

CAPITAL CITY REDEVELOPMENT CORPORATION 2018 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. 52:9A-9 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 2018:

Financial Review

In October 2018, the CCRC was presented with an FY19 budget for total expenditures in FY19 of \$12,200. The total amount of resources available as of September 30, 2018 was \$179,803.

See Attachment A for the itemized budget.

Collaborative Efforts

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, through both the Business Lease Incentive and Business Improvement Incentive programs, as well as other products available to the business community, EDA staff regularly work with city officials, business owners and state agencies throughout the City as staff to the CCRC

CCRC has been well-represented in intergovernmental meetings. On behalf of the CCRC, EDA participated in several citywide meetings including the Mayor's Economic Advisory Council, as well as the new NJ State Capital Partnership for Trenton created by Executive Order 40 by Governor Murphy. Throughout these meetings are on-going discussion on strategies, resources and goal-setting to achieve priorities for economic development and growth moving forward. The chair of CCRC also serves as a member of the Mayor's Economic Advisory Council.

EDA regularly meets with Greater Trenton to discuss their vision for downtown and has supported the organization with two planning grants to help advance projects in Trenton which coincide with the CCRC boundary.

In coordination with Greater Trenton and the New Jersey Department of Community Affairs, EDA awarded a \$25,000 grant to Greater Trenton to support evaluation and analysis of transit-oriented development proximate to the train station. In October of 2018, with guidance and direction by Greater Trenton, NJ Future issued a report developed in collaboration with the planning and architecture firm of Clarke Caton Hintz, funded using the EDA grant, entitled “Trenton Transit Center Strategic Action Blueprint” which provides observations, goals, strategies, and action steps for redevelopment around the Trenton Transit Center. The recommendations of this plan are currently under review by the City.

In concert with this initiative, the NJ Department of Community Affairs (NJCA), in collaboration with the City of Trenton, is also preparing a report addressing transit-oriented development around three transit station areas in Trenton, addressing a broader array of issues. NJCA anticipates its report on transit-oriented development around the Trenton Transit Center and proximate light rail stations will be completed in 2019, and ultimately it will be adopted by the City as part of the Trenton 250 Master Plan. The plan will recommend 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.

In addition, a comprehensive planning and feasibility study for a parking structure on property owned by the State in downtown Trenton in close proximity to the Taxation Building was undertaken. Greater Trenton issued a Request for Proposals and awarded a \$50,000 contract to Tim Haahs Associates, of which EDA contributed \$25,000 and PSE&G contributed the other \$25,000, to fund the planning and feasibility study. The aim of the study is to provide potential construction and financing scenarios for a garage that would provide replacement parking for state employees caused by new office building and mixed-use redevelopment. The analysis provided in this report will inform future decision-making regarding a new parking structure in this area.

In September 2018, Governor Murphy signed Executive Order 40 which established the New Jersey State Capital City Partnership designed to provide a mechanism for State agencies to work collaboratively with the City and Mercer County government to create and execute strategies for City of Trenton's economic development. 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 Capital City Partnership Team was designed with the intent 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.

Additionally, in October 2018, the CCRC Board directed staff to prepare and issue an RFP 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 RFP will be issued in early 2019, and the contract is anticipated to be awarded by mid-2019.

Real Estate Development

State Office Buildings

Development of the new Health and Taxation State Office Buildings are progressing forward. In February 2018, NJEDA submitted Impact Statements for the Health and Taxation Buildings, which the NJ Department of Community Affairs reviewed on behalf of CCRC. CCRC reviewed the Impact Statements and submitted comments to the Treasurer and the Governor.

The CCRC's planned update of the Renaissance Plan provides a unique opportunity to consider and evaluate future development and redevelopment of state-owned property in the context of both the CCRC's plan as well as the Trenton 250 Master Plan and relevant associated neighborhood plans.

Trenton Redevelopment Sites Working Group

With a commitment to advancing public/private partnerships and mixed-use development to spur transformative change in the downtown, the EDA spearheaded the development of a Memorandum of Understanding with key Trenton stakeholders to identify future development sites for public or private use. Executed in 2017, the MOU involves the Division of Property Management and Construction (DPMC), CCRC, the City of Trenton, the Trenton Parking Authority, Mercer County, the Mercer County Improvement Authority, and Greater Trenton, resulted in the creation of a comprehensive inventory of available redevelopment sites in the Capital City to help accelerate redevelopment and attract private investment.

To support this initiative, the EDA secured the services of Jones Lang LaSalle (JLL) to organize the catalog of developable sites. JLL held various stakeholder meetings and created a final deliverable product for Greater Trenton and the city to utilize when discussing potential sites for either a company that is looking to relocate or expand in Trenton or a potential developer.

CCRC board members participated in the Trenton Redevelopment Sites working group, which consisted of City of Trenton, the City of Trenton Parking Authority, Division of Property Management of Construction within Treasury, Mercer County Improvement Authority, and Mercer County. The goal of the group was to identify up to 15 sites for redevelopment within the City's downtown area, which includes the CCRC District. The catalog of developable sites the was created provides an important baseline to use in evaluating future development opportunities throughout the City.

Business Growth & Redevelopment

Since 2014, over \$141 million has been approved by the EDA in financing assistance, business incentives and tax credits to projects in the City of Trenton. This assistance is expected to leverage more than \$146 million in private investment and to serve as a catalyst for the creation of 557 new jobs, 554 construction jobs, and the retention of 542 jobs at risk of leaving New Jersey.

As a designated Garden State Growth Zone through the Economic Opportunity Act, the City of Trenton is eligible for funding through the Business Lease Incentive (BLI) and Business Improvement Incentive (BII) programs administered by the EDA. To date, Trenton has received four business grants under both the Business Improvement Incentive and Business Lease Incentive programs that total to \$58,056 in assistance.

STRATEGIC PLAN

Under the direction of the Board, EDA staff has continued to work with the City of Trenton to understand and support the strategic priorities and the implementation of the Trenton 250 Plan. With the newly designated Small Business Unit being established late in 2018 at EDA, staff will be able to work closely with the small businesses of Trenton. EDA staff will also work closely with TDA, Greater Trenton, and the City to help attract new businesses and help grow the existing businesses that are in Trenton. The EDA and the City will continue their outreach efforts to push the GSGZ BLI and BII program to businesses in the expanded eligible area in hopes of helping more businesses.

CCRC BOARD MEMBERS

EX OFFICIO MEMBERS (4):

Elizabeth Maher Muoio, State Treasurer

Diane Gutierrez-Scaccetti, Commissioner, NJ Department of Transportation

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

The Honorable Reed Gusciora, Mayor, City of Trenton

PUBLIC MEMBERS (7):

The Honorable Peter A. Inverso, Chair

Christopher Brashier, Managing Director, CHB Investment Group, LLC

Robert D. Prunetti, President, Phoenix Ventures

The Honorable Manuel Segura, former Councilman, City of Trenton

Three (3) Open Seats