



CAPITAL CITY REDEVELOPMENT CORPORATION 2021 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-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, and annually thereafter, the CCRC has 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 carrying out the policies and directives of the CCRC; providing administrative and support services regarding corporate governance and public information support services for board meetings; acting as a liaison with the Governor’s office and Authorities Unit; serving as records custodian and providing assistance with the Open Public Records Act requests and guidance on ethics matters, media outreach and legislative support. The CCRC is updated and entering a new Memorandum of Understanding with the EDA in February 2022.

ACTIVITIES OF THE CCRC – CALENDAR YEAR 2021

CCRC had significant activity in 2021 as is elaborated on throughout this report, particularly as it relates to the work done in updating and completing 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 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 new Plan identifies seven key objectives: making downtown Trenton more attractive, inviting, and safe; improving access in and around downtown; restoring traditional linkages to waterways; promoting a diversity of uses; improving the circulation and parking network downtown; expanding and enhancing the historical value of Trenton; and enhancing the social environment. It also includes individual recommendations and priority actions to achieve these goals within each of the six planning areas within Trenton: The Canal, the State Capital, the Central Business District, Mill Hill, the Riverfront, and the Transit Center. Additionally, the Renaissance Plan provides clear and predictable guidance for land use and development that considers and is aligned with the long-term and aspirational goals of the State, as well as the City of Trenton and addresses existing transportation systems and ways to manage and meet transportation demands.

The bulk of stakeholder meetings occurred in 2019, much of the initial drafting of the Plan occurred in 2020, and in 2021, much time was spent on finetuning the final draft of the Plan, which was ultimately adopted by the CCRC Board of Directors on December 21, 2021.

From the beginning of the Renaissance Plan update in September 2019 until its adoption in December 2021, there have been more than 50 hours logged in meetings of the Renaissance Plan

Review Committee. While significant, this represents only the meeting time of the Committee, and does not take into account additional meetings and time spent reviewing materials by board members and staff outside of these official meetings. Additionally, CCRC's Planning Consultant, Topology, spent a total of 705 hours to complete the Plan update for a total cost of \$105,000. The final remaining invoice towards this project will be paid 2022 for a cost of approximately \$1,500.00.

Renaissance Plan Review Committee Meetings held on the Update to the Renaissance Plan:

(number are approximate)

2019: 1 Committee Meeting (2 hours)

2020: 18 Committee Meetings (36 hours)

2021: 3 Committee Meetings (6 hours)

5 Public Presentations/Meetings on Draft Final Plan (10 hours)

2021 CCRC RENAISSANCE PLAN ACTIVITY INCLUDED THE FOLLOWING:

Commencement of public-facing adoption process of the Plan

At its May 2021 Meeting, the CCRC Board voted to approve the initiation of the public adoption process for the update to the Plan.

Release of the Plan publicly

After the conclusion of the Governor's Conditional Veto period, in mid-June 2021, the link to the Draft Plan and Urban Code was posted on the CCRC website and on a new webpage crafted specifically to make access to the materials as user-friendly as possible. A press release was also distributed to local and social media outlets announcing that the CCRC had commenced the public-facing adoption process of the update to the CCRC Renaissance Plan.

CCRC provided notice of availability of the Plan for review on a public facing webpage, designed specifically for this purpose. This new webpage contained a public comment portal with user-friendly functionality, enabling users to view all relevant meeting dates, draft materials, press

releases, and provided a direct link to submit any comments for consideration in the review of the Plan. The link to the Plan webpage was transmitted to the City of Trenton Planning Board, the Mercer County Planning Board, and the NJ State Building Authority, in accordance with the CCRC statute.

Per the CCRC statute, not less than 45 days after the distribution of the Plan to the Planning Boards of the City of Trenton, the County of Mercer, and the State Building Authority, the CCRC is to conduct public hearings on the plan and provide for a public comment period to last at least 30 days after the final public hearing. The timeline for implementing this process was as follows:

Public Presentations on the Draft Final Plan:

- 7/14/21 Mercer County Planning Board Meeting
- 8/10/21 NJ Building Authority Meeting
- 8/17/21 CCRC Board Meeting (Public Hearing #1) on Draft Final Plan & Urban Code.
- 8/19/21 (PM): CCRC Board Meeting (Public Hearing #2) on Draft Final Plan & Urban Code.
- 8/26/21 City of Trenton Planning Board

Conclusion of Public Comment Period & Review of Comments

The public comment period was scheduled to conclude on September 18, 2021, but was extended by one week per a request and officially ended on September 25, 2021. After the public comment period concluded, staff met with the planning consultant and the Renaissance Plan Review Committee to discuss and review the comments received.

Renaissance Plan Review Committee Meetings to discuss the comments from approximately 15 individuals received occurred as follows:

- October 6, 2021
- December 2, 2021

The Renaissance Plan Review Committee spent many hours discussing comments received on the plan.

Adoption of the CCRC Renaissance Plan

On December 17, 2021, the Final Draft of the new Plan was posted online in advance of the CCRC Board Meeting where a vote was to take place. Prior to the CCRC Board Meeting, the public

comments received were also posted on the CCRC website. Additionally, a marked-up version of the draft plan was posted on-line that identified by color, content that was already addressed in the proposed update to the Plan and another color showing updates to language in the plan as a result of comments received.

On December 21, 2021, by unanimous vote, the CCRC Board of Directors voted to approve the adoption of the new Plan. The initial Renaissance Plan was originally adopted in 1989. The new Renaissance Plan is a product of a close and collaborative effort with the City, and, as such reflects multi-year efforts by the City and its stakeholders to assess changes to the City's social, economic, and natural environment factors in order to shape the way the City will be developed in the years to come.

Stakeholders who have been part of the Plan update process included:

- Members of the CCRC Board of Directors, in particular members of the CCRC Renaissance Plan Review Committee – (See Committee membership listing).
- The following state agencies:
 - The NJ Department of Treasury, Division of Property Management and Construction
 - The NJ Department of Transportation – Statewide Planning
 - The NJ Department of Community Affairs, Local Planning Services
 - The NJ Economic Development Authority, Real Estate
- The City of Trenton
- The Mercer County Improvement Authority and Mercer County Planning Department
- Higher education institutions including Thomas Edison State University, and Mercer County Community College
- 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)
- C. Andre Daniels, City Representative, City Representative (previously was staffed by Ben DeLisle for the City of Trenton)
- Ingrid Reed, Public Member, Former CCRC Board Chair

Additionally, the following staff members have been critical to supporting the efforts of this Committee's work:

NJ Department of Treasury:

- Julie Krause, PP, AICP, Senior Advisor, Special Projects, NJ State Capital Partnership
- Robert Tighue, Real Estate Specialist

NJ Department of Transportation:

- Andrew R. Swords, PP, AICP, Director, Division of Statewide Planning
- Susan M. Weber, Supervising Transportation Analyst, Division of Statewide Planning

NJ Department of Community Affairs:

- Gina Fischetti, Esq., PP, AICP, Chief Counsel, Local Planning Services
- Robert J. Tessier, PP, AICP, Project Specialist, Local Planning Services

City of Trenton:

- Jeffrey Wilkerson, PP, AICP, Supervising Planner, Division of Planning, Housing & Economic Development
- Michael Kolber, PP, AICP, Senior Planner, Division of Planning, Housing & Economic Development

NJ Economic Development Authority:

- Danielle Esser, Director of Governance & Strategic Initiatives
- Liza Nolan, Senior Project Officer, Real Estate

Topology:

- Annie Hindenlang, PP, AICP, Principal + COO, Project Planner
 - Will Kurzenburger, Project Planner
 - Richard Asirifi, AICP, Urban Designer
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REDEVELOPMENT OF THE FORMER TAXATION BUILDING

In November 2021, on behalf of the Department of the Treasury, CCRC issued a Request for Offers to Purchase and Redevelop (RFOTP) the Former Taxation Building. The former Taxation Building sits in a very prominent location in downtown, on the corner of West State and Barrack Street, less than a block from the State House, War Memorial, and across the street from the Old Barracks & Thomas Edison. The former Taxation Building is 10 stories tall, over 200,000 square feet of office with a small parking garage within the basement which can fit about 40 cars, and the appraised value of the building is \$1,790,000. The completion of construction of the new taxation building and relocation of staff from the former taxation building to the new taxation building presents an opportunity for a new future for this building. Treasury typically disposes of buildings through an auction process, but because of the significance of this building Treasury desired to partner with CCRC in the issuance of the RFOTP which allows price and other factors to be considered in the sale of the property. This sale process was authorized by the State House Commission and property specific legislation, P.L. 2021, c.159, in June 2021.

Over the summer, there were multiple outreach events to engage members of the community and elected officials. In July, Treasury hosted a virtual community meeting to discuss the forthcoming RFOTP process and answer questions from the local community. Just over a dozen members of the public attended including representatives from the Trenton Planning Board, Trenton Downtown Association, Thomas Edison State University, and Isles. Prior to the community meeting, Treasury offered an identical virtual presentation to local elected officials including the Mayor, City Council, County Executive, County Commissioners, Representatives of Legislative District 15, and Congresswoman Watson-Coleman's Office.

Throughout the summer and fall the CCRC RFOTP Development Committee and EDA Real Estate Staff drafted a Request for Offers to Purchase and Redevelop the Property. The RFOTP was released in mid-November. Concurrent with the release, the RFOTP was advertised in multiple real estate publications.

The SFY 2022 Budget includes a \$5,000,000 appropriation for the Former Taxation Building, and in November 2021, Treasury and CCRC entered a Memorandum of Understanding (MOU) governing the use the appropriation. The appropriation is intended to be available as a grant to the ultimate purchaser and developer pursuant to a request for such and subject to approval of CCRC and the State Treasurer.

FINANCIAL REVIEW

As of December 31, 2021, the total amount of funds available to the CCRC between both of its bank accounts was \$49,457.00.

The FY22 Budget for total expenditures is \$25,561.00, 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, the remaining anticipated expenses for FY22 are \$6,188.00, which provides CCRC with a remaining balance \$43,269.00 in uncommitted funds at this point in time. **See Attachment A for the itemized budget.**

In addition to the appropriation connected with the former Taxation Building, the state budget appropriated \$1.5 million for the redevelopment of the Front Street Garage. It is anticipated that the utilization of these funds also will be subject to an MOU between CCRC and the NJ Department of the Treasury. During 2022 the CCRC will show new funding deposits once bank accounts are established for the two state appropriations.

CCRC DISTRICT INITIATIVES OF STATE AND LOCAL ENTITIES

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 three 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.

In addition to actively supporting many of the projects discussed in other sections of this Report this past year, in 2021 EO 40 propelled integral cross-agency collaboration on advancing the restoration of the Old Wharf Park, Broad Street Bridge rehabilitation, and pursuing completion of the Daylighting project.

UPDATE ON COMPREHENSIVE RENOVATION AND RESTORATION 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 STATE OFFICE BUILDINGS

The construction of the new six-story Department of Health and eight-story Division of Taxation buildings were completed at the end of 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 commenced occupancy on schedule.

The Department of Health Building, a LEED Gold certified building, started occupancy in November 2020, and all staff moved in before the end of 2020.. The State began the phased move-in for the new Taxation building in mid-January 2021.

Artwork has been 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 Department of Health and Agriculture Buildings has commenced. It is expected that the site will be cleared and improved by mid-2022.

UPDATE ON TRENTON DOWNTOWN REDEVELOPMENT PLANS

In October 2020, the Trenton City Council adopted a resolution authorizing Local Planning Services (LPS) at the Department of Community Affairs to prepare a Redevelopment Study and Plan for Downtown Trenton. In June of 2021, the City Council adopted a resolution authorizing a working group to assist Local Planning Services in preparing the study and plan. Study area boundaries were agreed upon and are entirely within the CCRC district boundary. There are nine (9) outdated Redevelopment Areas with Plans within the study area and three Redevelopment Areas and Plans partially in the study area. LPS is currently working on Phase I of the study which will recommend

which redevelopment areas need to be redesignated or have adjusted boundaries. It is expected that LPS will recommend new redevelopment boundaries that align with the Thematic Planning Areas in the Renaissance Plan. Phase II of the study will be the preparation of a new redevelopment plan to Downtown Trenton.

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.

CCRC BOARD OF DIRECTORS

EX-OFFICIO MEMBERS (4):

Lt. Governor, Sheila Y. 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

Willard Alonzo Stanback

One (1) Open Seat