

# RESOLUTION

No. \_\_\_\_\_

Approved as to Form and Legality

Wesley Bridges, Director of Law

Date of Adoption \_\_\_\_\_

Factual content certified by

C. Andre Daniels, Director, Housing & Economic Dev.

Councilman /woman \_\_\_\_\_ presents the following Resolution:

## RESOLUTION ESTABLISHING PROCEDURE FOR CITY COUNCIL TO CONSIDER REDEVELOPMENT PROPOSALS OF THE ROEBLING BLOCK II PROPERTY

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et. seq.*, as amended and supplemented (Redevelopment Law), authorizes municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

**WHEREAS**, Chapter 2, Article VII of the City Code of Trenton (Code), §2-27, *et. seq.*, establishes the Department of Housing and Economic Development (DHEC); and

**WHEREAS**, §2-29 of the Code charges the DHEC (under the supervision of the Mayor, *see* Code §2-8) to “supervise and coordinate all redevelopment functions of the City,” including, “Exercis[ing] the powers of the City as set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 *et seq.*) for purposes of any federal urban renewal or redevelopment program.” Code, §2-29(B); and

**WHEREAS**, §2-29(B) of the Code further provides, “no project shall be undertaken, except upon the approval of the Council, and nothing in this section shall be construed to authorize any expenditure, except pursuant to an appropriation made by the Council;” and

**WHEREAS**, pursuant to the Faulkner Act, Council must review all documentation relating to any contracts that the City Administration would like to enter; and

**WHEREAS**, the City owns property at 670 Clinton Avenue, Tax Block 15704, Lots 1.0 and 1.02 (Roebling Block II) that was formerly part of the John A. Roebling's Sons Company multiblock factory complex; and

**WHEREAS**, the City (through Mayor Reed Gusciora and Council President Kathy McBride) has been contacted by two separate (2) parties, Mercer Management and Ajax Management/Hx2 Development, each expressing a desire to purchase and redevelop Roebling Block II (Exhibits A and B); and

**WHEREAS**, by email dated October 1, 2021, Mayor Gusciora requested Council President McBride to allow the interested redevelopers to present to Council to share their respective visions of developing Roebling Block II and to answer any questions that Council might have (Exhibit C); and

**WHEREAS**, it is desirous that the City process redevelopment proposals in a uniform manner to ensure consistent and efficient action on such proposals;

# RESOLUTION

No. \_\_\_\_\_

**NOW THEREFORE, BE IT RESOLVED** by the City of Trenton:

Council will utilize the following procedure to consider redevelopment proposals for Roebing Block II:

1. Council shall schedule dates and times for presentation of redevelopment proposals of Roebing Block II to Council; and
2. The presentations to Council shall be attended by: (i) the prospective developer(s) to share their redevelopment plan and answer any questions Council may have; (ii) Council's Redevelopment Attorney to answer any legal questions Council may have; and (iii) the DHEC director or his/her designee; and
3. The presentations to Council shall include:
  - a. Any recommendation(s) of the Planning Board if required by the City Code;
  - b. Appraisal of the property
  - c. An evaluation of the local contractors and jobs to be created by the redevelopment plan
  - d. An assessment of any such environmental impact of proposed facilities, programs and activities
4. Within two (2) weeks following the presentation(s) to Council, an open public hearing shall be held to allow residents and other interested parties to give comments and pose questions; and
5. Within two (2) weeks of the public hearing, Council shall designate the developer; and
6. Authorize the Mayor to execute a Disposition Agreement and all other documents necessary for the conveyance of Roebing Block II to the designated redeveloper, upon such terms and conditions as the City of Trenton and the designated redeveloper establish to allow them to proceed with the redevelopment plan.


	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
BLAKELEY					MUSCHAL					MCBRIDE				
CALDWELL WILSON					RODRIGUEZ									
HARRISON					VAUGHN									

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on \_\_\_\_\_

\_\_\_\_\_  
President of Council

\_\_\_\_\_  
City Clerk

MEMORANDUM

To: Adam Cruz, Business Administrator 

Cc: W. Reed Gusciora, Mayor, C. Andre Daniels, Director of HED

From: Jim Beach

Date: December 7, 2021

Re: Resolution for Process re Interested Parties in Roebling Block II

The City has been contacted by two (2) respective development interests with their intent to purchase and develop Roebling Block II, which the City owns. The site contains seven (7) vacant industrial buildings bounded by Hudson Street, South Clinton Avenue and Mott Street and is known as Block 15704, Lot 1 on the City of Trenton's tax maps. This site was the location of the former John A. Roebling & Sons Upper Works and John A. Roebling & Sons Wire Division. There are two other Roebling Blocks (I & III) that have ongoing development already in progress. Both of those blocks were formerly owned by the County of Mercer.

As City Council is recognized as the Economic Development entity for the City, having final say in any such development proposals, each developer would like to make a presentation to Council in Executive Session. During such time, the developers and their team can lay out their vision for development of the block, discuss potential costs associated with this transfer, and any legal issues that would be involved. Council in turn would be free to ask questions and discuss technical or legal issues involved. Thereafter a public hearing on the proposals could take place.

To further the City's desire to process redevelopment proposals in a uniform manner and ensure consistent and efficient action on such proposals, the proposed resolution outlines the following procedure for Council to utilize to consider redevelopment proposals for Roebling Block II:

1. Council shall schedule dates and times for presentation of redevelopment proposals of Roebling Block II to Council; and
2. The presentations to Council shall be attended by: (i) the prospective developer(s) to share their redevelopment plan and answer any questions Council may have; (ii) Council's Redevelopment Attorney to answer any legal questions Council may have; and (iii) the DHEC director or his/her designee; and
3. The presentations to Council shall include:
  - a. Any recommendation(s) of the Planning Board if required by the City Code;
  - b. Appraisal of the property
  - c. An evaluation of the local contractors and jobs to be created by the redevelopment plan

- d. An assessment of any such environmental impact of proposed facilities, programs and activities
4. Within two (2) weeks following the presentation(s) to Council, an open public hearing shall be held to allow residents and other interested parties to give comments and pose questions; and
5. Within two (2) weeks of the public hearing, Council shall designate the developer; and
6. Authorize the Mayor to execute a Disposition Agreement and all other documents necessary for the conveyance of Roebling Block II to the designated redeveloper, upon such terms and conditions as the City of Trenton and the designated redeveloper establish to allow them to proceed with the redevelopment plan.

the  
**SPADACCINI**  
LAW FIRM LLC

DINO SPADACCINI \*†‡

MELISSA MARINO\*  
ROBERT W. SLOMICZ\*†

\*Member of NJ Bar  
† Member of Pennsylvania Bar  
‡ RULE 1:40 Qualified Mediator



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www.spadlaw.com

Writer's email: [dino@spadlaw.com](mailto:dino@spadlaw.com)

September 2, 2021

Via email only [rgusciora@trentonnj.org](mailto:rgusciora@trentonnj.org)

Mayor W. Reed Gusciora  
City of Trenton  
319 East State Street  
Trenton, NJ 08608

RE Roebling Complex Block 2  
670 Clinton Avenue  
City of Trenton Tax Block 15704, Lots 1.0 and 1.02  
Trenton, New Jersey (the "Property")

Dear Mayor Gusciora:

I am writing on behalf of Mercer Management and/or a nominee to be formed ("Purchaser" and/or "Buyer") to enter into a memorandum of understanding ("MOU") for the potential sale of the above- referenced Property owned by the City of Trenton. Mercer Management and its principal Mr. Christopher Vernon have a long-standing history in the City and look forward to discussing this redevelopment opportunity.

The Purchaser's interest in purchasing the Property is for the purpose of redeveloping the site for a first-class multi-family housing development of which Mercer Management has extensive experience both as an owner and operator.

It is my understanding that any potential agreement will need to be approved by the City Council, and we kindly request that your office coordinate an opportunity for the Purchaser to meet and discuss the proposed redevelopment and an MOU with you, City Council President Kathy McBride and City Council Vice President Marge Caldwell-Wilson.

The parties would need enter into a mutually agreeable MOU and subsequent Agreement of Sale ("AOS") which would encompass the basic terms to effectuate the goals of the purchaser and the seller, such as price, due diligence, governmental approvals, etc.

Mercer Management is very excited about this opportunity and looks forward to meeting with you and City Council President Kathy McBride and City Council Vice President Marge Caldwell-Wilson.

# THE SPADACCINI LAW FIRM, LLC


September 2, 2021

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I look forward to hearing from you.

Very truly yours,

THE SPADACCINI LAW FIRM, LLC

  
BY: \_\_\_\_\_

**DINO SPADACCINI**

DS/oms

cc: Kathy McBride, City Council President, *via email [kmcbride@trentonnj.org](mailto:kmcbride@trentonnj.org)*  
Marge Caldwell-Wilson, City Council Vice President  
*via email [mcaldwell-wilson@trentonnj.org](mailto:mcaldwell-wilson@trentonnj.org)*  
Arch Liston, Chief of Staff *via email [aliston@trentonnj.org](mailto:aliston@trentonnj.org)*  
Christopher Vernon, Mercer Management *via email*

# ROEBLING YARDS

Hand Delivered  
By Dan Brenna

September 29, 2021

Reed Gusciora  
Mayor  
City of Trenton  
319 E State Street  
Trenton, NJ 08608

Kathy McBride  
City Council President  
City of Trenton  
319 E State Street  
Trenton, NJ 08608

Re: Roebling Block 2 Project

Dear Mayor Gusciora & Council President McBride:

Trenton's leading developers, Ajax Management and Hx2 Development, have partnered to acquire and transform Roebling Block 2 into "Roebling Yards" - the premier hip, urban residential community in New Jersey. Roebling Yards will comprise 350 loft apartments, a mix of office and retail space, on-site parking and incredible resident amenities. The project will breathe new life into the historic industrial buildings and create over an acre of green space.

We see this project as an opportunity to set a new standard on:

- Women & minority contractor participation
- New jobs for Trenton residents
- Community involvement
- Historic rehabilitation
- Mixed-use redevelopment
- Transit oriented development
- Sustainability – both in design and operation

Because of the large scale, we can create exciting resident and community spaces including a first-class restoration of Building 67 into Trenton's leading performing arts and film theater. We have the support of local arts organizations in theater, dance, music and film and they are excited to utilize this facility.

As a redevelopment team, Ajax and Hx2 has built over 1,000 apartments in Trenton and performed historic rehabilitations on over 40 buildings. As people who live and work in Trenton, we care deeply about The City and with our local expertise and community engagement will treat this project with the utmost care and respect that it deserves.

We look forward to working on this important project with you and the Trenton community.

Very truly yours,

Daniel R. Brenna, Jr.

John Hatch

W. David Henderson

Cc: Gregory G. Johnson, Local Counsel

**Reed Gusciora**

**From:** Reed Gusciora  
**Sent:** Friday, October 1, 2021 4:39 PM  
**To:** Kathy McBride; Marge Caldwell-Wilson; Jerell Blakeley; Joseph A. Harrison; George Muschal; georgemuschal@aol.com; Santiago Rodriguez; Robin Vaughn  
**Cc:** CITY-CLERK  
**Subject:** Roebling Block II Development Proposal(s)  
**Attachments:** HED-RBII.spadaccini.pdf; HED-RBII.roebling.yards.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



OFFICE OF THE MAYOR  
 October 1, 2021

Hon. Kathy McBride, Council President  
 Trenton City Hall  
 319 East State Street  
 Trenton, NJ 08608

Re: Redevelopment Offers for Roebling Block II

Dear Council President:

Please see the attached letters from two (2) respective development interests with their intent to purchase and develop Roebling Block II, which the City owns. As you may know, there are two other Roebling Blocks (I & III) that have ongoing development already in progress. Both of those blocks were formerly owned by the County of Mercer.

As Council is recognized as the Economic Development entity for the City, having final say in any such development proposals, each developer would like to make a presentation to Council in Executive Session. During such time, the developers and their team can lay out their vision for development of the block, discuss potential costs associated with this transfer, and any legal issues that would be involved. Council in turn would be free to ask questions and discuss technical or legal issues involved. Thereafter a public hearing on the proposals could take place.

Please let me know whether this is acceptable to begin this process, and respectfully, I request that the matter be on the next Council agenda. In the meantime, should you have any questions or wish to discuss this further, please do not hesitate to contact me. Thank you for your consideration in this regard.

Yours very truly

W. Reed Gusciora  
 Mayor