

EXECUTIVE ORDER NO. 40

WHEREAS, Trenton has played a central role in the history of New Jersey and the nation over the last two centuries and its historical significance as the turning point of the American Revolution continues to draw people from around the world; and

WHEREAS, Trenton briefly served as the capital of the United States in 1784, and has been New Jersey's State capital since the construction of the State House in 1792; and

WHEREAS, today, through the Department of the Treasury, the State is the largest landowner in Trenton, controlling buildings, parking garages, and surface parking lots; and

WHEREAS, the State is Trenton's largest employer, with more than 16,000 State workers traveling to the State's capital every day; and

WHEREAS, Trenton's strategic location on the Delaware River led to its prominence as a manufacturing center in the 19th century and as a hub of innovation producing technological advances in the wire, rubber, textile, and ceramic industries; and

WHEREAS, the strength of Trenton's economy declined after World War II due to domestic and global competition and the loss of residents resulting from the growth of the suburbs; and

WHEREAS, Trenton's economy continues to face challenges and the City's financial health and ability to provide basic services is hindered by declining property values as well as the significant portion of properties that are owned by government and non-profit entities that are exempt from tax; and

WHEREAS, the 2017 revaluation indicates that the State of New Jersey owns more than \$1 billion of property in Trenton, well over one-third of all tax-exempt property in the City; and

WHEREAS, State government can and should play an active role in achieving the City's vision of revitalization and prosperity as set forth in the Trenton 250 plan, the comprehensive master plan that is intended to guide the City of Trenton's development from now until 2042; and

WHEREAS, the Trenton 250 plan calls for the redevelopment of the City in a manner that preserves open space, conserves natural resources, increases multi-modal transportation options, provides housing opportunities, and promotes its cultural, historical and recreational assets; and

WHEREAS, efforts to achieve the goals of the Trenton 250 plan and the priorities of Mayor Gusciora's new administration require coordinated and interdependent efforts among various State departments and offices; and

WHEREAS, the establishment of a New Jersey State Capital Partnership will provide an effective and efficient mechanism for the State to join with City and Mercer County government to create and execute strategies for the City's economic development;

NOW, THEREFORE, I, PHILIP D. MURPHY, Governor of the State of New Jersey, by virtue of the authority vested in me by the Constitution and by the Statutes of this State, do hereby ORDER and DIRECT:

1. There is hereby established a New Jersey State Capital Partnership ("the Partnership").

2. The Department of the Treasury shall initiate the convening of the members of the Partnership and establish a framework for aligning State resources with the City of Trenton's plans for development. The Partnership shall be facilitated by the Treasurer, the Treasurer's designee, or another individual so designated by the Governor. The facilitator shall be supported by

appropriate staff from the various executive departments in fulfillment of the Partnership's responsibilities, to the extent permitted by law and within existing appropriations.

3. The Partnership shall consist of at least the Department of Community Affairs, the Department of the Treasury, the Department of Environmental Protection, the Department of Transportation, NJ Transit, the New Jersey Economic Development Authority, and the Department of Law and Public Safety. The Governor may, as determined to be appropriate, direct other State agencies to participate in the Partnership.

4. The Partnership will meet as often as practicable, and shall be purely advisory in nature.

5. In consultation with the Mayor of Trenton and Mercer County Executive, the objectives and responsibilities of the Partnership shall include, but not be limited to the following:

a. Reviewing priorities of the Trenton 250 plan and identifying funding and other resources to implement initiatives;

b. Creating an action plan for the redevelopment of State properties in downtown Trenton and around transit centers that support a mix of residential, office, and/or retail uses;

c. Developing initiatives to support new market-rate housing in downtown Trenton;

d. Aligning State resources to implement Trenton's vision for the Capital Park and access to the waterfront;

e. Supporting public safety initiatives;

f. Reviewing and recommending incentives targeted to attract private capital into Trenton's Opportunity Zones designated pursuant to the federal Tax Cuts and Jobs Act of 2017, in consultation with the Department of Community Affairs and the Economic Development Authority;

g. Recommend to the Governor that certain State departments, agencies, or authorities enter into Memorandums of Understanding with City and County governments in support of attracting federal grant funding to implement Trenton's infrastructure plans;

h. Integrating institutions of higher education within Mercer County into revitalization and workforce development strategies; and

i. Collaborating with public and private stakeholders and coordinating efforts to better utilize arts and cultural and historical assets to attract visitors to downtown Trenton.

6. All Executive branch departments and agencies are hereby required, to the extent not inconsistent with law, to cooperate fully with the Department of the Treasury or any other designated facilitator and to furnish the facilitator with such information, personnel and assistance as is necessary to accomplish the purposes of this order.

7. This order shall take effect immediately.

GIVEN, under my hand and seal this
26th day of September,
Two Thousand and Eighteen,
and of the Independence of
the United States, the Two
Hundred and Forty-Third.

[seal]

/s/ Philip D. Murphy

Governor

Attest:

/s/ Matthew J. Platkin

Chief Counsel to the Governor