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**Coll. 659**  
**Capital South**

**by Anthony Lepore**  
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**History**

Founded in 1997, Capital South was a non-profit organization of “local business and community leaders” (*Capital South News*) aimed at the revitalization of Trenton’s Capital South district, also known within their promotional material as New Jersey’s “First Urban Main Street District.” Though the organizational leadership is not always transparent, the head of Budny Fuel Oil Co., Myrna Kushner, is listed as Capital South’s president in 1999. She was succeeded by The Gallery Restaurant owner Joe Fioravanti by 2001 and would remain in this position through 2004, where documentation within this collection tapers off. The primary goal of this organization was to bolster the economic prosperity of the Capital South District through the district’s beautification. The organization would work closely with the local business community and city government, itself being affiliated with New Jersey’s Main Street Program that sought to “stimulate the downtown economy,” (Fitzsimmons 23). Capital South would likewise support local events, host pledge drives, and engage in self-promotion to fundraise for their projects.

One such local event is Project Pride, wherein Capital South invited members of the community to help clean-up Main Street. This was accompanied by food supplied from various regional businesses. Though this is not the only event they would host for fundraising and community engagement, Project Pride would be a recurring event that is emblematic of the ways in which Capital South hoped to enmesh itself with its surrounding community.

Another major project of Capital South was its facade project. This long-running program entailed the provision of improvement grants to local businesses to redevelop their business’ facade, beginning in 1998. Later documentation of this storefront renovation project would focus on sign design, with Capital South holding gatherings of local businesses to discuss the matter.

## **History (cont.)**

Other features that Capital South funded included paint/refurbishment jobs, beautification of security features (e.g. painting security roll-down gratings), awnings, etc. Even with their intent to improve Capital South buildings, the organization made clear that “preservation of architectural elements is encouraged.”

The organization’s interest in the Broad Street Bank building was perhaps reflective of a similar approach to historic localities, seeking to reinvent underutilized space while maintaining a connection to the history of Trenton’s Capital South District. The presence of in-depth research, photographs, historical municipal cases, and an auction packet suggest an expressed interest in the property’s acquisition. This is speculative, however, as the documentation in this collection alone does not clarify the exact intentions of the organization for this property.

Capital South would also join the Neighborhood Preservation Program, a statewide program from 1975 that offered grants to homeowners for home repairs. Akin to their other projects, Capital South’s ambitions for this CS-NPP program was to “rehabilitate”/improve the housing stock of the Capital South district, to host a “clean streets” program, cultivate a “resident/police partnership... [to inhibit] the presence of crime and drugs in the area.” CS-NPP would continue beyond Capital South’s ostensible timeframe of operation, into the current year.

It seems that the Capital South nonprofit is no longer in operation, though many of its central figures are still active in Trenton’s nonprofit sector.

## **Scope and Contents Note**

This collection primarily holds material spanning from 1998 to 2004, that has been donated to the Trentoniana Department from Anne LaBate, a prolific realtor, former board chair of the Trenton Parking Authority, and major figure within the Trenton non-profit community. The majority of the collection consists of internal documents, such as correspondence, administrative reports, minutes of meetings, timesheets, and miscellaneous forms/applications. It also includes occasional printouts of articles, guidelines, and promotional material.

## **Series Description**

### **Series 1: Administrative (1998-2004)**

This series contains a variety of materials relating to the business operations of the Capital South organization. It includes a range of inter-organizational correspondence, timesheets, article printouts, and business ephemera.

## **Series Description (cont.)**

### **Series 2: Financial (1999-2003)**

This series contains the majority of materials related to Capital South's finances, including financial summaries/reports, market analyses, certificates of liens, certificates of property insurance, and itemized bills.

### **Series 3: Board of Trustees Material (1998-2004)**

This series contains Board minutes, memos, meeting reminders, meeting agendas, and presidential/executive reports.

### **Series 4: Design Committee (1996-2003)**

This series contains the reports, article printouts, correspondence, minutes, and agendas of Capital South's Design Committee.

### **Series 5: Miscellaneous Promotional Material (1998-2002)**

This series contains newsletters, pamphlets, volunteer job descriptions, and other similarly front-facing materials regarding the organization.

### **Series 6: Neighborhood Preservation Program (1998-2007)**

This series contains outlines, pamphlets and various printouts related to Capital South's collaboration with the Neighborhood Preservation Program. Some of these materials seem to lie outside the range of the Capital South nonprofit's operations, though are still a part of the same public-private partnership organization.

### **Series 7: Broad Street National Bank (1915-2003)**

This series contains photographs, article printouts, municipal cases, and an auction packet for the Broad Street National Bank building on East State Street.

### **Series 8: Facade Project (2003-2004)**

This series contains applications, correspondence related to, certificates of membership for, and guidelines of Capital South's Facade Project.

## **Container List**

### **Box/Folder/Title**

#### **Series 1. Administrative (1998-2004)**

1 / 1 / Administrative (1998-2002)

Letter (from Econ. Restruct. Comm. to Anne LaBate), July 20, 1998

Printed Correspondence, January 11-19, 1999

DNJ Excellence Awards Letter, March 23, 2000

**Container List (cont.)**

**Box/Folder/Title**

**Series 1. Administrative (1998-2004) (cont.)**

1 / 1 / Administrative (1998-2002) (cont.)

Confirmation Letter of Anthony DeQuinzio Hire, February 15, 2001  
Attached Docs. Regarding State Revenue Building, c. August 2001  
Letter (from Myrna Kushner to Anne LaBate), August 28, 2001  
Fax (from Anne LaBate to Geoffrey Berman), October 24, 2001  
Correspondence Regarding State Revenue Building, October 24, 2001  
Timesheet, March 4, 2002

1 / 2 / Administrative (2003)

Timesheet, September 1, 2003  
Timesheet, April 2, 2003  
Timesheet, May 1, 2003  
Timesheet, June 2, 2003  
Timesheet, July 7, 2003  
Timesheet and Attached Correspondence, August 2, 2003  
Buddies Pub Construction Invoices/Permit, August 15, 2003  
“Mercer Business” Printout, October 2003  
Timesheet, October 8, 2003  
Timesheet, November 11, 2003  
Timesheet, December 2, 2003  
Chicago Title Insurance Co. App. Receipt, December 9, 2003  
Chicago Title Insurance Co. Letter, December 19, 2003  
Article Printouts, Sept. 2003-October 2004

1 / 3 / Administrative (January-June 2004)

Proud Partners in South Broad Street Village, c. 2004  
Catholic Youth Org. Business Card, c. 2004  
Catholic Youth Org. Pamphlet, c. 2004  
“County Should...” LaBate Article Printout, January 2004  
LaBate Article Transcription, January 2004  
Correspondence (LaBate Downtowner Article), January 21, 2004  
Timesheet, January 21, 2004  
Timesheet, February 12, 2004  
Correspondence (Hamada on Downtowner art.), February 18, 2004  
“Mercer County has a New...” Article Printout, March 2004  
Timesheet, March 1, 2004  
Timesheet, March 31, 2004

## **Container List (cont.)**

### **Box/Folder/Title**

#### **Series 1. Administrative (1998-2004) (cont.)**

##### 1 / 3 / Administrative (January-June 2004)

Timesheet, May 5, 2004

Timesheet, June 2, 2004

Timesheet, June 27, 2004

##### 1 / 4 / Administrative (August-December 2004)

Timesheet, July 1, 2004

Trenton Dep. of Housing and Dev. Memo, July 2004

Timesheet, July 1, 2004

Times Printouts, July 22, 2004

“Join Your Neighbors!...” Announcement, c. August 2004

Planning Board Conference and Pub. Hearing (Cass St.), August 26, 2004

“Project limits extended” Article Clipping, August 31, 2004

“Defending the Home Front...” Article Printout, September 27, 2004

“The Death and Life of...” Printout, N.d.

“Potential Allies”, N.d.

“South Broad Street Transit Village” Printout, N.d.

Membership Application/Renewal, N.d.

Blank Task-sheet, N.d.

“Article VIII Project Manager” Printout, N.d.

#### **Series 2. Financial (1998-2004)**

##### 1 / 5 / Financial (1998-2000)

Economic Restructuring Comm. Meeting Agenda, September 17, 1998

Economic Restructuring Comm. Recomm., c. 1999

Market Analysis 1999, c. 1999

Annotated Excerpts from Market Analysis 1999, c. 1999

Executive Summary, c. 1999

Market Analysis Recommendations/Strategies, c. 1999

Fourth Quarter Reports, March 19, 1999

Year End Assessment (Oral Report to Board...), December 8-9, 1999

Special Session, January 19, 2000

##### 1 / 6 / Financial (2001-2004)

Cert. of Sale for Unpaid Liens, May 17, 2001

Deed for Central Jersey Office, June 6, 2001

Board Meeting Preparation Packet (“Don’t Panic!”) , June 2001

**Container List (cont.)**

**Box/Folder/Title**

**Series 2. Financial (1998-2004) (cont.)**

1 / 6 / Financial (2001-2004) (cont.)

Balance Sheet/Statement of Revenues/Expenses, June 30, 2001  
Fidelity National Financial Group...Privacy Statement, July 1, 2001  
Financial Report, August 21, 2001  
Financial Report, September 25, 2001  
Economic Rest. Committee Status Report, October 16, 2001  
Dept. of Housing and Economic Dev. Memo, November 9, 2001  
Year End Report, 2001  
Year End 2001 Report, Submitted Draft, January 17, 2002  
Financial Report, March 26, 2002  
Cert. of Sale for Unpaid Liens, May 10, 2002  
Financial Report, June 26, 2002  
"Assignment Book", June 28, 2002  
Cert. of Sale for Unpaid Liens, August 23, 2002  
Mortgage Book, November 21, 2002  
Cert. of Sale for Unpaid Liens, November 30, 2002  
Chicago Title Insurance Co. Notice and Disclosure, c. 2002-2003  
Report of PSEG Electric, Gas, and Water, January 23, 2003  
Treasurer Report, January 28, 2003  
Report of PSEG Electric, Gas, and Water, April 21, 2003  
Treasurer Report, June 24, 2003  
Report of PSEG Electric, Gas, and Water, August 25, 2003  
Treasurer Report, October 28, 2003  
Chicago Title Insurance Co. Cert., December 10, 2003  
Chicago Title Insurance Co. Clear Patriot Name Search, December 12, 2003  
Chicago Title Insurance Co. LLC Status Report, December 15, 2003  
Chicago Title Insurance Co. Commitment, December 19, 2003  
Capital South Budget, December 28, 2003  
Correspondence (Funding Sources), July 21, 2004  
Treasurer Report, July 27, 2004  
Undated Note, N.d.

**Series 3. Board of Trustees Material (1998-2003)**

1 / 7 / Board of Trustees Material (1998-2000)

Capital South Map/Guide Draft, c. 1998  
REOI Roebbling Complex Block 2 Redevelopment, February 17, 1998  
Annual Work Plan/Board Meeting Notice, August 20, 1998

**Container List (cont.)**

**Box/Folder/Title**

**Series 3. Board of Trustees Material (1998-2003) (cont.)**

1 / 7 / Board of Trustees Material (1998-2000) (cont.)

General Meeting RSVP/Notice, August 24, 1998  
Board Meeting Notice (“Note change...”), c. August 1998  
Board Meeting Notice, September 14, 1998  
Main St. New Jersey Visit Notice, October 7, 1998  
Board Meeting Agenda, December 15, 1998  
Board Meeting Minutes, January 14, 1999  
Promotion Committee Report, January 21, 1999  
Board Meeting Agenda, January 21, 1999  
General Meeting Summary, March 23, 1999  
Executive Meeting Summary, March 23, 1999  
Board Meeting Agenda, April 27, 1999  
Monthly Meeting Minutes, May 20, 1999  
Director’s Report, July 27, 1999  
Status Report, July 1999  
Promotion Committee Report, August 31, 1999  
Main Street NJ 101 Training Agenda, September 9, 1999  
Board Meeting Minutes, September 28, 1999  
Manager’s Report, September 1999  
Board Meeting Agenda, October 26, 1999  
Board Meeting Minutes, October 26, 1999  
Meeting Notice, November 1999  
Board Member Event Updates, November 24, 1999  
Executive Director’s Weekly Update, December 3, 1999  
Executive Director’s Weekly Update, December 10, 1999  
Year-End Assessment of Local Program, c. December 1999  
“Christmas Tree swiped...” Article Clipping, c. December 1999  
Board Correspondence, February 4, 2000  
Board Meeting Minutes, February 22, 2000  
Board Correspondence, June 22, 2000

2 / 1 / Board of Trustees Material (2001)

Capital South Contact List, 2001  
Membership Benefits, 2001  
Suggested Letter for Recruitment Draft, 2001  
Special Improvement District Proposal for Bridgeton, 2001  
Draft “Management by Objectives...”, 2001

**Container List (cont.)**

**Box/Folder/Title**

**Series 3. Board of Trustees Material (1998-2003) (cont.)**

2 / 1 / Board of Trustees Material (2001) (cont.)

Incomplete "Agreement to provide security services...", 2001  
Letter to Trenton Downtown Association, February 15, 2001  
April 24 Meeting Summary, April 26, 2001  
Board Meeting Minutes, May 8, 2001  
Board Meeting Agenda, July 24, 2001  
Board Meeting Minutes, July 24, 2001  
Director's Report, August 2001  
Promotion Committee Report, August 16, 2001  
Organization Committee Report, August 21, 2001  
Board Meeting Agenda, August 21, 2001  
Proposed PACF Grant Narrative, August 23, 2001  
Board Meeting Minutes, August 24, 2001  
Hamada Resignation from Board Member Role, September 9, 2001  
Handwritten Notes, September 13, 2001  
Exec. Committee Agenda, September 13, 2001  
Exec. Board Meeting Minutes, September 13, 2001  
ER Committee, September 21, 2001  
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Handwritten Board Meeting Minutes, September 25, 2001  
Director's Report, September 25, 2001  
Board Meeting Minutes, September 25, 2001  
Organization Committee Meeting, September 26, 2001  
Handwritten Executive Director's Report, c. October 2001  
Executive Director's Report, October 2001  
"Business Neighbor" Form Letter, October 1, 2001  
Letter from Acting State Treasurer, October 8, 2001  
Director's Meeting Agenda, October 23, 2001  
Handwritten Board Meeting Notes, October 23, 2001  
Incomplete Handwritten Board Meeting (?) Notes, October 23, 2001  
Board Meeting Minutes, October 23, 2001  
October/November Status Report, November 2001  
Board of Directors Questionnaire, November 2001  
Organization Committee Report, November 2001  
Exec. Committee Agenda, November 8, 2001  
Reports, November 26, 2001



**Container List (cont.)**

**Box/Folder/Title**

**Series 3. Board of Trustees Material (1998-2003) (cont.)**

- 2 / 1 / Board of Trustees Material (2001) (cont.)
  - Handwritten Board Meeting Minutes, November 27, 2001
  - Board Meeting Agenda & Minutes, November 27, 2001
  - Board Meeting Minutes, November 27, 2001
  - “Elections for 1998 Directors” Updated Write-up, 2001
  - Capital South Board Members, 2001
- 2 / 2 / Board of Trustees Materials (2002)
  - Part-time Administrative Assistant Listing, 2002
  - Capital South Contact List, 2002
  - Year End President’s Report, 2002
  - Handwritten Board Meeting Minutes, 2002
  - Board Meeting Minutes, January 22, 2002
  - Nonprofit Management Program (TCNJ), Spring 2002
  - Letter Declining Board Member Position, March 8, 2002
  - Board Meeting Agenda, March 26, 2002
  - Board Meeting Minutes, March 26, 2002
  - Executive Director’s Report, March 26, 2002
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  - Draft Contact Sheet, April 2002
  - Board Meeting Agenda, April 23, 2002
  - President’s Report, April 23, 2002
  - Executive Director’s Report, April 23, 2002
  - Board Meeting Minutes, April 23, 2002
  - Handwritten Board Meeting Notes, c. May 2002
  - Design Committee Report, c. May 2002
  - Handwritten Board Meeting Minutes, May 28, 2002
  - Board Meeting Agenda, May 28, 2002
  - Executive Director’s Report, May 28, 2002
  - Board Meeting Minutes, May 28, 2002
  - Handwritten Board Meeting Minutes, June 25, 2002
  - Facilitation Process Report, August 27, 2002
  - Handwritten Meeting Attendance, October 22, 2002
  - Board Meeting Notes, October 22, 2002
  - Board Meeting Attendance, October 22, 2002
  - “Business Over Breakfast” Roundtable, November 19, 2002
  - Incomplete Board Meeting Minutes, November 26, 2002
  - Board Meeting Minutes, November 26, 2002

## **Container List (cont.)**

### **Box/Folder/Title**

#### **Series 3. Board of Trustees Material (1998-2003) (cont.)**

2 / 3 / Board of Trustees Materials (2003-2004)

Board Agenda, c. 2003  
Trenton Small Business Week, c. 2003  
Council of Civic Associations Annual Award Form, c. 2003  
“5-Step Plan to Get Major Gifts” Printout, c. 2003  
“How to Ask for Money” Printout, c. 2003  
“City of Trenton Street and Road Map” Scanned Card, c. 2003  
Proposed Task/Projects for 2003, c. January 2003  
Letter from Trenton City Council, c. January 2003  
Monthly Board Meeting Dates, c. January 2003  
Letter from NJDOT, January 17, 2003  
Board Meeting Agenda, January 28, 2003  
Board Meeting Agenda, February 25, 2003  
President’s Report, February 25, 2003  
Board Meeting Agenda, March 25, 2003  
President Report, March 25, 2003  
Board Minutes (March), April 22, 2003  
Board Minutes, April 22, 2003  
“Commercial Gentrification” Article Printout, June 3, 2003  
Correspondence (RE: Trenton Small Business Week), September 2, 2003  
Exec. Committee Agenda, September 10, 2003  
Certificate of Membership, c. 2004  
Board Minutes, June 22, 2004  
Board Meeting Agenda, July 27, 2004

#### **Series 4. Design Committee Material (1996-2003)**

2 / 4 / Design Committee (1996-2001)

“Main Street Committee Members Design...” Printout, 1996  
Capital Travel Correspondence, c. 1999  
Design Comm. report, c. April 1999  
Facade Program Guidelines, June 1, 1999  
Correspondence, June 2, 1999  
Suggested Agenda for 6/9 Meeting, c. June 1999  
Design Comm. Agenda, April 15, 2001  
Design Comm. Minutes, May 15, 2001  
Design Comm. Minutes, August 14, 2001  
Correspondence (Acting State Treasurer), August 23, 2001

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**Series 4. Design Committee Material (1996-2003) (cont.)**

2 / 4 / Design Committee (1996-2001) (cont.)

Design Comm. Agenda, September 18, 2001  
Design Comm. Minutes, September 18, 2001  
Correspondence (Facade Grant Agreement), September 26, 2001  
Design Comm. Recommendations, November 1999  
Market Analysis Recom. and Implement. Strategies, c. 2001  
Correspondence (Furniture Center), November 14, 2001  
Design Comm. Report, c. November 2001

2 / 5 / Design Committee (2002-2003)

Correspondence (Re: FW: Committees), April 16, 2002  
Facade Grant Funding, April 22, 2002  
Correspondence (Tony's Salary), November 8, 2001  
Design Committee Minutes, August 14, 2001  
Design Committee Members, c. 2002  
"Our Pride Will Be Showing!" Memo, c. 2002  
Map of Broad Street, c. 2002  
"Why Use Signage?" Web Page Printout, April 24, 2003  
Facade Improvement Questionnaire, N.d.  
Handwritten Note, N.d.  
"Developing Downtown Design..." Article Printout, N.d.

**Series 5. Miscellaneous Promotional Material (1998-2002)**

2 / 6 / Miscellaneous Promotional Material (1998-2002)

Capital South News, c. September 1998  
Capital South News, September 1999  
Capital South News with Volunteer Listings Attached, September 1999  
Capital South News, April 2001  
Capital South News, c. September 2002  
Capital South Visitor's Guide, c. 2002  
Capital South Main Street Program Pamphlet, N.d.  
Woman to Woman Radio Show Talking Points, N.d.  
Capital South Pamphlet, N.d.  
Form Letter to Residents/Business Owners, N.d.  
Volunteer Job Descriptions, N.d.  
Capital South Pamphlet, N.d.

## **Container List (cont.)**

### **Box/Folder/Title**

#### **Series 6. Neighborhood Preservation Program**

2 / 7 / Neighborhood Preservation Program (1998-2007)

Ordinance Authorizing 821 S. Broad St. Lease, March 5, 1998

Draft Lease Agreement (821 S. Broad St.), c. 2001

NPP Work Plan Outline, November 2001

Draft NPP Report, 2002

NPP "Overview" Printout, c. 2002

NPP Pamphlet, c. 2002

Resource Team Meeting Reminder, September 7, 2006

Resource Team Meeting Schedule (Revised), 2006

Clean Communities Project, 2006

CS-NPP Letters to Residents, 2006

Resource Team Meeting Schedule, 2007

Correspondence ("Re: Lights this is the letter that I just wrote..."), July 25, 2007

#### **Series 7. Broad Street National Bank**

2 / 8 / Broad Street National Bank (1915-2003)

Indenture (Steel et. Ux. Al. to Broad Street Nat'l Bank), 1915

Annotated Historical Floorplans Broad St. Bank, c. 1924

"Broad Street Improvements..." Article Printout, February 17, 1924

"Long Bank History..." Article Printout, September 24, 1962

"Achievement Marks 75th..." Article Printout, September 24, 1962

Indenture (Broad Street Building Agency Inc.), 1963

Broad Street Bank Tenants' Agreement, 1963

Notarized Lease for Broad Street Bank, 1964

"Time and Again" Article Printout, April 12, 1987

Photo Printout of Broad St. Bank, c. 1999

Broad Street Bank Photos (In Color), c. 1999

Broad Street Bank Folder of Aerials, c. 1999

Trenton Tax Map of E. Front St., c. 1999

Auction Due Diligence Package, February 10, 1999

Broad St. Bank Site Plan, c. 2003

Notice of Lis Pendens (Broad St. Bank), December 2003

#### **Series 8 Facade Project**

2 / 9 / Facade Project (2003-2004)

Facade Improvement Application, c. February 2003

1100 Dental, LLC Facade Application, March 6, 2003

## **Container List (cont.)**

### **Box/Folder/Title**

#### **Series 8 Facade Project (cont.)**

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Holly Tienken Correspondence, April 7, 2003  
Compiled Correspondence (“Business Over...” Invites), April 28, 2003  
“Business Over Breakfast: Good Sign Design” Minutes, April 30, 2003  
“Business Over Breakfast” Flyer, c. April 2003  
Proposed Facades from Sign Workshop (Perlstein), c. April 2003  
Proposed Facades from Sign Workshop (Furniture), c. April 2003  
Proposed Facade from Sign Workshop (Broad Street), c. April 2003  
Unknown Facade from Sign Workshop, c. April 2003  
Property Owner Introduction to Facade Grant Program, c. May 2003  
Holly Tienken Correspondence, May 4, 2003  
Recommendations for Clean-up from Local Businesses, July 28, 2003  
HUB Liquors Invoices/Correspondence, August 11, 2003  
Catholic Youth Organization Facade App., October 27, 2003  
G.E. Marshall, Inc. App./Information, November 4, 2003  
Dr. Hamada Facade Application, December 24, 2003  
Las Pamas Facade Application, January 7, 2004  
Letter Certifying Capital South Membership, August 30, 2004  
Architectural Design Services App. (Main Street N.J.), N.d.  
Capital South Facade Program Guidelines, N.d.  
Excerpt from Trenton Land Use Ordinances, N.d.  
Facade Grant Agreement Forms, N.d.

## **Bibliography**

*Capital South News*. “What Is Capital South?” Fall 1998  
Fitzsimmons, Jim. “It’s All A Facade.” *The Trentonian*. September 23, 1999.