

# 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. 52:9A-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 2019:

## 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 = \$64,600. *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 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.

## 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.

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.

### **UPDATE ON TRANSIT ORIENTED DEVELOPMENT PLAN**

In 2019, the NJ Department of Community Affairs (NJCA), 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. NJCA'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 to support evaluation and analysis of transit-oriented development proximate to the train station.

### **UPDATE TO CCRC RENAISSANCE PLAN**

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 RFQ/P was issued in Spring 2019, and the contract was awarded as of September 2019 to Topology. 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. 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. 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 as part of the Trenton 250 Master Plan.

## **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 is roughly 70% completed and occupancy is targeted on October 1, 2020. Some blasting was required as part of this project to help in the removal of the underground rocks. The building is almost watertight, meaning nearly all the windows and openings have been installed and sealed and interior work has been progressing well.

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 exterior windows, which make up the façade of the building, should be fully installed making the building essentially watertight by the end of March 2020. The project is roughly 60% complete and occupancy is targeted for December 1, 2020.

## **BUSINESS GROWTH & REDEVELOPMENT**

### **SMALL BUSINESS SERVICES ACTIVITIES – TRENTON 2019**

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 which is owned by Elijah Dixon, Christien Brown and Roland Pott. The award of \$20,000.00 was to assist with redevelopment of a building in Trenton for artists workspace in upcoming creative arts district.**
- **Peters Place located at 1058 South Broad Street which is owned and operated by Mike Peters. 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 owned and operated by Paula Taylor and her brother Brian Moore. The business 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 owned and operated by Prestina Ray. This 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. Her award amount was for \$4,500.00 for a two-year lease assistance.

As part of Small Business Services outreach initiatives to business owners or anyone thinking about starting a business, the Small Business Services unit started offering Small Business Resources Workshops in the focus cities where the EDA Small Business Lease Assistance Program is eligible. EDA's resource partners are geographically specific Community Development Finance Institutions, Small Business Development Centers, SBA, taxation, Women's Business Center, county library, procurement services, BPU for energy incentives, chambers, NJ Business Action Center, DOL grant reps, and others. EDA staff held two workshops in Trenton in 2019.

#### **TRENTON – CONTRACTOR RECRUITING FAIR – WITH THE AFRICAN AMERICAN CHAMBER OF COMMERCE OF NJ**

The Small Business Services unit facilitated a Trenton Contractor Recruiting Fair/workshop with NJEDA staff and our state resource partners on August 21, 2019, in the Trenton City Council Chambers. This event helped local contractors learn about resources that are available to them 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.**

**SMALL BUSINESS SERVICES WORKSHOP WITH THE LATINO MERCHANTS ASSOCIATION**

**NJEDA staff also convened a Small Business Resources Workshop on November 20, 2019, 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.**

**NJEDA Small Services team has staff specifically dedicated to the City of Trenton, who regularly meet with senior level priority business stakeholders for the City 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**

**These efforts to meet regularly with representatives on the local level are to help collaborate and partner whenever possible on similar initiatives.**

## **SUMMARY OF NJEDA TRENTON APPROVALS AND CLOSINGS IN 2019**

### **Small Business lease Assistance Program (SBLAP)**

1. Arlee's Raw Blends, \$5,040
  2. Haleemah 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. Peters Place, LLC, \$7,925
  7. The African American Chamber of Commerce of NJ, \$20,000
- SUBTOTAL \$103,160**

### **Hazardous Discharge Site Remediation Fund (HDSRF)**

1. City of Trenton (Hetzel Field), \$188,894
  2. City of Trenton (Pukala-Fisher Site), \$383,743
  3. City of Trenton (Storcella Property), \$523,782
  4. MCIA (Roebing Complex Block 3), \$31,647
- SUBTOTAL: \$1,128,066**

### **Statewide Loan Pool**

1. IJA Holdings, LLC, \$1,250,000
- SUBTOTAL: \$1,250,000**

### **Petroleum Underground Storage Tank Program (PUST)**

1. Resident - \$52,355
- SUBTOTAL: \$52,355**

**GRAND TOTAL: \$2,543,121**

## CCRC BOARD MEMBERS

### **EX OFFICIO MEMBERS (4):**

**Elizabeth Maher Muoio, 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**