



**Executive Drive
Redevelopment
*-February 2021-***





Essex Green & Executive Drive

September 19, 2017

- Council adopts resolution directing Planning Board to study Essex Green/Executive Drive

September 19, 2017

- Council adopts resolution retaining Paul Grygiel to prepare report on statutory criteria

October 17, 2017

- Paul Grygiel submits to Planning Board an Area in Need of Redevelopment report

November 1, 2017

- Planning Board conducts first of 2 public hearings on report

January 3, 2018

- Planning Board adopts resolution determining property qualifies as Area in Need of Redevelopment

January 9, 2018

- Council adopts resolution designating property as Area in Need of Redevelopment

November 17, 2018

- Council adopts resolution directing Planning Board to study existing Library property

February 6, 2019

- Heyer Gruel presents preliminary report regarding 46 Mount Pleasant Avenue Redevelopment Study

March 6, 2019

- Planning Board conducts public hearing on report

March 12, 2019

- Planning Board adopts resolution designation property as Area in Need of Redevelopment

March 19, 2019

- Council adopts resolution designating property as Area in Need of Redevelopment

April 10, 2019

- Superior Court of NJ affirms Essex Green/Executive Drive Redevelopment designation

May 6, 2019

- Heyer Gruel issued WO Library Redevelopment Plan and plan is approved by Council

May 28, 2019

- Planning Board adopts Resolution 19-03 approving Redevelopment Plan

May 29, 2019

- Council adopts Resolution 149-19 hiring architect and engineer to assess 10 Rooney Circle

June 11, 2019

- Council adopts Ordinance 2573-19 approving Redevelopment Plan

July 16, 2019

- Council adopts Resolution 186-19 naming Green Essex Partners as conditional redeveloper

July 16, 2019

- Council adopts Resolution 188-19 designating redeveloper for Library site

December 18, 2019

- Council adopts Resolution 309-19 approving MOA with Trustees of Library

December 18, 2019

- Council adopts Resolution 312-19 approving RDA for Executive Drive & Rooney Circle

December 18, 2019

- Council adopts Ordinance 2593-19 approving PILOT for Green Essex Partners

April 14, 2020

- Council adopts Resolution 85-20 approving MOA with Trustees of Library for revised costs

August 6, 2020

- Planning Board adopts resolution granting site plan approval for 100 & 200 Executive Drive

September 11, 2020

- Appellate Division reverses Redevelopment Designation

September 22, 2020

- Council adopts Resolution 178-20 directing Planning Board to determine Redevelopment need

September 22, 2020

- Council adopts Resolution 179-20 to obtain services of Heyer, Gruel for redevelopment study

Nov 18 & 19, 2020

- Planning Board holds hearings where Heyer Gruel presents findings of redevelopment study

December 2, 2020

- Planning Board adopts Resolution 20-19 recommending smaller Redevelopment Zone

December 15, 2020

- Council adopts Resolution 249-20 declaring properties area in need of redevelopment

December 15, 2020

- Council adopts Resolution 254-20 retaining Heyer Gruel to prepare redevelopment plan

December 2020

- Library receives confirmation of \$3.1 million grant from Library Construction Bond Act

January 20, 2021

- Planning Board adopts Resolution 21-01 approving redevelopment plan of 3 parcels

February 9, 2021

- Council adopts Ordinance 2632-21 approving redevelopment plan of 3 parcels

February 22, 2021

- Council to review and discuss status of plan

February 23, 2021

- Council to consider and contemplate next steps

March 9, 2021

- Council to consider ordinance on 2nd reading and additional steps

Coming Soon:

- **Bring Important Improvements to our Community!**

Township Council February 23rd Agenda

Resolution 38-21

- Conditional Designation of Green Essex Partners

Resolution 40-21

- Matching Funds for Library Redevelopment

Ordinance 2640-21

- Ordinance to Approve PILOT & Financial Agreement

Township Council March 9th Agenda

Resolution

- Redevelopment Agreement (RDA)

Ordinance 2640-21

- 2nd Reading to Approve PILOT & Financial Agreement



Essex Green Shopping Center

- ▶ NOT Part of This Plan or Discussion
- ▶ Zoning Board Approved
- ▶ Renovation of Existing Retail Space
- ▶ Additional 40,000 Square Feet of Retail Expansion Approved with Pad Sites



Executive Drive Redevelopment

- ▶ Planning Board Approved
- ▶ Roughly 11 Acres
- ▶ Three Office Buildings
- ▶ 100, 200 Executive Drive & 10 Rooney Circle
- ▶ Roughly 290,000 Combined Square Feet of Office Space

Executive Drive & Rooney Circle Redevelopment Plan



300 Executive Drive: Remains Office Building With Renovations - NO REDEVELOPMENT



100 & 200 Executive Drive: Demolished for 425 Residential Apartments



10 Rooney Circle: Provided to Township for New Library Space & Other Public Uses

300 Executive Drive

- ▶ NOT Part of This Plan or Discussion
- ▶ Remains Office Building
- ▶ Office Space Has Be Renovated
- ▶ Building Has New Ownership
- ▶ Slightly Over 50% Occupancy

100 & 200 Executive Drive

- ▶ 425 Rental Apartments
- ▶ 361 Market Rate Units
 - ▶ 149 (1) Bedroom with 800 Square Feet
 - ▶ 212 (2) Bedroom with 1,200 Square Feet
- ▶ 64 Affordable Rental Units
 - ▶ 15 (1) Bedroom with 650 Square Feet
 - ▶ 34 (2) Bedroom with 800 Square Feet
 - ▶ 15 (3) Bedroom with 950 Square Feet



100 & 200 Executive Drive



POTENTIAL TRAFFIC CONCERNS

▶ Active Office Complex

- ▶ 100 Executive Drive = 396 Spaces
- ▶ 200 Executive Drive = 401 Spaces
- ▶ 300 Executive Drive = 494 Spaces
- ▶ 10 Rooney Circle = 328 Spaces
- ▶ 1,619 Total Parking Spaces
- ▶ Roughly 290,000 square feet

▶ Site Plan Approval Required

100 & 200 Executive Drive

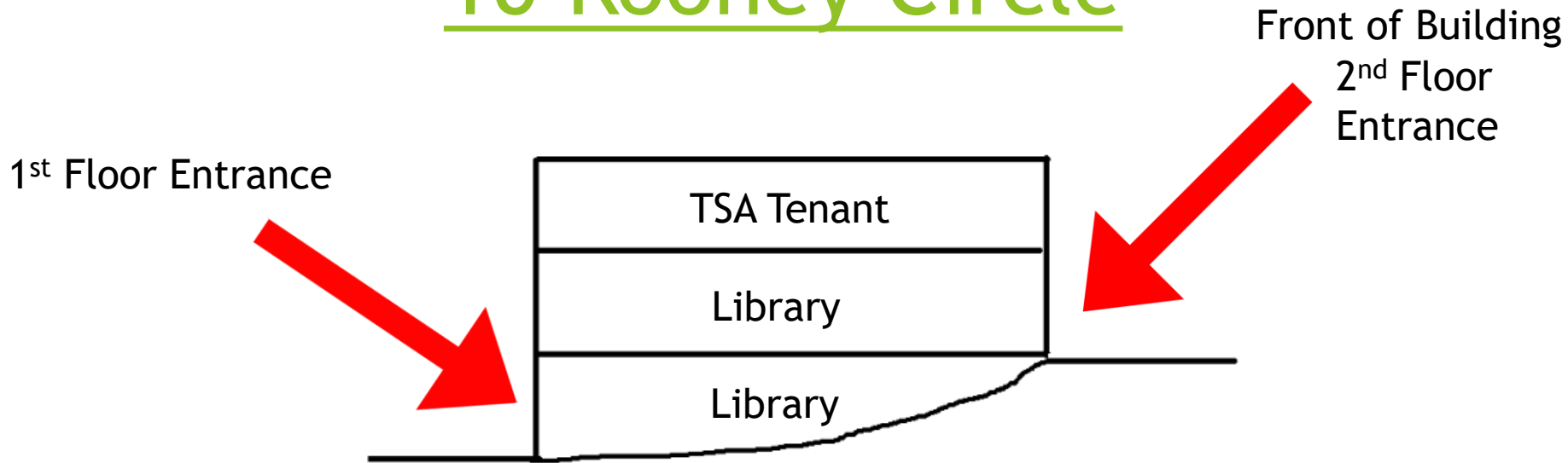
- ▶ Public School Students Concerns
 - ▶ Board of Education Demographic Study
 - ▶ Main Street Redevelopment: Limited Students from Current Rental Units
- ▶ Potential Students Zoning Restrictions
- ▶ West Orange Attracting Families

10 Rooney Circle

- ▶ Deeded to Township at NO Cost
- ▶ Approximate Value of \$6-8 Million
- ▶ \$15,000,000 Construction Cost
- ▶ Consists of Three Floors
- ▶ New Location for Library & Potential Other Public Services for the Entire Community



10 Rooney Circle



- ▶ Library to Occupy 2nd & Parts of 1st Floor
- ▶ Transportation Security Administration (TSA) to remain as 3rd Floor Tenant
- ▶ Leased Through 2024
- ▶ Roughly \$600 Thousand Dollars In Annual Rent
- ▶ Additional Public Space on 1st Floor

Additional Public Space

- ▶ Roughly 6,300 Square Feet of Unaccounted for Space on 1st Floor / 8,300 Square Feet Accounting For Common Space
- ▶ Possible Animal Shelter
- ▶ Partnership With Board of Education For Pre-School Program or Administrative Offices

NEW!

NEW Dog Park

- ▶ Developer to Provide Roughly 2 Acres of Land
- ▶ Developer to Construct Dog Park & Parking
- ▶ Property to be Deeded to Township Upon Completion
- ▶ NO Cost to Township
- ▶ Possible Location for New Animal Shelter

Existing Library Site

46 Mt. Pleasant Avenue



Approved by Planning Board



61 Affordable Senior Citizen Housing Units



7,500 Square Feet Community Space/Library Annex



More Parking Spaces than Currently on Site



\$1,000,000 Payment to Township from Redeveloper



PILOT Funding - No Tax Revenue Currently Received

PILOT Funding

- ▶ Payment In Lieu Of Taxes
- ▶ Used to Encourage Investment Where Project Would Not Otherwise Attract Investment
- ▶ When Project Provides a “Public” Purpose
- ▶ Project Not Possible Without PILOT

PILOT
Funding
Neighboring
Communities

Roseland - 2
Redevelopment
Projects
2 PILOTS

Bloomfield - 6
Redevelopment
Projects
6 PILOTS

Orange - 2
Redevelopment
Projects
2 PILOTS

South Orange - 6
Redevelopment
Projects
6 PILOTS

Verona - 4
Redevelopment
Projects
4 PILOTS

Montclair - 4
Redevelopment
Projects
4 PILOTS

New Jersey Aspire Program

- ▶ Part of the New Jersey Economic Recovery Act of 2020 Providing New & Modifications to Current Incentives
- ▶ NJ Economic Development Authority (EDA)
- ▶ The Regulations Have NOT Yet Been Drafted or Approved

New Jersey Aspire Program

- ▶ Specific Criteria Must Be Met for Aspire Eligibility:
 - ▶ Not Economically Feasible Without Tax Credit
 - ▶ Project Financing Gap
 - ▶ Project “Incentive Area”
 - ▶ Project Not Started at Time of Commencement
 - ▶ Complies With EDA’s Sustainability Standards
 - ▶ Complies With EDA’s Affirmative Action Requirements
 - ▶ Prevailing Wage
 - ▶ Completed in 4 Years From Award of Tax Credits
 - ▶ 20% Low/Moderate Income Housing & 5% Workforce Housing

New Jersey Aspire Program

- ▶ Not Clear Executive Drive Qualifies
- ▶ Current Project Anticipates 8 Year Completion
- ▶ Current Project Does Not Plan For Workforce Housing
- ▶ Current Proforma Does Not Account for Prevailing Wage
- ▶ EDA Sustainability Standards Additional Cost
- ▶ No Current Regulations or Amendments

Library Complete Project Costs

Anticipated Costs:	\$6,200,000.00
Provided by Developer:	\$1,000,000.00
Provided by RAB:	\$1,500,000.00
Provided by Grant:	\$3,100,000.00
Provided by Township:	\$ 600,000.00
<u>Total Funded:</u>	<u>\$6,200,000.00</u>
Balance Required:	ZERO

Additional Library Funding Sources

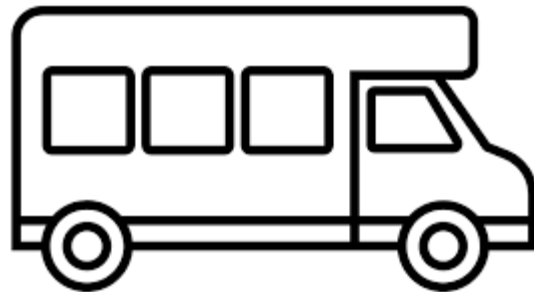
- ▶ Main Street Redevelopment - Phase II
 - ▶ Currently More Than \$9 Million in Funding
- ▶ West Orange Capital Budget
 - ▶ Currently \$828 Thousand Dollars Approved for Library But Not Spent
- ▶ Additional Developer Contribution
 - ▶ Working to Secure an Additional \$250,000 to \$500,000 Developer Contribution

Library Access & Circulation

Bergen County Cooperative Library System

<u>Town</u>	<u>Circulation</u>	<u>Off-Site Circulation</u>
▶ Montclair	233,650	13,396 / 5.73%
▶ Glen Ridge	80,689	10,500 / 13%
▶ Roseland	33,073	4,494 / 13.58%
▶ Maplewood	144,060	6,493 / 4.5%
▶ Livingston	255,933	6,470 / 2.53%
▶ West Orange	144,935	31,185 / 21.52%

- ▶ Public Jitney Program
- ▶ Extension of Senior Citizen Transportation
- ▶ Connecting Existing Library & New Library Sites
- ▶ Connecting Entire Township as Public Jitney
- ▶ Partially Funded by New Senior Housing Project



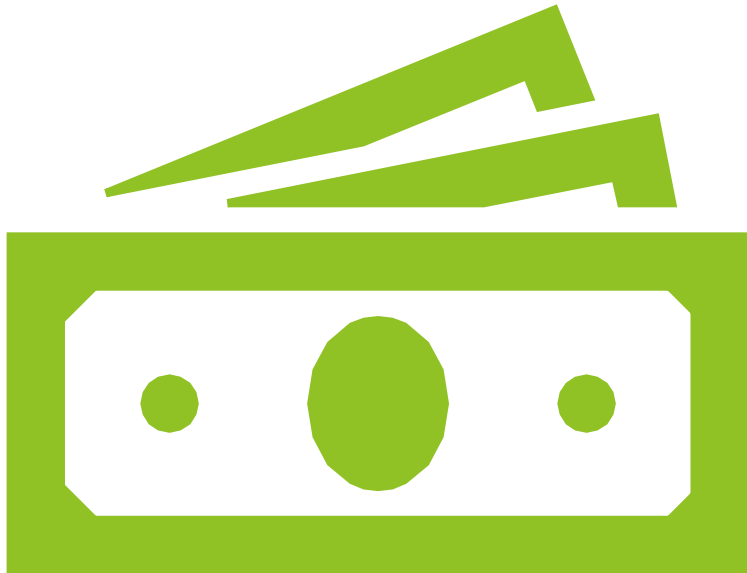
Tying It All Together

Annual Revenue Projections

- ▶ PILOT Funding from Library Site \$ 38,000.00
- ▶ Rental Income From TSA 3rd Floor Lease \$600,000.00
- ▶ Annual PILOT Funding From Executive Drive* \$685,959.67
- ▶ Summary of PILOT Funding from Executive Drive:
 - ▶ PILOT Funding Upon Completion: \$1,200,000.00
 - ▶ Taxes on Executive Drive: (-) \$ 306,355.57
 - ▶ RAB Payment (-) \$ 325,000.00
 - ▶ Taxes on 300 Executive Drive: (+) \$ 117,315.24
 - ▶ NET Annual Municipal Income: (=) \$ 685,959.67

- ▶ Total New Annual Revenue to Township **\$1,371,919.34**

Public School Funding



- ▶ PILOT Does NOT Impact School Funding
- ▶ Public Schools Get 100% of Approved Budget
- ▶ No Lost Revenue Due to Uncollected Taxes
- ▶ No Lost Revenue Due to Tax Appeals
- ▶ No Lost Revenue Due to Tax Exempt Status
- ▶ No Lost Revenue Due to Public Acquisition

Benefits to Township

NO COST

- ▶ 61 Affordable Senior Citizen Housing Units
- ▶ 64 Additional Affordable Apartment Units
- ▶ 7,500 Square Feet of Community Space
- ▶ 10 Rooney Circle Building & Rent
- ▶ New Library
- ▶ Additional Public Amenity Funding
- ▶ New Dog Park
- ▶ \$1,371,919.34 in New Annual Municipal Revenue

A Simple Community Decision...



Vote **NO**

- ▶ Old & Vacant Office Space
- ▶ Major Tax Reduction
- ▶ Major Tax Refund
- ▶ No New Amenities
- ▶ Lose \$3.1 Million Library Grant

Vote **YES**

- ▶ New Center of Town
- ▶ New State of the Art Library
- ▶ 2 Acre Dog Park
- ▶ Senior Citizen Housing
- ▶ Additional Tax Revenue

DARING TO BE BOLD

- ▶ Difficult Decisions / Community Investment
- ▶ “NO” Vote is Easy / Comfort of Status Quo
- ▶ History of Being Bold:
 - ▶ Main Street Redevelopment
 - ▶ Liberty School - 50 Free Acres of Land
 - ▶ Ridgeway Park
 - ▶ OSPAC
 - ▶ Rock Spring Golf Club

Thank You!



Questions & Comments