

Trenton Revitalization Initiatives

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Taking Action To Improve Life In The Capital City

Governor Chris Christie has prioritized the revitalization of New Jersey's urban communities since the first days of his administration, working collaboratively with mayors, local leaders and community groups to overcome challenges and make real improvements. The Christie Administration has proven that action and results can outstrip despair and broken promises, as progress in cities creates greater opportunities for people all across this state.

Continuing to fulfill his pledge to revitalize Trenton, Governor Christie today announced a number of initiatives to make the Capital City a safer place to live, work and visit by providing city police more tools to do their jobs.

Urban Blight Reduction Pilot Program

Governor Christie announced an **\$11.5 million** Urban Blight Reduction Pilot Program that will demolish approximately 400 to 500 vacant, abandoned and blighted properties in Trenton in an effort to increase public safety and spur positive redevelopment of those sites. There are approximately 3,000 abandoned structures in Trenton, many of which are magnets for criminal, gang and drug activity.

This program, to be funded through the New Jersey Housing and Mortgage Finance Agency, will strategically target residential and limited commercial demolition to help stabilize neighborhoods.

Installation Of Additional Surveillance Cameras

Governor Christie's plan also includes **\$786,000** to install a maximum 150 surveillance cameras that will be strategically located to increase the strength and efficiency of the city's central monitoring system.

The Trenton Police Department's integrated system currently has 80 cameras covering approximately 5 percent of the city deemed critical to public safety. To increase the efficiency of the system and to better provide coverage throughout the critical areas of the city, additional surveillance cameras will be installed in highly populated crime areas, such as housing complexes and streets, as identified by the Trenton PD and the State Police. This is a sorely needed investigative tool and crime deterrent.

Improved Street Lighting

The Board of Public Utilities will fund and coordinate an audit of the 5,000 to 6,000 street lights in Trenton to determine the design and implementation of an improved lighting system, with a focus on high crime areas.

Assisting The Trenton Police Department

The State will supplement the efforts and resources of the Trenton Police Department through:

- Assistance from NJ TRANSIT Police, who will patrol the Trenton Transportation Center and surrounding blocks, providing overlapping coverage with the Trenton PD for greater security and flexibility;
- Activating the Attorney General's Office Shooting Response Team to assist city police in handling the large volume of shooting investigations, supplementing or supplanting the needed local police manpower;
- Enhancement of after-hours enforcement near bars and bodegas. Alcoholic Beverage Control and New Jersey State Police will focus enforcement efforts on ensuring licensees in Trenton maintain legal operating hours and ensure that premises are vacated upon closure to reduce the potential for alcohol-fueled violence and exposure to

victimization of inebriated patrons. Bars and nightspots that attract criminal elements or misconduct after hours will face more stringent, focused enforcement of liquor laws, imposition of penalties for violations, and could be shut down.

THE CHRISTIE RECORD IN TRENTON

Enhanced public safety and security are necessary to support every state and local initiative to revitalize Trenton. Many more employers, entrepreneurs, students, workers and tourists will be attracted to a safer and brighter Capital City.

Bringing Jobs And Economic Growth To The Capital City

The New Jersey Economic Opportunity Act placed extra emphasis on spurring development in "Garden State Growth Zones," which includes Trenton, Camden, Passaic City, Paterson, and Atlantic City. Under the Act, projects in these cities can receive up to 40 percent of project costs through the Economic Redevelopment & Growth Program (ERG). Additionally, of the \$600 million authorized for qualified residential projects, \$250 million was available for development in these cities.

NJ State House Restoration. For the first time in decades, New Jersey's State House will undergo an overdue life-safety restoration that will protect thousands of school children, who are among this landmark's annual visitors; thousands of workers; and the general public who attend or partake in state government activities. Preserving this historic tourist attraction also is essential for Trenton's future.

North 25 Urban Renewal Preservation, L.P. North 25 Urban Renewal Preservation, L.P., was approved for a residential ERG in June 2015 for the renovation of the North 25 Housing apartment project located at 260 North Willow Street in Trenton. Built in 1979, this 233-unit, section 8 development is in need of renovation. The scope of renovations includes rehabilitation of all family units, exterior repairs, major system upgrades, and site improvements. All required HVAC systems will be rehabilitated, including new central boiler and water heater replacements. The roof will be replaced and the elevator modernized. This \$29.2 million project was approved for an ERG of up to \$8.8 million over 10 years.

Trent Center Campus. GLTC Partners was approved to renovate Trent Center East, a senior citizen housing property, in July 2014 with an ERG for \$15.8 million. The building is 14 stories with 228 units. Proposed rehabilitation includes upgrading the HVAC system, elevator and emergency generator replacement; improving the security system; replacing interior and exterior doors; upgrading kitchens and bathrooms; painting and parking lot repairs. GLTC Partners also received approval for another renovation project at Trent Center West for \$6.3 million. This 14-story property consists of 246 units. The property includes improvements similar to those taking place at Trent Center East.

Business Growth & Redevelopment. Since 2010, the EDA has approved over **\$116.6 million** in financing assistance, business incentives and tax credits to support projects in the City of Trenton. This assistance is expected to leverage over an estimated **\$219.5 million** in total investment and is expected to serve as a catalyst for the creation of **271** new permanent jobs and **1,152** construction jobs.

Village Charter School. The Village Charter School, Inc. opened for business in Trenton in the fall of 1999. The School operates out of a 47,000-square-foot facility that it had leased from Mercer Street Friends. In 2013, a \$6 million tax-exempt bond issued by the EDA helped the school purchase the facility on 10 acres from Mercer Street Funds.

Roebling Lofts. Roebling Lofts is a mixed-use development being advanced by HHG Development Associates, which will transform the old Roebling Steel building into rental lofts and apartments. Located on Clark Street, the Roebling Lofts will be constructed in a vacant warehouse, previously used for manufacturing wire rope. Vacant for nearly 20 years, the structure represents the first of four John A. Roebling's Sons buildings planned for rehabilitation by HHG. The project will include multi-family lofts, two-bedroom lofts, and one-bedroom units, all featuring high ceilings and large industrial windows. Future plans for the complex include an additional building housing loft-style units and restaurant/retail space to be built from the ground up. The \$42 million project was approved for up to \$16.1 million over 10 years through the residential ERG program.

Church of Our Lady of the Angels. Church of Our Lady of the Angels is a Roman Catholic Church in the Diocese of Trenton, which has acted as a community center since 2005. A \$1.75 million tax-exempt bond issued by the EDA helped the church expand and renovate its 10,000-square-foot building, allowing it to increase its program offerings for the community of Trenton.

Maestro Technologies. This global innovation, technology and services company focused on the financial and pharmaceutical sectors, is relocating to a new 40,000-square-foot headquarters on West State Street. In March, Maestro was approved for Grow NJ tax credits of up to \$1.735 million annually over 10 years to encourage its expansion in Trenton instead of a comparable space in Wilmington, Delaware. The company expects to bring its existing staff of 35 and to create an additional 143 new jobs, investing an estimated \$1.65 million.

UCEDC. In July 2015, the EDA's Board took action allowing for the continuation of a strategic partnership with UCEDC, a statewide not-for-profit economic development corporation. The partnership helps to extend the state's reach to underserved businesses and communities and expands the array of training and technical assistance services available to New Jersey entrepreneurs and small businesses. UCEDC offers a wide variety of free and low-cost training workshops, including a series of courses that help develop financial and business literacy for business owners and a comprehensive program that walks entrepreneurs through all aspects of starting a business, culminating in the development of a business plan. UCEDC has held 13 networking events in Trenton since 2010, as well as 19 financial/business training workshops.

Regional Business Assistance Corporation (RBAC). The EDA makes capital available to financial intermediary organizations that can effectively reach small businesses in local markets, including micro-lenders and Community Development Financial Organizations (CDFIs). These organizations have the ability to offer term loans and lines of credit to micro-enterprises and small companies not qualified for traditional bank financing. Since 2010, the EDA has provided a total of \$5.5 million to five CDFIs, including a \$500,000 loan in 2015 to RBAC, a Trenton area not-for-profit organization that provides loans and also partners with other community development organizations to conduct workshops and training sessions that help clients achieve their business goals. Nearly 50 percent of RBAC's loans have gone to support minority-owned businesses.

Glass Artistry Architectural Glass & Metal. EDA closed on a \$280,000 direct term loan under the Small Business Fund to support Glass Artistry Architectural Glass & Metal. The loan helped to finance the purchase of the new location in Trenton.

TerraCycle. TerraCycle makes affordable, eco-friendly products from a wide range of different non-recyclable waste materials. With over 50 products available at major retailers, TerraCycle is one of the fastest growing eco-friendly manufacturers in the world. Headquartered in Trenton, the company finalized a \$1 million direct investment under the Edison Innovation Fund to advance new technology that will help to identify new uses and compounds for waste materials.

Central Jersey CML. Central Jersey CML LLC was approved for Grow NJ tax credits of up to \$18.9 million over 10 years to encourage the company to establish a new baking facility in Trenton that will supply Dunkin' Donuts throughout the Central Jersey and Bucks County, Pa. regions. This company plans to purchase the former Trentonian office building on Perry Street, as well as the adjacent 39 Escher Street, renovating both facilities. Central Jersey CML also plans to construct another building that will connect the two existing structures to make one complete 69,625-square-foot building. The Grow NJ award is based on the expected creation of 171 new jobs in the City. This project also is expected to lead to the creation of an estimated 55 construction jobs, and leverage over \$16 million of private investment. This company has publicly declared their commitment to hiring locally. New Jersey was competing with Pennsylvania for this project.

Investing In School Infrastructure For Trenton's Children

Under the Christie Administration, the School Development Authority (SDA) has been advancing the construction of a new Trenton Central High School. The new 374,000-square-foot school is estimated to cost \$154 million. Early site preparation activities including abatement and demolition of the old school were completed in Spring 2016. A groundbreaking ceremony was held in December 2016 with Governor Christie in attendance. As part of this project, in 2014, the SDA secured multiple temporary educational spaces throughout Trenton for students to attend classes for the duration of the project. Renovations and IT fit-out of these facilities prior to the start of school in September 2014 totaled approximately \$4 million.

The SDA also completed two separate emergent repair projects at the Hedgepeth-Williams School; one involving replacement of the facility's domestic water supply (\$2.2 million) was completed in December 2016 and the other involving roof repairs to eliminate water infiltration (\$200,000) was completed in April 2016.

In addition, the SDA completed an emergent repair project at the Trenton Central High School West campus in 2013 to replace the condensate system (\$1.5 million).

Therefore, the total amount invested in the educational infrastructure improvements that will directly benefit Trenton's students is approximately \$160 million under the Christie Administration alone.

New High School Project. Under the Christie Administration, the SDA has created and attended various public school facilities meetings with Trenton school district staff and board of education members in order to address concerns surrounding the new High School project. On March 2, 2016, SDA Board of Directors authorized a \$116 million contract to design and build a new Trenton Central High School to Terminal Construction Corporation. The project is in construction and is anticipated to be open for students by September 2019.

Ensuring Access To An Education

The state worked with the district to help right its financial ship, which had a deficit in the year ending June 30, 2009. All NJ school districts must be audited annually by an independent auditor, and there are specific financial problems that could lead a district to being assigned a state monitor for fiscal oversight. The Trenton School District had a state monitor assigned in March 2010 because, at the time, it had received a "disclaimed" audit opinion (which means the auditor said the district's financial statements were not accurately presented due to poor record-keeping and spending issues), and the district had a deficit of \$1.9 million. They also had repeat findings and material weaknesses in their audits that continued from one year to the next.

Since then, the state has worked with the district to address those financial issues. They no longer have a deficit and they have received an "unmodified" (healthy) audit opinion. The state is currently working with the district on a plan for the state monitor to exit the district.

Since the beginning of his administration, Governor Christie has demonstrated a commitment to investing in innovative, successful charter schools that outperform and exceed expectations at every level. Since 2010, the Christie Administration has opened two charter schools in Trenton:

- International Academy of Trenton Charter School- approved 2013 opened 2014; currently grades K-5, serving 551 students.
- Trenton STEM-to-Civics Charter School-approved 2013 opened 2014; currently grades 9-11, serving 300

students.

- The Christie administration has approved the expansion of high performing Foundation Academy Charter School to serve a maximum of 1,062 students in grades K-12.

Keeping Our Communities Safe

In the midst of the capital city's deadliest year for street crime, 2013, and on the same day two Trenton police officers were shot and injured, the Christie Administration launched the Targeted Integrated Deployment Effort (TIDE), a surge in deployments of state troopers to crime-ridden areas in Trenton, and Targeted Anti-Gun (TAG) Initiative, a prosecutorial tool used to impose stricter penalties for illegal gun possession in Mercer County.

Targeted Interdiction Deployment Effort (TIDE). During the summer of 2013, OAG, in partnership with federal, state, and local partners, implemented TIDE, a crime suppression strategy focused on reducing violent crime, increasing the number of arrests and convictions for non-fatal shootings, and prioritizing the arrest of dangerous individuals with outstanding criminal warrants against them. As part of TIDE, the New Jersey State Police has deployed Troopers who engage in long-term criminal investigation, undercover narcotics investigations, and routine vehicle patrols through the city. The State Police, along with assets from the Trenton Police Department, Mercer County Prosecutor's Office, Mercer County Sheriff's Office, and other municipalities in Mercer County formed a Shooting Response Team whose sole responsibility is investigating non-fatal shootings in Trenton. In addition, a warrant squad made up of state, county, and local law enforcement personnel is tasked with apprehending criminal defendants with outstanding bench warrants issued against them.

Targeted Anti-Gun Initiative (TAG). TAG is an initiative by the Attorney General mandating that anyone charged with illegal possession of a firearm and who had an aggravating circumstance such as a prior felony or gang affiliation be offered a plea deal of no less than three and a half years or face the potential for seven to 10 years at trial. Since issuing the TAG directive in August 2013, the County Prosecutor's Office has opened 399 cases against 387 defendants, 304 of whom have been indicted, and 161 whom have pled guilty. No guilty plea has been for less than three and a half years as mandated by the Attorney General and many agreements have been for five years or more.

TIDE and TAG. Taken together, the TIDE/TAG initiative, along with the crime prevention and reentry efforts of Trenton Violence Reduction Strategy (TVRS) have resulted in dramatic reductions in violence in Trenton.

- From January 1 to April 30, 2017 shooting murders are down 50 percent compared to last year and non-fatal shootings are down 15 percent.
- From January 1 to April 30, 2017 shooting murder/non-fatal shooting victims are down 28 percent compared to the same time frame in 2016.
- From January 1 to May 22, a period of 47 days lapsed in the City of Trenton without a shooting murder
- Gun recovery statistics:
 - 2014 - 279
 - 2015 - 209
 - 2016 - 272
 - Year-to-Date - 78
 - Total - 838
- Trenton Crime is down YTD 7.7 percent (Violent and Property Crime) compared to 2016
- YTD Trenton Violent crime is down compared to 2016
 - Homicide -28.6 percent
 - Sex Assault -27.8 percent
 - Robbery -14.5 percent
 - Agg. Assault -15.3 percent

Trenton Violence Reduction Strategy (TVRS). TVRS is an innovative crime reduction and prevention program that has been funded by the Office of the Attorney General (OAG) since September 2013. The initial \$1.1 million grant awarded to the Trenton Police Department and The College of New Jersey was provided to work with adult ex-offenders and individuals at-risk of engaging in criminal conduct by providing them the opportunity to receive case management and wrap-around services (counseling, treatment, employment placement, etc.) to help them take accountability and responsibility for their lives.

- The program has been an unqualified success. It currently includes over 50 participants and has received an enormous amount of participation from the community.
- Nearly all of the active participants are either employed or attending school, most have received life skills and other training from a Trenton-based non-profit service provider and various family members of program participants have been assisted in accessing social service programs, family counseling, and other supportive services.
- This program is not only critical to the reduction in crime we have seen in Trenton, but has yielded significant benefits for the participants involved in the program and the good faith of the community. It has been recognized as a best practice by the state's Study Commission on Violence and leadership from TVRS hosted representatives from the City of Baltimore at the November 2015 call-in event.
- The Office of the Attorney General, TCNJ, and the Trenton Police Department have agreed in principle to a three-year extension of TVRS and an additional \$1.4 million in funding that will allow for nearly 100 new participants to be served between now and June 2019.

Trenton Prevention Policy Board (TPPB). The TPPB brings together governmental and non-governmental leaders from throughout Trenton to focus on providing policy recommendations and implementing strategies that address core concerns for at-risk youth in the city, including education, employment, health care, domestic violence, and juvenile

crime. Co-led by The College of New Jersey (TCNJ) and the Mercer County Department of Human Services with funding from OAG, the TPPB has achieved a number of important accomplishments, including:

- Credited with aiding the Trenton Health Team in applying for funding from the Robert Wood Johnson Foundation to establish a Trauma Informed Care program that trains health care providers, emergency responders, educators, and others in working with at-risk youth and considering how adverse childhood experiences (domestic violence, incarcerated parents, witnessing/being victims of violent crime) inform their behavior.
- Applied for and received a Community Development Block Grant that utilizes art-based programming to reach up to 25 at-risk youth identified by Trenton Central High School to improve their confidence and self-esteem.
- Worked with County Division of Mental Health to form community response trauma teams who are mobilized to respond to crisis events and work with families to mitigate the harm from these experiences.

Putting Trentonians Back To Work

Under Governor Christie's Administration, companies in Trenton have received customized training and Skills4Jersey grants, totaling \$1,844,275. Youth Corps and Youth Build grants have been issued to community organizations serving Trenton for a total investment of \$4,848,600. These programs are separate, but both target at-risk young adults to help them develop skills that lead to full-time employment and lead them onto a path toward a self-sustaining career. The Department of Labor and Workforce Development (LWD) also distributes WorkFirstNJ funding, which serves Temporary Assistance for Needy Families (TANF) and Supplemental Nutrition Assistance Program (SNAP) recipients, and Workforce Innovation and Opportunity Act funding, which serves all jobseekers, on a county-by-county basis. Between these two programs, \$24,255,188 in additional funding has benefited Trenton residents since 2012.

The Department of Labor and Workforce Development has invested approximately \$18.5 million in Trenton since FY 2010 to support a wide range of workforce training and development programs, particularly in traditionally underserved communities.

Expanding Access For Homeowner Programs Throughout The City

Trenton received \$9,860,000 in grant awards through the Neighborhood Revitalization Tax Credit Program (NRTC) during the Christie administration.

The NRTC program is administered by the Division of Housing and Community Resources within the NJ Department of Community Affairs and provides community-based nonprofit groups with corporate funding for implementing neighborhood revitalization plans. The nonprofit organizations agree to allot at least 60 percent of the funds to housing and/or economic development activities. The remainder may be used for complementary activities such as supportive services, improvements to streetscape and public open space, and community outreach activities. Companies that fund the program receive a 100 percent tax credit against various state taxes for their investments in revitalizing low-and moderate-income neighborhoods in eligible cities.

Office of Homeland Security and Preparedness (NJOHSP)

Interfaith Outreach. NJOHSP has been a member of the Capital City Coalition for a Safe Community in Trenton since the Coalition was founded approximately two years ago. The group is made up of various law enforcement agencies, including New Jersey State Police, Trenton Police Department, City officials, and community leaders. The founder of the Capital City Coalition is a member of NJOHSP's Interfaith Advisory Council—a network designed to facilitate the sharing and dissemination of information with faith based organizations and pertinent members of their communities around the State—and has been an active participant for about two years.

Department of Agriculture

Equipment Assistance Grant Award to Trenton Public Schools

On August 11, 2016, Trenton Public Schools were awarded \$206,368.27 from New Jersey through the United States Department of Agriculture National School Lunch Program Equipment Assistance Grant. These funds are being used to purchase cold and hot food serving counters, sinks, walk-in refrigerators and steamers at 14 of the district's schools. All equipment will be purchased and installed before March 1, 2017. In compliance with the USDA grant requirements, priority was given to school sites in which 50 percent or more of the students are eligible for free or reduced priced meals, and are high-need schools (i.e., school in underserved areas, school with limited access to other resources, and age of food service equipment).

Department of State

Partnership with Trenton Public Schools. Since 2013, the State Museum has been working to enhance classroom instruction for Trenton Public Schools students in grades K-12. A proposal was made to the previous superintendent for the Museum to partner with teachers and principals at three Trenton elementary schools to craft programming available both at the Museum and in the classroom, free of charge, utilizing the collections and experts at the Museum. This proposal will be revisited when the new superintendent is ready to discuss this potential partnership.

Department of Human Services

The Trenton Health Team. The Trenton Health Team (THT) is a community health improvement collaborative serving the city of Trenton. The collaborative is an innovative partnership among St. Francis Medical Center, Capital Health, Henry J. Austin Health Center, and the Department of Health and Human Services of the City of Trenton. The Trenton Health Team was formed in response to the healthcare crisis in Trenton, with the intent to reform healthcare by establishing a holistic model. THT is working to make this holistic model a reality through five strategic initiatives:

- Expansion of access to primary care
- Community-wide clinical care coordination
- Engagement of residents
- Operation of the Trenton Health information exchange
- Serving as a Medicaid Accountable Care Organization

Using a data-driven approach, THT is working intensely with many community groups, assessing health care needs and helping residents learn how to care for – and advocate for – themselves. Data from these assessments helps to pinpoint gaps and barriers to service, and identifies ways to improve delivery of preventive and remedial services. The success of this approach in Trenton will have implications throughout the state and the nation as urban areas work to improve health care and rein in costs.

The Trenton Health Team is one of three Medicaid Accountable Care Organizations (ACOs) certified by the Department of Human Services. Governor Christie's budget for the fiscal year 2017 includes \$3 million (\$1 million each) to help these ACOs build their administrative infrastructure and develop community partnerships.

Department of Community Affairs

Division of Local Government Services. Staff continues to guide Trenton to financial sustainability in accordance with the terms of the Transitional Aid (TA) program. In FY15, the City received \$24,860,000 in TA. This amount was held constant in FY16 but \$4.86 million was shifted from Transitional Aid to Consolidated Municipal Property Tax Relief Aid. In FY17, \$10,000,000 was allocated for Transitional Aid with an additional \$10 million shifted to CMPTRA.

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