

APPENDIX



NEW JERSEY GENERAL ASSEMBLY

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ON HIV/AIDS

18 December 2017

Honorable Members of the Joint State Leasing and Space Utilization Commission:

I am writing today regarding the State Office Building Project created by Governor Chris Christie, the New Jersey Department of the Treasury, Division of Property Management and Construction (DPMC), and the New Jersey Economic Development Authority (EDA). The purpose of this correspondence is to illustrate the reasons this project is detrimental to the economic growth and revitalization of Trenton.

By creating new office buildings, the commuter culture we see now in Trenton will indefinitely perpetuated. An area cannot be revitalized by a population which only exists from nine to five. The proposed project also does not call for mixed use of the buildings, which would have potentially included stores, restaurants, or apartments. Such mixed use buildings are paramount for urban revitalization because they function in stimulating the local economy by providing those that commute to Trenton for work with many options for entertainment, shopping, and dining. By precluding the public from enjoying these buildings, we inhibit several decades of potential economic development. Trenton begs for a project in which will help celebrate the art, music, restaurants and residents that make the Capital City such a wonderful place to work and live. This project takes us further from that goal.

This proposed project is a clear contradiction to the EDA's mission to support economic development in the state. The project violate EDA's regulatory requirements, such as mandating that this land falls within the city's designated commerce center or within the parameters of 0.5 miles of a mass-transit center. In this context, this project is simply vexing - with the EDA's future proposals to encourage mass transit options for state employees, it does not make sense that EDA commissioners would want to implement a plan that poses an even greater obstacle for state employees to get to work.

While the EDA is mandated to ensure that projects are inexpensive as possible for the betterment of the taxpayers in the state, they fail to recognize that success will require a larger investment in the Capital City. Affording a public private partnership through building subsidies may be more expensive on the front end, but increasing the tax base through private business expenditures in the city remedies that in the long run. The City of Trenton desires to be self-sufficient, free from state intervention on its behalf. With half measures, such as removing the cafeteria from a building to encourage state workers to venture out into the community, no progress will ever be made.

Over the past eight years, the Christie Administration has invested very little in urban revitalization. It is time that we put an end to Trenton's eight-year term of neglect. Trenton needs, and deserve, a thoughtful plan to catalyze economic activity by building up the Downtown area, rather than building along its outskirts. I respectfully urge that you consider the potential consequences of this project proposal. Should you have any questions or concerns, please do not hesitate to contact me directly at (609) 947-3882.

Yours Truly,

A handwritten signature in black ink, appearing to be 'WRG', with a stylized flourish at the end.

WRG

Table 6 + 7

Pro-Rated Using % - Building Total Development Cost/Total Dev Cost				
	Taxation	Taxation SSF	Health	Health SSF
Year 1	\$2,619,241.83	\$12.51	\$2,689,886.61	\$12.85
Year 2	\$6,256,770.89	\$29.88	\$9,870,584.18	\$47.16
Year 3	\$6,257,385.21	\$29.88	\$9,873,235.96	\$47.17
Year 4	\$6,275,064.67	\$29.97	\$9,810,963.64	\$46.88
Year 5	\$7,073,514.61	\$33.78	\$6,690,235.39	\$31.96
Year 6	\$7,071,587.39	\$33.77	\$6,688,412.61	\$31.96
Year 7	\$7,072,486.76	\$33.78	\$6,689,263.24	\$31.96
Year 8	\$7,073,257.65	\$33.78	\$6,689,992.35	\$31.96
Year 9	\$7,071,073.47	\$33.77	\$6,687,926.53	\$31.95
Year 10	\$7,073,514.61	\$33.78	\$6,690,235.39	\$31.96
Year 11	\$7,072,358.28	\$33.77	\$6,689,141.72	\$31.96
Year 12	\$7,072,615.24	\$33.78	\$6,689,384.76	\$31.96
Year 13	\$7,071,330.43	\$33.77	\$6,688,169.57	\$31.95
Year 14	\$7,070,816.51	\$33.77	\$6,687,683.49	\$31.95
Year 15	\$7,070,688.03	\$33.77	\$6,687,561.97	\$31.95
Year 16	\$7,070,559.55	\$33.77	\$6,687,440.45	\$31.95
Year 17	\$7,072,615.24	\$33.78	\$6,689,384.76	\$31.96
Year 18	\$7,071,201.95	\$33.77	\$6,688,048.05	\$31.95
Year 19	\$7,071,201.95	\$33.77	\$6,688,048.05	\$31.95
Year 20	\$7,069,531.70	\$33.76	\$6,686,468.30	\$31.95
Year 21	\$7,070,944.99	\$33.77	\$6,687,805.01	\$31.95
Year 22	\$7,067,090.56	\$33.75	\$6,684,159.44	\$31.94
Year 23	\$7,065,420.31	\$33.74	\$6,682,579.69	\$31.93
Year 24	\$7,067,861.45	\$33.75	\$6,684,888.55	\$31.94
Year 25	\$7,065,934.24	\$33.74	\$6,683,065.76	\$31.93
Year 26	\$7,064,392.47	\$33.74	\$6,681,607.53	\$31.92
Year 27	\$7,065,163.35	\$33.74	\$6,682,336.65	\$31.93
Year 28	\$7,064,906.39	\$33.74	\$6,682,093.61	\$31.93
Year 29	\$7,065,548.79	\$33.74	\$6,682,701.21	\$31.93
Year 30	\$7,066,319.68	\$33.75	\$6,683,430.32	\$31.93
Taxation Avg Ann..	Taxation Avg SSF	Health Avg. Ann.	Health Avg SSF	
\$6,840,679.94	\$32.67	\$6,869,891.16	\$32.82	

TABS 8+9

JUVENILE JUSTICE

JJC Total SF 138,000
 Est. Per Site SF 69,000

Pro-Rated by Building SF

	Total SSF	JJC Total	Est. Each Site
Year 1	\$29.35	\$4,050,585.93	\$2,025,292.96
Year 2	\$63.21	\$8,723,651.43	\$4,361,825.71
Year 3	\$63.22	\$8,724,042.83	\$4,362,021.42
Year 4	\$63.54	\$8,769,111.70	\$4,384,555.85
Year 5	\$80.35	\$11,088,500.00	\$5,544,250.00
Year 6	\$80.38	\$11,092,750.00	\$5,546,375.00
Year 7	\$80.36	\$11,089,000.00	\$5,544,500.00
Year 8	\$80.34	\$11,087,250.00	\$5,543,625.00
Year 9	\$80.38	\$11,092,000.00	\$5,546,000.00
Year 10	\$80.34	\$11,087,500.00	\$5,543,750.00
Year 11	\$80.35	\$11,088,750.00	\$5,544,375.00
Year 12	\$80.36	\$11,090,000.00	\$5,545,000.00
Year 13	\$80.37	\$11,090,750.00	\$5,545,375.00
Year 14	\$80.40	\$11,095,500.00	\$5,547,750.00
Year 15	\$80.39	\$11,093,500.00	\$5,546,750.00
Year 16	\$80.39	\$11,094,500.00	\$5,547,250.00
Year 17	\$80.35	\$11,087,750.00	\$5,543,875.00
Year 18	\$80.38	\$11,093,000.00	\$5,546,500.00
Year 19	\$80.39	\$11,094,000.00	\$5,547,000.00
Year 20	\$80.40	\$11,095,250.00	\$5,547,625.00
Year 21	\$80.37	\$11,091,000.00	\$5,545,500.00
Year 22	\$80.44	\$11,100,750.00	\$5,550,375.00
Year 23	\$80.46	\$11,103,000.00	\$5,551,500.00
Year 24	\$80.41	\$11,097,250.00	\$5,548,625.00
Year 25	\$80.46	\$11,103,000.00	\$5,551,500.00
Year 26	\$80.46	\$11,103,750.00	\$5,551,875.00
Year 27	\$80.46	\$11,103,750.00	\$5,551,875.00
Year 28	\$80.49	\$11,107,000.00	\$5,553,500.00
Year 29	\$80.45	\$11,102,250.00	\$5,551,125.00
Year 30	\$80.46	\$11,103,750.00	\$5,551,875.00
SSF Avg Ann.	\$76.99	JJC Total Avg Ann.	Site Avg Ann.
	\$76.99	\$10,624,763.06	\$5,312,381.53

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