offered two (2) Small Business Resources Workshops in Trenton in 2019 to focus on supporting local economic development initiatives.

Contractor Recruiting Fair with The African American Chamber of Commerce of NJ

In August of 2019, a Trenton Contractor Recruiting Fair/workshop was facilitated with NJEDA staff and state resource partners in the Trenton City Council Chambers. This event helped local

contractors learn about resources that are available to help grow their business and ensure they are registered properly to do business and contract with the State of New Jersey. John Harmon, Founder, President and CEO, of the African American Chamber of Commerce of New Jersey presented about the Small Business Bonding Readiness Program at this event. Ensuring that local businesses are equipped to apply for and contract for work with the State of New Jersey is a valuable resource for many local contractors looking to grow their business and be competitive for such work in the CCRC Downtown District.

Small Business Services Workshop with The Latino Merchants Association

In November of 2019, a Small Business Resources Workshop was convened by NJEDA staff in collaboration with the Latino Merchants Association to share information about state and federal resources that are available for local small businesses owners with access to capital and technical assistance. As many local businesses strive to grow in the City, having access to information and contacts at the state level is a resource that will help businesses grow, become more successful, and contribute to the vibrancy and vitality of the CCRC Downtown District.

Small Business Lending Activities within the CCRC District – Funding by the NJEDA

Trenton had two additional Garden State Growth Zone (GSGZ) Business Improvement Incentives awarded before the end of the incentive program. Those awards went to the following Trenton businesses:

- 219 East Hanover Street LLC dba Hanover Creative was awarded \$20,000.00 was to assist with redevelopment of a building in Trenton for artists workspace in upcoming creative arts district.
- Peter's Place located at 1058 South Broad Street. received an award of \$8,275.00 to assist with replacement of first floor HVAC vents at local restaurant/bar.

The new Small Business Lease Assistance Program which went live in April of 2019 had two awards in Trenton. Those awards went to:

- Arlee’s Raw Blends LLC, which is a modern juice shop offering glass-bottled, cold-pressed juices made with locally sourced, organic produce. The award amount of \$5,040.00 is for two-year lease assistance. The new location will be at 25 N. Warren Street, Trenton, NJ. They are currently based in Princeton and opened their second location in Trenton at the end of July.
- Haleemah’s Islamic Fashions LLC is a retail store for traditional Muslim garb which was previously on Olden Avenue in Trenton and has now secured a location down the street at 102 East State Street. The location opened in July. The award amount was for \$4,500.00 for a two-year lease assistance.

2019 NJEDA FUNDING APPROVALS & CLOSINGS WITHIN THE CCRC DISTRICT

Small Business Lease Assistance Program (SBLAP)

1. Arlee’s Raw Blends, \$5,040
 2. Haleemah’s Islamic Fashions, \$4,500
- SUBTOTAL \$9,540

Garden State Growth Zone BLI-BII

1. 1100 Dental Limited Liability Company, \$13,370
 2. 219 East Hanover Street, dba Hanover Creative, \$20,000
 3. Greater Trenton, Inc., \$20,000
 4. Karl Weidel, Inc., \$6,952
 5. Navleen K. Thind, DDS PC, \$14,913
 6. Peter’s Place, LLC, \$8,275
 7. The African American Chamber of Commerce of NJ, \$20,000
- SUBTOTAL \$103,510

GRAND TOTAL: \$113,050

CCRC BOARD MEMBERS

EX OFFICIO MEMBERS (4):

Elizabeth Maher Muoio, NJ State Treasurer

The Honorable Reed Gusciora, Mayor, City of Trenton

Diane Gutierrez-Scaccetti, Commissioner, NJ Department of Transportation

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

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

CAPITAL CITY REDEVELOPMENT CORPORATION
FINANCIAL STATEMENT, as of December 31, 2019
(Prepared by Treasury Administration)

ACCOUNT AND DESCRIPTION	FY19 COSTS	FY20 BUDGET	FY20 YTD EXPENDED	FY20 PROJECTED REMAINING EXPENSES
Account 12-Salaries				
Salaries	0		0	0
Fringes	0		0	0
Sub-Total	0	0	0	0
Account 21-Printing and Office				
Copier Rental and Supplies	0		0	0
Sub-Total	0	0	0	0
Account 33-Insurance				
Property & Casualty - Hartford Insurance Co	0		0	0
Officers & Directors - ACE Insurance Co	5,031	5,100		5,100
Sub-Total	5,031	5,100	0	5,100
Account 36-Professional Services				
Auditing Services	4,290	5,000		5,000
Topolgy NJ LLC	0	58,500	0	58,500
Sub-Total	0	58,500	0	58,500
Account 38-Other Services				
Other	0	1,000	51	949
Sub-Total	0	1,000	51	949
TOTAL	5,031	64,600	51	64,549
Resources:				
Balance in the State account	92,571			
Balance in CCRC Bank Account (PNC Bank)	78,900			
Total Resources	171,471			