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COMMITTEE STATEMENT: **ASSEMBLY:** No

SENATE: Yes Budget & Appropriations

(Audio archived recordings of the committee meetings, corresponding to the date of the committee statement, ***may possibly*** be found at www.njleg.state.nj.us)

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: Yes

VETO MESSAGE: No

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LEGISLATOR STATEMENT: No

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P.L. 2025, CHAPTER 114, *approved July 22, 2025*
Assembly, No. 5546 (*First Reprint*)

- 1 **AN ACT** concerning the Capital City Redevelopment Corporation
2 and amending P.L.1987, c.58.
3
- 4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*
6
- 7 1. Section 5 of P.L.1987, c.58 (C.52:9Q-13) is amended to read as
8 follows:
9 5. The corporation shall have the following general powers:
10 a. To sue and be sued;
11 b. To adopt an official seal and alter it;
12 c. To make and alter bylaws for its organization and internal
13 management and to make rules and regulations with respect to its
14 projects, operations, properties, and facilities;
15 d. To make and enter into all contracts, leases, as lessee or lessor,
16 and agreements necessary or incidental to the performance of its duties
17 and the exercise of its powers under **[this act]** P.L.1987, c.58
18 (C.52:9Q-9 et seq.), and consent to any modification, amendment or
19 revision of any contract, lease, or agreement to which it is a party;
20 e. To enter into agreements or other transactions with, and to
21 accept grants, appropriations or the cooperation of the United States or
22 any agency thereof or the State or any agency thereof in furtherance of
23 the purposes of **[this act]** P.L.1987, c.58 (C.52:9Q-9 et seq.);
24 f. To receive and accept aid or contributions from any public or
25 private source of money, property, labor, or other thing of value, to be
26 held, used and applied to carry out the purposes of **[this act]** P.L.1987,
27 c.58 (C.52:9Q-9 et seq.) subject to the conditions upon which that aid
28 or contribution may be made, including, but not limited to, gifts or
29 grants from the United States or any agency thereof or the State or any
30 agency thereof for any purpose consistent with **[this act]** P.L.1987,
31 c.58 (C.52:9Q-9 et seq.);
32 g. To invest any funds held in reserve or sinking funds, or any
33 **[moneys]** monies not required for immediate use and disbursement, at
34 the discretion of the corporation, in investments in which other State
35 funds may be invested;
36 h. To acquire or contract to acquire from any individual,
37 partnership, trust, association, or corporation, or any public agency, by
38 grant, purchase or otherwise, real or personal property or any interest
39 therein; to own, hold, clear, improve, and rehabilitate, and to sell,
40 assign, exchange, transfer, convey, lease, mortgage, or otherwise
41 dispose of or encumber the same;

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AAP committee amendments adopted June 19, 2025.

1 i. To sell, lease, assign, transfer, convey, exchange, mortgage, or
2 otherwise dispose of or encumber any project, and in the case of the
3 sale of any project, to accept a purchase money mortgage in
4 connection therewith, and to lease, repurchase, or otherwise acquire
5 and hold any project which the corporation has theretofore sold,
6 leased, or otherwise conveyed, transferred, or disposed of;

7 j. To grant options to purchase any project or to renew any leases
8 entered into by it in connection with any of its projects, on **[such]**
9 terms and conditions as it may deem advisable;

10 k. To manage any project, whether then owned or leased by the
11 corporation, and to enter into agreements with any individual,
12 partnership, trust, association, or corporation, or with any public
13 agency, for the purpose of causing any project to be managed;

14 l. To consent to the modification, with respect to rate of interest,
15 time of payment or any installment of principal or interest, security, or
16 any other terms, of any loan, mortgage, commitment, contract or
17 agreement of any kind to which the corporation is a party;

18 m. In connection with any property on which it has made a
19 mortgage loan, to foreclose on the property or commence any action to
20 protect or enforce any right conferred upon it by any law, mortgage,
21 contract, or other agreement, and to bid for or purchase the property at
22 any foreclosure or at any other sale, or acquire or take possession of
23 the property; and in **[such]** that event the corporation may complete,
24 administer, pay the principal of, and interest on, any obligations
25 incurred in connection with the property, dispose of, and otherwise
26 deal with the property, in **[such]** a manner as may be necessary or
27 desirable to protect the interests of the corporation therein;

28 n. To procure insurance against any loss in connection with its
29 property and other assets and operations in any amounts and from any
30 insurers it deems desirable;

31 o. To arrange or contract with any county or municipal
32 government, or instrumentality thereof, with jurisdiction within the
33 Capital City District, for the planning, opening, grading, or closing of
34 streets, roads, or other places or for the construction or reconstruction
35 of improvements, or public works necessary or convenient to carry out
36 its purposes;

37 p. To appoint an executive director and any other officers,
38 employees, and agents as it may require for the performance of its
39 duties. The executive director, and any employees appointed as
40 personal staff to the executive director, shall be appointed by the
41 corporation, which shall determine their qualifications, terms of office,
42 duties, fix their compensation, and promote and discharge them, all
43 without regard to the provisions of Title 11A of the New Jersey
44 Statutes;

45 q. To engage the services of attorneys, accountants, architects,
46 building contractors, engineers, urban planners, and any other
47 advisors, consultants, and agents as may be necessary in its judgment
48 for the performance of its duties and fix their compensation;

1 r. To provide advisory, consultative, training and educational
 2 services, technical assistance, and advice to any person, firm,
 3 association, partnership, or corporation, either public or private, in
 4 order to carry out the purposes of **【this act】** P.L.1987, c.58 (C.52:9Q-9
 5 et seq.):

6 s. To do any and all things necessary or convenient to the
 7 exercise of the foregoing powers or reasonably implied therefrom;

8 t. To borrow money and to issue bonds and notes and other
 9 obligations of the corporation, for which neither the members of the
 10 corporation nor any person executing bonds issued pursuant to this
 11 subsection shall be liable personally by reason of the issuance thereof,
 12 and to provide for the rights of the holders thereof, and which
 13 obligations shall not have a pledge of an annual appropriation as the
 14 ways and means to pay the principal of, redemption premium, if any,
 15 and interest on **【such】** bonds, notes, or other obligations;

16 u. To charge and collect from local units, the State, and any other
 17 person any fees and charges in connection with the corporation's
 18 actions undertaken with respect to projects, including but not limited
 19 to fees and charges for the corporation's administrative, organization,
 20 insurance, operating, and other expenses incident to projects;

21 v. To market any project undertaken within the district;

22 w. To enter into partnerships or joint ventures with private
 23 developers, the New Jersey Economic Development Authority or any
 24 other public entity, for the purpose of community redevelopment, and
 25 establish fees therefor; **【and】**

26 x. To act as a municipal redevelopment entity or redeveloper,
 27 with all powers conferred pursuant to the "Local Redevelopment and
 28 Housing Law," P.L.1992, c.79 (C.40A:12A-l et al.); and

29 y. To directly issue ¹loans and¹ grants to projects within the
 30 district that are consistent with the provisions of P.L.1987, c.58
 31 (C.52:90-9 et seq.).

32 (cf: P.L.2009, c.252, s.3)

34 ¹2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to read
 35 as follows:

36 11. a. There is established in the corporation a nonlapsing,
 37 revolving fund to be known as the Capital City Redevelopment Loan
 38 and Grant Fund, and which shall be at the disposal of the corporation
 39 for carrying out the provisions of P.L.1987, c. 58 (C.52:9Q-9 et seq.),
 40 and for no other purpose.

41 b. The corporation may from time to time invest and reinvest
 42 those portions of the fund in investments in which other State funds
 43 may be invested. Net earnings received from the deposit of **【moneys】**
 44 monies in the fund shall be used only for the purposes of the fund.

45 c. There shall be included in the fund: (1) all **【moneys】** monies
 46 appropriated and made available by the Legislature for inclusion
 47 therein**【,】**; (2) **【any other moneys made available to the corporation**

1 from any source or sources, for its purposes, (3)] any [moneys]
2 monies repaid by persons pursuant to loan agreements [under the
3 terms of P.L.1987, c. 58 (C.52:9Q-9 et seq.)] funded from the fund,
4 which payments shall be transmitted to the corporation for inclusion in
5 the fund[.]; and [(4)] (3) any income, increment, or interest derived
6 from investment or reinvestment of monies deposited in the fund.¹
7 (cf: P.L.2009, c.252, s.4)

8
9 ¹[2.] 3.¹ Section 12 of P.L.1987, c.58 (C.52:9Q-20) is
10 amended to read as follows:

11 12. The fund created by [this act] P.L.1987, c.58 (C.52:9Q-9 et
12 seq.) shall be used by the corporation to undertake projects in
13 accordance with the goals, objectives, and priorities outlined in the
14 plan and to make loans or grants for the purpose of financing
15 projects which are consistent with the plan. Financing of projects
16 pursuant to [this act] P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in
17 [such] a form, amount, and on [such] terms as the corporation
18 shall believe necessary in order to assure the economic feasibility of
19 a project and to assure, to the greatest degree compatible with that
20 purpose, the full recovery of costs incurred by the authority in the
21 undertaking of the project. The interest rate shall be sufficiently
22 below the prevailing rate of interest to attract private participation
23 in the loan program. [The corporation shall assure by the terms of
24 the financing of projects that at least 65% of the moneys
25 appropriated to the fund shall be recovered and shall continue to be
26 available for financing under this act.]

27 (cf: P.L.1987, c.58, s.12)

28
29 ¹[3.] 4.¹ This act shall take effect immediately.

30
31
32
33
34 Concerns financial powers and responsibilities of Capital City
35 Redevelopment Corporation.

CHAPTER 114

AN ACT concerning the Capital City Redevelopment Corporation and amending P.L.1987, c.58.

BE IT ENACTED *by the Senate and General Assembly of the State of New Jersey:*

1. Section 5 of P.L.1987, c.58 (C.52:9Q-13) is amended to read as follows:

C.52:9Q-13 General powers.

5. The corporation shall have the following general powers:

- a. To sue and be sued;
- b. To adopt an official seal and alter it;
- c. To make and alter bylaws for its organization and internal management and to make rules and regulations with respect to its projects, operations, properties, and facilities;
- d. To make and enter into all contracts, leases, as lessee or lessor, and agreements necessary or incidental to the performance of its duties and the exercise of its powers under P.L.1987, c.58 (C.52:9Q-9 et seq.), and consent to any modification, amendment, or revision of any contract, lease, or agreement to which it is a party;
- e. To enter into agreements or other transactions with, and to accept grants, appropriations, or the cooperation of the United States or any agency thereof or the State or any agency thereof in furtherance of the purposes of P.L.1987, c.58 (C.52:9Q-9 et seq.);
- f. To receive and accept aid or contributions from any public or private source of money, property, labor, or other thing of value, to be held, used, and applied to carry out the purposes of P.L.1987, c.58 (C.52:9Q-9 et seq.), subject to the conditions upon which that aid or contribution may be made, including, but not limited to, gifts or grants from the United States or any agency thereof or the State or any agency thereof for any purpose consistent with P.L.1987, c.58 (C.52:9Q-9 et seq.);
- g. To invest any funds held in reserve or sinking funds, or any monies not required for immediate use and disbursement, at the discretion of the corporation, in investments in which other State funds may be invested;
- h. To acquire or contract to acquire from any individual, partnership, trust, association, or corporation, or any public agency, by grant, purchase, or otherwise, real or personal property or any interest therein; to own, hold, clear, improve, and rehabilitate and to sell, assign, exchange, transfer, convey, lease, mortgage, or otherwise dispose of or encumber the same;
- i. To sell, lease, assign, transfer, convey, exchange, mortgage, or otherwise dispose of or encumber any project, and in the case of the sale of any project, to accept a purchase money mortgage in connection therewith, and to lease, repurchase, or otherwise acquire and hold any project which the corporation has theretofore sold, leased, or otherwise conveyed, transferred, or disposed of;
- j. To grant options to purchase any project or to renew any leases entered into by it in connection with any of its projects on terms and conditions as it may deem advisable;
- k. To manage any project, whether then owned or leased by the corporation, and to enter into agreements with any individual, partnership, trust, association, or corporation, or with any public agency, for the purpose of causing any project to be managed;
- l. To consent to the modification, with respect to rate of interest, time of payment, or any installment of principal or interest, security, or any other terms, of any loan, mortgage, commitment, contract, or agreement of any kind to which the corporation is a party;
- m. In connection with any property on which it has made a mortgage loan, to foreclose on the property or commence any action to protect or enforce any right conferred upon it by any law, mortgage, contract, or other agreement and to bid for or purchase the property at any

foreclosure or at any other sale or acquire or take possession of the property; and in that event the corporation may complete, administer, pay the principal of, and interest on, any obligations incurred in connection with the property, dispose of, and otherwise deal with the property, in a manner as may be necessary or desirable to protect the interests of the corporation therein;

n. To procure insurance against any loss in connection with its property and other assets and operations in any amounts and from any insurers it deems desirable;

o. To arrange or contract with any county or municipal government, or instrumentality thereof, with jurisdiction within the Capital City District, for the planning, opening, grading, or closing of streets, roads, or other places or for the construction or reconstruction of improvements or public works necessary or convenient to carry out its purposes;

p. To appoint an executive director and any other officers, employees, and agents as it may require for the performance of its duties. The executive director, and any employees appointed as personal staff to the executive director, shall be appointed by the corporation, which shall determine their qualifications, terms of office, duties, fix their compensation, and promote and discharge them, all without regard to the provisions of Title 11A of the New Jersey Statutes;

q. To engage the services of attorneys, accountants, architects, building contractors, engineers, urban planners, and any other advisors, consultants, and agents as may be necessary in its judgment for the performance of its duties and fix their compensation;

r. To provide advisory, consultative, training and educational services, technical assistance, and advice to any person, firm, association, partnership, or corporation, either public or private, in order to carry out the purposes of P.L.1987, c.58 (C.52:9Q-9 et seq.):

s. To do any and all things necessary or convenient to the exercise of the foregoing powers or reasonably implied therefrom;

t. To borrow money and to issue bonds and notes and other obligations of the corporation, for which neither the members of the corporation nor any person executing bonds issued pursuant to this subsection shall be liable personally by reason of the issuance thereof, and to provide for the rights of the holders thereof, and which obligations shall not have a pledge of an annual appropriation as the ways and means to pay the principal of, redemption premium, if any, and interest on bonds, notes, or other obligations;

u. To charge and collect from local units, the State, and any other person any fees and charges in connection with the corporation's actions undertaken with respect to projects, including, but not limited to, fees and charges for the corporation's administrative, organization, insurance, operating, and other expenses incident to projects;

v. To market any project undertaken within the district;

w. To enter into partnerships or joint ventures with private developers, the New Jersey Economic Development Authority, or any other public entity for the purpose of community redevelopment, and establish fees therefor;

x. To act as a municipal redevelopment entity or redeveloper, with all powers conferred pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-l et al.); and

y. To directly issue loans and grants to projects within the district that are consistent with the provisions of P.L.1987, c.58 (C.52:9Q-9 et seq.).

2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to read as follows:

C.52:9Q-19 Capital City Redevelopment Loan and Grant Fund.

11. a. There is established in the corporation a nonlapsing, revolving fund to be known as the Capital City Redevelopment Loan and Grant Fund, and which shall be at the disposal of

the corporation for carrying out the provisions of P.L.1987, c. 58 (C.52:9Q-9 et seq.), and for no other purpose.

b. The corporation may from time to time invest and reinvest those portions of the fund in investments in which other State funds may be invested. Net earnings received from the deposit of monies in the fund shall be used only for the purposes of the fund.

c. There shall be included in the fund: (1) all monies appropriated and made available by the Legislature for inclusion therein; (2) any monies repaid by persons pursuant to loan agreements funded from the fund, which payments shall be transmitted to the corporation for inclusion in the fund; and (3) any income, increment, or interest derived from investment or reinvestment of monies deposited in the fund.

3. Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended to read as follows:

C.52:9Q-20 Financing of projects.

12. The fund created by P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be used by the corporation to undertake projects in accordance with the goals, objectives, and priorities outlined in the plan and to make loans or grants for the purpose of financing projects which are consistent with the plan. Financing of projects pursuant to P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in a form, amount, and on terms as the corporation shall believe necessary in order to assure the economic feasibility of a project and to assure, to the greatest degree compatible with that purpose, the full recovery of costs incurred by the authority in the undertaking of the project. The interest rate shall be sufficiently below the prevailing rate of interest to attract private participation in the loan program.

4. This act shall take effect immediately.

Approved July 22, 2025.

ASSEMBLY, No. 5546

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED APRIL 10, 2025

Sponsored by:

Assemblyman ANTHONY S. VERRELLI

District 15 (Hunterdon and Mercer)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

SYNOPSIS

Authorizes Capital City Redevelopment Corporation to issue grants;
removes certain project financing requirements.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 5/22/2025)

1 **AN ACT** concerning the Capital City Redevelopment Corporation
2 and amending P.L.1987, c.58.

3

4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6

7 1. Section 5 of P.L.1987, c.58 (C.52:9Q-13) is amended to read
8 as follows:

9 5. The corporation shall have the following general powers:

10 a. To sue and be sued;

11 b. To adopt an official seal and alter it;

12 c. To make and alter bylaws for its organization and internal
13 management and to make rules and regulations with respect to its
14 projects, operations, properties, and facilities;

15 d. To make and enter into all contracts, leases, as lessee or
16 lessor, and agreements necessary or incidental to the performance
17 of its duties and the exercise of its powers under **[this act]**
18 P.L.1987, c.58 (C.52:9Q-9 et seq.), and consent to any
19 modification, amendment or revision of any contract, lease, or
20 agreement to which it is a party;

21 e. To enter into agreements or other transactions with, and to
22 accept grants, appropriations or the cooperation of the United States
23 or any agency thereof or the State or any agency thereof in
24 furtherance of the purposes of **[this act]** P.L.1987, c.58 (C.52:9Q-9
25 et seq.);

26 f. To receive and accept aid or contributions from any public
27 or private source of money, property, labor, or other thing of value,
28 to be held, used and applied to carry out the purposes of **[this act]**
29 P.L.1987, c.58 (C.52:9Q-9 et seq.) subject to the conditions upon
30 which that aid or contribution may be made, including, but not
31 limited to, gifts or grants from the United States or any agency
32 thereof or the State or any agency thereof for any purpose
33 consistent with **[this act]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

34 g. To invest any funds held in reserve or sinking funds, or any
35 moneys not required for immediate use and disbursement, at the
36 discretion of the corporation, in investments in which other State
37 funds may be invested;

38 h. To acquire or contract to acquire from any individual,
39 partnership, trust, association, or corporation, or any public agency,
40 by grant, purchase or otherwise, real or personal property or any
41 interest therein; to own, hold, clear, improve, and rehabilitate, and
42 to sell, assign, exchange, transfer, convey, lease, mortgage, or
43 otherwise dispose of or encumber the same;

44 i. To sell, lease, assign, transfer, convey, exchange, mortgage,
45 or otherwise dispose of or encumber any project, and in the case of

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

- 1 the sale of any project, to accept a purchase money mortgage in
2 connection therewith, and to lease, repurchase, or otherwise acquire
3 and hold any project which the corporation has theretofore sold,
4 leased, or otherwise conveyed, transferred, or disposed of;
- 5 j. To grant options to purchase any project or to renew any
6 leases entered into by it in connection with any of its projects, on
7 **[such]** terms and conditions as it may deem advisable;
- 8 k. To manage any project, whether then owned or leased by the
9 corporation, and to enter into agreements with any individual,
10 partnership, trust, association, or corporation, or with any public
11 agency, for the purpose of causing any project to be managed;
- 12 l. To consent to the modification, with respect to rate of
13 interest, time of payment or any installment of principal or interest,
14 security, or any other terms, of any loan, mortgage, commitment,
15 contract or agreement of any kind to which the corporation is a
16 party;
- 17 m. In connection with any property on which it has made a
18 mortgage loan, to foreclose on the property or commence any action
19 to protect or enforce any right conferred upon it by any law,
20 mortgage, contract, or other agreement, and to bid for or purchase
21 the property at any foreclosure or at any other sale, or acquire or
22 take possession of the property; and in **[such]** that event the
23 corporation may complete, administer, pay the principal of, and
24 interest on, any obligations incurred in connection with the
25 property, dispose of, and otherwise deal with the property, in
26 **[such]** a manner as may be necessary or desirable to protect the
27 interests of the corporation therein;
- 28 n. To procure insurance against any loss in connection with its
29 property and other assets and operations in any amounts and from
30 any insurers it deems desirable;
- 31 o. To arrange or contract with any county or municipal
32 government, or instrumentality thereof, with jurisdiction within the
33 Capital City District, for the planning, opening, grading, or closing
34 of streets, roads, or other places or for the construction or
35 reconstruction of improvements, or public works necessary or
36 convenient to carry out its purposes;
- 37 p. To appoint an executive director and any other officers,
38 employees, and agents as it may require for the performance of its
39 duties. The executive director, and any employees appointed as
40 personal staff to the executive director, shall be appointed by the
41 corporation, which shall determine their qualifications, terms of
42 office, duties, fix their compensation, and promote and discharge
43 them, all without regard to the provisions of Title 11A of the New
44 Jersey Statutes;
- 45 q. To engage the services of attorneys, accountants, architects,
46 building contractors, engineers, urban planners, and any other
47 advisors, consultants, and agents as may be necessary in its

1 judgment for the performance of its duties and fix their
2 compensation;

3 r. To provide advisory, consultative, training and educational
4 services, technical assistance, and advice to any person, firm,
5 association, partnership, or corporation, either public or private, in
6 order to carry out the purposes of **【this act】** P.L.1987, c.58
7 (C.52:9Q-9 et seq.);

8 s. To do any and all things necessary or convenient to the
9 exercise of the foregoing powers or reasonably implied therefrom;

10 t. To borrow money and to issue bonds and notes and other
11 obligations of the corporation, for which neither the members of the
12 corporation nor any person executing bonds issued pursuant to this
13 subsection shall be liable personally by reason of the issuance
14 thereof, and to provide for the rights of the holders thereof, and
15 which obligations shall not have a pledge of an annual
16 appropriation as the ways and means to pay the principal of,
17 redemption premium, if any, and interest on **【such】** bonds, notes, or
18 other obligations;

19 u. To charge and collect from local units, the State, and any
20 other person any fees and charges in connection with the
21 corporation's actions undertaken with respect to projects, including
22 but not limited to fees and charges for the corporation's
23 administrative, organization, insurance, operating, and other
24 expenses incident to projects;

25 v. To market any project undertaken within the district;

26 w. To enter into partnerships or joint ventures with private
27 developers, the New Jersey Economic Development Authority or
28 any other public entity, for the purpose of community
29 redevelopment, and establish fees therefor; **【and】**

30 x. To act as a municipal redevelopment entity or redeveloper,
31 with all powers conferred pursuant to the "Local Redevelopment
32 and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.); and

33 y. To directly issue grants to projects within the district that are
34 consistent with the provisions P.L.1987, c.58 (C.52:9Q-9 et seq.).
35 (cf: P.L.2009, c.252, s.3)

36

37 2. Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended to
38 read as follows:

39 12. The fund created by **【this act】** P.L.1987, c.58 (C.52:9Q-9 et
40 seq.) shall be used by the corporation to undertake projects in
41 accordance with the goals, objectives, and priorities outlined in the
42 plan and to make loans or grants for the purpose of financing
43 projects which are consistent with the plan. Financing of projects
44 pursuant to **【this act】** P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in
45 **【such】** a form, amount, and on **【such】** terms as the corporation
46 shall believe necessary in order to assure the economic feasibility of
47 a project and to assure, to the greatest degree compatible with that

1 purpose, the full recovery of costs incurred by the authority in the
2 undertaking of the project. The interest rate shall be sufficiently
3 below the prevailing rate of interest to attract private participation
4 in the loan program. **【The corporation shall assure by the terms of**
5 **the financing of projects that at least 65% of the moneys**
6 **appropriated to the fund shall be recovered and shall continue to be**
7 **available for financing under this act.】**

8 (cf: P.L.1987, c.58, s.12)

9
10 3. This act shall take effect immediately.

11
12
13 STATEMENT

14
15 This bill authorizes the Capital City Redevelopment Corporation
16 (CCRC) to issue grants for projects that benefit the Capital City
17 District. Additionally, the bill removes the current statutory
18 requirement that 65 percent of the funds be recovered through
19 repayment.

20 The CCRC needs general authority to issue grants with funds
21 other than those in the dedicated Grant and Loan Fund. This is
22 particularly necessary for assistance with current and future CCRC
23 projects. Without the granting of the authority for the CCRC to
24 issue grants, the CCRC will be limited in its ability to provide grant
25 financing for these projects.

26 Additionally, the existing statutory requirement that at least 65
27 percent of the monies appropriated to the fund is recovered and is to
28 continue to be available for financing limits the attractiveness of
29 programs developed by CCRC and therefore impairs participation
30 from Trenton businesses and organizations. The economic distress
31 in the Capital District is significant and to develop programs that
32 meet the current challenges CCRC needs the ability to determine an
33 appropriate amount of recovery and repayment per project or
34 program.

[First Reprint]

ASSEMBLY, No. 5546

STATE OF NEW JERSEY
221st LEGISLATURE

INTRODUCED APRIL 10, 2025

Sponsored by:

Assemblyman ANTHONY S. VERRELLI

District 15 (Hunterdon and Mercer)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

SYNOPSIS

Concerns financial powers and responsibilities of Capital City
Redevelopment Corporation.

CURRENT VERSION OF TEXT

As reported by the Assembly Appropriations Committee on June 19, 2025,
with amendments.



(Sponsorship Updated As Of: 6/30/2025)

1 AN ACT concerning the Capital City Redevelopment Corporation
2 and amending P.L.1987, c.58.

3

4 BE IT ENACTED by the Senate and General Assembly of the State
5 of New Jersey:

6

7 1. Section 5 of P.L.1987, c.58 (C.52:9Q-13) is amended to read as
8 follows:

9 5. The corporation shall have the following general powers:

10 a. To sue and be sued;

11 b. To adopt an official seal and alter it;

12 c. To make and alter bylaws for its organization and internal
13 management and to make rules and regulations with respect to its
14 projects, operations, properties, and facilities;

15 d. To make and enter into all contracts, leases, as lessee or lessor,
16 and agreements necessary or incidental to the performance of its duties
17 and the exercise of its powers under **[this act]** P.L.1987, c.58
18 (C.52:9Q-9 et seq.), and consent to any modification, amendment or
19 revision of any contract, lease, or agreement to which it is a party;

20 e. To enter into agreements or other transactions with, and to
21 accept grants, appropriations or the cooperation of the United States or
22 any agency thereof or the State or any agency thereof in furtherance of
23 the purposes of **[this act]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

24 f. To receive and accept aid or contributions from any public or
25 private source of money, property, labor, or other thing of value, to be
26 held, used and applied to carry out the purposes of **[this act]** P.L.1987,
27 c.58 (C.52:9Q-9 et seq.) subject to the conditions upon which that aid
28 or contribution may be made, including, but not limited to, gifts or
29 grants from the United States or any agency thereof or the State or any
30 agency thereof for any purpose consistent with **[this act]** P.L.1987,
31 c.58 (C.52:9Q-9 et seq.);

32 g. To invest any funds held in reserve or sinking funds, or any
33 **[moneys]** monies not required for immediate use and disbursement, at
34 the discretion of the corporation, in investments in which other State
35 funds may be invested;

36 h. To acquire or contract to acquire from any individual,
37 partnership, trust, association, or corporation, or any public agency, by
38 grant, purchase or otherwise, real or personal property or any interest
39 therein; to own, hold, clear, improve, and rehabilitate, and to sell,
40 assign, exchange, transfer, convey, lease, mortgage, or otherwise
41 dispose of or encumber the same;

42 i. To sell, lease, assign, transfer, convey, exchange, mortgage, or
43 otherwise dispose of or encumber any project, and in the case of the
44 sale of any project, to accept a purchase money mortgage in

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AAP committee amendments adopted June 19, 2025.

- 1 connection therewith, and to lease, repurchase, or otherwise acquire
2 and hold any project which the corporation has theretofore sold,
3 leased, or otherwise conveyed, transferred, or disposed of;
- 4 j. To grant options to purchase any project or to renew any leases
5 entered into by it in connection with any of its projects, on **[such]**
6 terms and conditions as it may deem advisable;
- 7 k. To manage any project, whether then owned or leased by the
8 corporation, and to enter into agreements with any individual,
9 partnership, trust, association, or corporation, or with any public
10 agency, for the purpose of causing any project to be managed;
- 11 l. To consent to the modification, with respect to rate of interest,
12 time of payment or any installment of principal or interest, security, or
13 any other terms, of any loan, mortgage, commitment, contract or
14 agreement of any kind to which the corporation is a party;
- 15 m. In connection with any property on which it has made a
16 mortgage loan, to foreclose on the property or commence any action to
17 protect or enforce any right conferred upon it by any law, mortgage,
18 contract, or other agreement, and to bid for or purchase the property at
19 any foreclosure or at any other sale, or acquire or take possession of
20 the property; and in **[such]** that event the corporation may complete,
21 administer, pay the principal of, and interest on, any obligations
22 incurred in connection with the property, dispose of, and otherwise
23 deal with the property, in **[such]** a manner as may be necessary or
24 desirable to protect the interests of the corporation therein;
- 25 n. To procure insurance against any loss in connection with its
26 property and other assets and operations in any amounts and from any
27 insurers it deems desirable;
- 28 o. To arrange or contract with any county or municipal
29 government, or instrumentality thereof, with jurisdiction within the
30 Capital City District, for the planning, opening, grading, or closing of
31 streets, roads, or other places or for the construction or reconstruction
32 of improvements, or public works necessary or convenient to carry out
33 its purposes;
- 34 p. To appoint an executive director and any other officers,
35 employees, and agents as it may require for the performance of its
36 duties. The executive director, and any employees appointed as
37 personal staff to the executive director, shall be appointed by the
38 corporation, which shall determine their qualifications, terms of office,
39 duties, fix their compensation, and promote and discharge them, all
40 without regard to the provisions of Title 11A of the New Jersey
41 Statutes;
- 42 q. To engage the services of attorneys, accountants, architects,
43 building contractors, engineers, urban planners, and any other
44 advisors, consultants, and agents as may be necessary in its judgment
45 for the performance of its duties and fix their compensation;
- 46 r. To provide advisory, consultative, training and educational
47 services, technical assistance, and advice to any person, firm,
48 association, partnership, or corporation, either public or private, in

1 order to carry out the purposes of **[this act]** P.L.1987, c.58 (C.52:9Q-9
2 et seq.):

3 s. To do any and all things necessary or convenient to the
4 exercise of the foregoing powers or reasonably implied therefrom;

5 t. To borrow money and to issue bonds and notes and other
6 obligations of the corporation, for which neither the members of the
7 corporation nor any person executing bonds issued pursuant to this
8 subsection shall be liable personally by reason of the issuance thereof,
9 and to provide for the rights of the holders thereof, and which
10 obligations shall not have a pledge of an annual appropriation as the
11 ways and means to pay the principal of, redemption premium, if any,
12 and interest on **[such]** bonds, notes, or other obligations;

13 u. To charge and collect from local units, the State, and any other
14 person any fees and charges in connection with the corporation's
15 actions undertaken with respect to projects, including but not limited
16 to fees and charges for the corporation's administrative, organization,
17 insurance, operating, and other expenses incident to projects;

18 v. To market any project undertaken within the district;

19 w. To enter into partnerships or joint ventures with private
20 developers, the New Jersey Economic Development Authority or any
21 other public entity, for the purpose of community redevelopment, and
22 establish fees therefor; **[and]**

23 x. To act as a municipal redevelopment entity or redeveloper,
24 with all powers conferred pursuant to the "Local Redevelopment and
25 Housing Law," P.L.1992, c.79 (C.40A:12A-l et al.); and

26 y. To directly issue ¹loans and¹ grants to projects within the
27 district that are consistent with the provisions of P.L.1987, c.58
28 (C.52:90-9 et seq.).

29 (cf: P.L.2009, c.252, s.3)

30
31 ¹2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to read
32 as follows:

33 11. a. There is established in the corporation a nonlapsing,
34 revolving fund to be known as the Capital City Redevelopment Loan
35 and Grant Fund, and which shall be at the disposal of the corporation
36 for carrying out the provisions of P.L.1987, c. 58 (C.52:9Q-9 et seq.),
37 and for no other purpose.

38 b. The corporation may from time to time invest and reinvest
39 those portions of the fund in investments in which other State funds
40 may be invested. Net earnings received from the deposit of **[moneys]**
41 monies in the fund shall be used only for the purposes of the fund.

42 c. There shall be included in the fund: (1) all **[moneys]** monies
43 appropriated and made available by the Legislature for inclusion
44 therein~~**[,]**~~; (2) **[any other moneys made available to the corporation**
45 **from any source or sources, for its purposes, (3)]** any **[moneys]**
46 monies repaid by persons pursuant to loan agreements **[under the**
47 **terms of P.L.1987, c. 58 (C.52:9Q-9 et seq.)]** funded from the fund,

1 which payments shall be transmitted to the corporation for inclusion in
2 the fund~~【.】~~; and ~~【(4)】~~ (3) any income, increment, or interest derived
3 from investment or reinvestment of monies deposited in the fund.¹

4 (cf: P.L.2009, c.252, s.4)

5
6 ¹~~【2.】~~ 3.¹ Section 12 of P.L.1987, c.58 (C.52:9Q-20) is
7 amended to read as follows:

8 12. The fund created by ~~【this act】~~ P.L.1987, c.58 (C.52:9Q-9 et
9 seq.) shall be used by the corporation to undertake projects in
10 accordance with the goals, objectives, and priorities outlined in the
11 plan and to make loans or grants for the purpose of financing
12 projects which are consistent with the plan. Financing of projects
13 pursuant to ~~【this act】~~ P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in
14 ~~【such】~~ a form, amount, and on ~~【such】~~ terms as the corporation
15 shall believe necessary in order to assure the economic feasibility of
16 a project and to assure, to the greatest degree compatible with that
17 purpose, the full recovery of costs incurred by the authority in the
18 undertaking of the project. The interest rate shall be sufficiently
19 below the prevailing rate of interest to attract private participation
20 in the loan program. ~~【The corporation shall assure by the terms of~~
21 ~~the financing of projects that at least 65% of the moneys~~
22 ~~appropriated to the fund shall be recovered and shall continue to be~~
23 ~~available for financing under this act.】~~

24 (cf: P.L.1987, c.58, s.12)

25
26 ¹~~【3.】~~ 4.¹ This act shall take effect immediately.

ASSEMBLY STATE AND LOCAL GOVERNMENT
COMMITTEE

STATEMENT TO

ASSEMBLY, No. 5546

STATE OF NEW JERSEY

DATED: JUNE 16, 2025

The Assembly State and Local Government Committee reports favorably Assembly Bill No. 5546.

This bill authorizes the Capital City Redevelopment Corporation (CCRC) to issue grants for projects that benefit the Capital City District. Additionally, the bill removes the current statutory requirement that 65 percent of the funds be recovered through repayment.

The CCRC needs general authority to issue grants with funds other than those in the dedicated Grant and Loan Fund. This is particularly necessary for assistance with current and future CCRC projects. Without the granting of the authority for the CCRC to issue grants, the CCRC will be limited in its ability to provide grant financing for these projects.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 5546

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 19, 2025

The Assembly Appropriations Committee reports favorably and with committee amendments Assembly Bill No. 5546.

As amended and reported, this bill authorizes the Capital City Redevelopment Corporation (CCRC) to issue loans and grants for projects that benefit the Capital City District. Current law allows the Capital City Redevelopment Loan and Grant Fund (fund) to include any monies repaid by persons pursuant to loan agreements funded by the fund and any income, increment, or interest derived from investment or reinvestment of monies deposited in the fund. The bill maintains those allowed sources but removes the broader authorization that previously allowed any monies made available to the CCRC from any source or sources to be included in the fund. Additionally, the bill removes the current statutory requirement that 65 percent of the funds be recovered through repayment.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

- specify that the CCRC is authorized to directly issue loans in addition to grants to projects within the district; and
- make changes to the monies permitted to be included in the fund, and related technical changes.

FISCAL IMPACT:

The Office of Legislative Services concludes that the bill may result in State expenditure increases to the extent that the Capital City Redevelopment Corporation (CCRC) elects to issue increased loan and grant funding with the expanded authority provided by the bill. The bill may also result in decreased State revenue to the extent that the CCRC determines a percentage or amount of recovery of funds less than the currently required 65 percent per project or program.

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

ASSEMBLY, No. 5546
STATE OF NEW JERSEY
221st LEGISLATURE

DATED: JUNE 27, 2025

SUMMARY

- Synopsis:** Concerns financial powers and responsibilities of Capital City Redevelopment Corporation.
- Type of Impact:** Potential expenditure increase and revenue decrease for Capital City Redevelopment Corporation.
- Agencies Affected:** Capital City Redevelopment Corporation.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential State Revenue Decrease	Indeterminate

- The Office of Legislative Services (OLS) concludes that the bill may result in State expenditure increases to the extent that the Capital City Redevelopment Corporation elects to issue increased grant and loan funding with the expanded authority provided by the bill.
- The bill may also result in decreased State revenue to the extent that the corporation determines a percentage or amount of recovery of funds less than the currently required 65 percent per project or program.

BILL DESCRIPTION

The bill authorizes the Capital City Redevelopment Corporation to issue loans and grants for projects that benefit the Capital City District. Current law allows to be included in the Capital City Redevelopment Loan and Grant Fund any monies repaid by persons pursuant to loan agreements funded by the fund and any income, increment, or interest derived from investment or reinvestment of monies deposited in the fund. The bill maintains those allowed sources but removes from inclusion a broader permission for any monies made available to the corporation from any source or sources for its purposes. Additionally, the bill removes the current statutory requirement that 65 percent of the funds be recovered through repayment.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that the bill may result in State expenditure increases to the extent that the corporation elects to issue increased grant and loan funding with the expanded authority provided by the bill and decreased State revenue to the extent that the corporation determines a percentage or amount of recovery of funds less than the currently required 65 percent per project or program.

The bill expands the corporation’s general authority to issue grants and loans with funds other than those in the dedicated grant and loan fund. To the extent that the corporation issues increased grant and loan funding with such expanded authority, the bill will result in increased State expenditures. The OLS is unable to predict the amount of increased grant and loan funding that may be issued by the corporation as a result of the bill. The OLS notes that as of December 31, 2024, the corporation reports having a total of \$12.86 million in available funds between its operating and project-specific accounts.

The bill also removes an existing requirement that at least 65 percent of monies appropriated to the fund is to be recovered and continue to be available for financing. The bill gives the corporation the ability to determine an appropriate amount of recovery and repayment per project or program. The OLS is unable to predict the scope of future corporation projects and programs and is unable to estimate the amount of recovery and repayment that the corporation may deem appropriate for such future projects and programs. The OLS is, therefore, unable to determine the expected decrease in State revenues as a result of the bill.

Section: Local Government
Analyst: Abigail Stoyer
Senior Fiscal Analyst
Approved: Thomas Koenig
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

SENATE, No. 4388

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED MAY 19, 2025

Sponsored by:

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

SYNOPSIS

Authorizes Capital City Redevelopment Corporation to issue grants;
removes certain project financing requirements.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the Capital City Redevelopment Corporation
2 and amending P.L.1987, c.58.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 5 of P.L.1987, c.58 (C.52:9Q-13) is amended to read
8 as follows:

9 5. The corporation shall have the following general powers:

10 a. To sue and be sued;

11 b. To adopt an official seal and alter it;

12 c. To make and alter bylaws for its organization and internal
13 management and to make rules and regulations with respect to its
14 projects, operations, properties, and facilities;

15 d. To make and enter into all contracts, leases, as lessee or
16 lessor, and agreements necessary or incidental to the performance
17 of its duties and the exercise of its powers under **[this act]**
18 P.L.1987, c.58 (C.52:9Q-9 et seq.), and consent to any
19 modification, amendment or revision of any contract, lease, or
20 agreement to which it is a party;

21 e. To enter into agreements or other transactions with, and to
22 accept grants, appropriations or the cooperation of the United States
23 or any agency thereof or the State or any agency thereof in
24 furtherance of the purposes of **[this act]** P.L.1987, c.58 (C.52:9Q-9
25 et seq.);

26 f. To receive and accept aid or contributions from any public
27 or private source of money, property, labor, or other thing of value,
28 to be held, used and applied to carry out the purposes of **[this act]**
29 P.L.1987, c.58 (C.52:9Q-9 et seq.) subject to the conditions upon
30 which that aid or contribution may be made, including, but not
31 limited to, gifts or grants from the United States or any agency
32 thereof or the State or any agency thereof for any purpose
33 consistent with **[this act]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

34 g. To invest any funds held in reserve or sinking funds, or any
35 moneys not required for immediate use and disbursement, at the
36 discretion of the corporation, in investments in which other State
37 funds may be invested;

38 h. To acquire or contract to acquire from any individual,
39 partnership, trust, association, or corporation, or any public agency,
40 by grant, purchase or otherwise, real or personal property or any
41 interest therein; to own, hold, clear, improve, and rehabilitate, and
42 to sell, assign, exchange, transfer, convey, lease, mortgage, or
43 otherwise dispose of or encumber the same;

44 i. To sell, lease, assign, transfer, convey, exchange, mortgage,
45 or otherwise dispose of or encumber any project, and in the case of
46 the sale of any project, to accept a purchase money mortgage in

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

- 1 connection therewith, and to lease, repurchase, or otherwise acquire
2 and hold any project which the corporation has theretofore sold,
3 leased, or otherwise conveyed, transferred, or disposed of;
- 4 j. To grant options to purchase any project or to renew any
5 leases entered into by it in connection with any of its projects, on
6 **【such】** terms and conditions as it may deem advisable;
- 7 k. To manage any project, whether then owned or leased by the
8 corporation, and to enter into agreements with any individual,
9 partnership, trust, association, or corporation, or with any public
10 agency, for the purpose of causing any project to be managed;
- 11 l. To consent to the modification, with respect to rate of
12 interest, time of payment or any installment of principal or interest,
13 security, or any other terms, of any loan, mortgage, commitment,
14 contract or agreement of any kind to which the corporation is a
15 party;
- 16 m. In connection with any property on which it has made a
17 mortgage loan, to foreclose on the property or commence any action
18 to protect or enforce any right conferred upon it by any law,
19 mortgage, contract, or other agreement, and to bid for or purchase
20 the property at any foreclosure or at any other sale, or acquire or
21 take possession of the property; and in **【such】** that event the
22 corporation may complete, administer, pay the principal of, and
23 interest on, any obligations incurred in connection with the
24 property, dispose of, and otherwise deal with the property, in
25 **【such】** a manner as may be necessary or desirable to protect the
26 interests of the corporation therein;
- 27 n. To procure insurance against any loss in connection with its
28 property and other assets and operations in any amounts and from
29 any insurers it deems desirable;
- 30 o. To arrange or contract with any county or municipal
31 government, or instrumentality thereof, with jurisdiction within the
32 Capital City District, for the planning, opening, grading, or closing
33 of streets, roads, or other places or for the construction or
34 reconstruction of improvements, or public works necessary or
35 convenient to carry out its purposes;
- 36 p. To appoint an executive director and any other officers,
37 employees, and agents as it may require for the performance of its
38 duties. The executive director, and any employees appointed as
39 personal staff to the executive director, shall be appointed by the
40 corporation, which shall determine their qualifications, terms of
41 office, duties, fix their compensation, and promote and discharge
42 them, all without regard to the provisions of Title 11A of the New
43 Jersey Statutes;
- 44 q. To engage the services of attorneys, accountants, architects,
45 building contractors, engineers, urban planners, and any other
46 advisors, consultants, and agents as may be necessary in its
47 judgment for the performance of its duties and fix their
48 compensation;

1 r. To provide advisory, consultative, training and educational
2 services, technical assistance, and advice to any person, firm,
3 association, partnership, or corporation, either public or private, in
4 order to carry out the purposes of **[this act]** P.L.1987, c.58
5 (C.52:9Q-9 et seq.);

6 s. To do any and all things necessary or convenient to the
7 exercise of the foregoing powers or reasonably implied therefrom;

8 t. To borrow money and to issue bonds and notes and other
9 obligations of the corporation, for which neither the members of the
10 corporation nor any person executing bonds issued pursuant to this
11 subsection shall be liable personally by reason of the issuance
12 thereof, and to provide for the rights of the holders thereof, and
13 which obligations shall not have a pledge of an annual
14 appropriation as the ways and means to pay the principal of,
15 redemption premium, if any, and interest on **[such]** bonds, notes, or
16 other obligations;

17 u. To charge and collect from local units, the State, and any
18 other person any fees and charges in connection with the
19 corporation's actions undertaken with respect to projects, including
20 but not limited to fees and charges for the corporation's
21 administrative, organization, insurance, operating, and other
22 expenses incident to projects;

23 v. To market any project undertaken within the district;

24 w. To enter into partnerships or joint ventures with private
25 developers, the New Jersey Economic Development Authority or
26 any other public entity, for the purpose of community
27 redevelopment, and establish fees therefor; **[and]**

28 x. To act as a municipal redevelopment entity or redeveloper,
29 with all powers conferred pursuant to the "Local Redevelopment
30 and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.); and

31 y. To directly issue grants to projects within the district that are
32 consistent with the provisions P.L.1987, c.58 (C.52:9Q-9 et seq.).

33 (cf: P.L.2009, c.252, s.3)

34
35 2. Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended to
36 read as follows:

37 12. The fund created by **[this act]** P.L.1987, c.58 (C.52:9Q-9 et
38 seq.) shall be used by the corporation to undertake projects in
39 accordance with the goals, objectives, and priorities outlined in the
40 plan and to make loans or grants for the purpose of financing
41 projects which are consistent with the plan. Financing of projects
42 pursuant to **[this act]** P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in
43 **[such]** a form, amount, and on **[such]** terms as the corporation
44 shall believe necessary in order to assure the economic feasibility of
45 a project and to assure, to the greatest degree compatible with that
46 purpose, the full recovery of costs incurred by the authority in the
47 undertaking of the project. The interest rate shall be sufficiently

1 below the prevailing rate of interest to attract private participation
2 in the loan program. 【The corporation shall assure by the terms of
3 the financing of projects that at least 65% of the moneys
4 appropriated to the fund shall be recovered and shall continue to be
5 available for financing under this act.】
6 (cf: P.L.1987, c.58, s.12)
7

8 3. This act shall take effect immediately.
9
10

11 STATEMENT
12

13 This bill authorizes the Capital City Redevelopment Corporation
14 (CCRC) to issue grants for projects that benefit the Capital City
15 District. Additionally, the bill removes the current statutory
16 requirement that 65 percent of the funds be recovered through
17 repayment.

18 The CCRC needs general authority to issue grants with funds
19 other than those in the dedicated Grant and Loan Fund. This is
20 particularly necessary for assistance with current and future CCRC
21 projects. Without the granting of the authority for the CCRC to
22 issue grants, the CCRC will be limited in its ability to provide grant
23 financing for these projects.

24 Additionally, the existing statutory requirement that at least 65
25 percent of the monies appropriated to the fund is recovered and is to
26 continue to be available for financing limits the attractiveness of
27 programs developed by CCRC and therefore impairs participation
28 from Trenton businesses and organizations. The economic distress
29 in the Capital District is significant and to develop programs that
30 meet the current challenges CCRC needs the ability to determine an
31 appropriate amount of recovery and repayment per project or
32 program.

[First Reprint]

SENATE, No. 4388

STATE OF NEW JERSEY

221st LEGISLATURE

INTRODUCED MAY 19, 2025

Sponsored by:

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

SYNOPSIS

Concerns financial powers and responsibilities of Capital City Redevelopment Corporation.

CURRENT VERSION OF TEXT

As reported by the Senate Budget and Appropriations Committee on June 26, 2025, with amendments.



1 AN ACT concerning the Capital City Redevelopment Corporation
2 and amending P.L.1987, c.58.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 5 of P.L.1987, c.58 (C.52:9Q-13) is amended to read
8 as follows:

9 5. The corporation shall have the following general powers:

10 a. To sue and be sued;

11 b. To adopt an official seal and alter it;

12 c. To make and alter bylaws for its organization and internal
13 management and to make rules and regulations with respect to its
14 projects, operations, properties, and facilities;

15 d. To make and enter into all contracts, leases, as lessee or
16 lessor, and agreements necessary or incidental to the performance
17 of its duties and the exercise of its powers under **[this act]**
18 P.L.1987, c.58 (C.52:9Q-9 et seq.), and consent to any
19 modification, amendment or revision of any contract, lease, or
20 agreement to which it is a party;

21 e. To enter into agreements or other transactions with, and to
22 accept grants, appropriations or the cooperation of the United States
23 or any agency thereof or the State or any agency thereof in
24 furtherance of the purposes of **[this act]** P.L.1987, c.58 (C.52:9Q-9
25 et seq.);

26 f. To receive and accept aid or contributions from any public
27 or private source of money, property, labor, or other thing of value,
28 to be held, used and applied to carry out the purposes of **[this act]**
29 P.L.1987, c.58 (C.52:9Q-9 et seq.) subject to the conditions upon
30 which that aid or contribution may be made, including, but not
31 limited to, gifts or grants from the United States or any agency
32 thereof or the State or any agency thereof for any purpose
33 consistent with **[this act]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

34 g. To invest any funds held in reserve or sinking funds, or any
35 ¹**[moneys]** monies¹ not required for immediate use and
36 disbursement, at the discretion of the corporation, in investments in
37 which other State funds may be invested;

38 h. To acquire or contract to acquire from any individual,
39 partnership, trust, association, or corporation, or any public agency,
40 by grant, purchase or otherwise, real or personal property or any
41 interest therein; to own, hold, clear, improve, and rehabilitate, and
42 to sell, assign, exchange, transfer, convey, lease, mortgage, or
43 otherwise dispose of or encumber the same;

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Senate SBA committee amendments adopted June 26, 2025.

- 1 i. To sell, lease, assign, transfer, convey, exchange, mortgage,
2 or otherwise dispose of or encumber any project, and in the case of
3 the sale of any project, to accept a purchase money mortgage in
4 connection therewith, and to lease, repurchase, or otherwise acquire
5 and hold any project which the corporation has theretofore sold,
6 leased, or otherwise conveyed, transferred, or disposed of;
- 7 j. To grant options to purchase any project or to renew any
8 leases entered into by it in connection with any of its projects, on
9 **[such]** terms and conditions as it may deem advisable;
- 10 k. To manage any project, whether then owned or leased by the
11 corporation, and to enter into agreements with any individual,
12 partnership, trust, association, or corporation, or with any public
13 agency, for the purpose of causing any project to be managed;
- 14 l. To consent to the modification, with respect to rate of
15 interest, time of payment or any installment of principal or interest,
16 security, or any other terms, of any loan, mortgage, commitment,
17 contract or agreement of any kind to which the corporation is a
18 party;
- 19 m. In connection with any property on which it has made a
20 mortgage loan, to foreclose on the property or commence any action
21 to protect or enforce any right conferred upon it by any law,
22 mortgage, contract, or other agreement, and to bid for or purchase
23 the property at any foreclosure or at any other sale, or acquire or
24 take possession of the property; and in **[such]** that event the
25 corporation may complete, administer, pay the principal of, and
26 interest on, any obligations incurred in connection with the
27 property, dispose of, and otherwise deal with the property, in
28 **[such]** a manner as may be necessary or desirable to protect the
29 interests of the corporation therein;
- 30 n. To procure insurance against any loss in connection with its
31 property and other assets and operations in any amounts and from
32 any insurers it deems desirable;
- 33 o. To arrange or contract with any county or municipal
34 government, or instrumentality thereof, with jurisdiction within the
35 Capital City District, for the planning, opening, grading, or closing
36 of streets, roads, or other places or for the construction or
37 reconstruction of improvements, or public works necessary or
38 convenient to carry out its purposes;
- 39 p. To appoint an executive director and any other officers,
40 employees, and agents as it may require for the performance of its
41 duties. The executive director, and any employees appointed as
42 personal staff to the executive director, shall be appointed by the
43 corporation, which shall determine their qualifications, terms of
44 office, duties, fix their compensation, and promote and discharge
45 them, all without regard to the provisions of Title 11A of the New
46 Jersey Statutes;
- 47 q. To engage the services of attorneys, accountants, architects,
48 building contractors, engineers, urban planners, and any other

1 advisors, consultants, and agents as may be necessary in its
2 judgment for the performance of its duties and fix their
3 compensation;

4 r. To provide advisory, consultative, training and educational
5 services, technical assistance, and advice to any person, firm,
6 association, partnership, or corporation, either public or private, in
7 order to carry out the purposes of **【this act】** P.L.1987, c.58
8 (C.52:9Q-9 et seq.);

9 s. To do any and all things necessary or convenient to the
10 exercise of the foregoing powers or reasonably implied therefrom;

11 t. To borrow money and to issue bonds and notes and other
12 obligations of the corporation, for which neither the members of the
13 corporation nor any person executing bonds issued pursuant to this
14 subsection shall be liable personally by reason of the issuance
15 thereof, and to provide for the rights of the holders thereof, and
16 which obligations shall not have a pledge of an annual
17 appropriation as the ways and means to pay the principal of,
18 redemption premium, if any, and interest on **【such】** bonds, notes, or
19 other obligations;

20 u. To charge and collect from local units, the State, and any
21 other person any fees and charges in connection with the
22 corporation's actions undertaken with respect to projects, including
23 but not limited to fees and charges for the corporation's
24 administrative, organization, insurance, operating, and other
25 expenses incident to projects;

26 v. To market any project undertaken within the district;

27 w. To enter into partnerships or joint ventures with private
28 developers, the New Jersey Economic Development Authority or
29 any other public entity, for the purpose of community
30 redevelopment, and establish fees therefor; **【and】**

31 x. To act as a municipal redevelopment entity or redeveloper,
32 with all powers conferred pursuant to the "Local Redevelopment
33 and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.); and

34 y. To directly issue ¹loans and¹ grants to projects within the
35 district that are consistent with the provisions ¹of¹ P.L.1987, c.58
36 (C.52:9Q-9 et seq.).

37 (cf: P.L.2009, c.252, s.3)

38

39 ¹2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to
40 read as follows:

41 11. a. There is established in the corporation a nonlapsing,
42 revolving fund to be known as the Capital City Redevelopment
43 Loan and Grant Fund, and which shall be at the disposal of the
44 corporation for carrying out the provisions of P.L.1987, c. 58
45 (C.52:9Q-9 et seq.), and for no other purpose.

46 b. The corporation may from time to time invest and reinvest
47 those portions of the fund in investments in which other State funds

1 may be invested. Net earnings received from the deposit of
2 **【moneys】** monies in the fund shall be used only for the purposes of
3 the fund.

4 c. There shall be included in the fund: (1) all **【moneys】** monies
5 appropriated and made available by the Legislature for inclusion
6 therein**【.】**; (2) **【any other moneys made available to the corporation**
7 **from any source or sources, for its purposes, (3)】** any **【moneys】**
8 monies repaid by persons pursuant to loan agreements **【under the**
9 **terms of P.L.1987, c. 58 (C.52:9Q-9 et seq.)】** funded from the fund,
10 which payments shall be transmitted to the corporation for inclusion
11 in the fund**【.】**; and **【(4)】** (3) any income, increment, or interest
12 derived from investment or reinvestment of monies deposited in the
13 fund¹.

14 (cf: P.L.2009, c.252, s.4)

15

16 ¹**【2.】** 3.¹ Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended
17 to read as follows:

18 12. The fund created by **【this act】** P.L.1987, c.58 (C.52:9Q-9 et
19 seq.) shall be used by the corporation to undertake projects in
20 accordance with the goals, objectives, and priorities outlined in the
21 plan and to make loans or grants for the purpose of financing
22 projects which are consistent with the plan. Financing of projects
23 pursuant to **【this act】** P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in
24 **【such】** a form, amount, and on **【such】** terms as the corporation
25 shall believe necessary in order to assure the economic feasibility of
26 a project and to assure, to the greatest degree compatible with that
27 purpose, the full recovery of costs incurred by the authority in the
28 undertaking of the project. The interest rate shall be sufficiently
29 below the prevailing rate of interest to attract private participation
30 in the loan program. **【The corporation shall assure by the terms of**
31 **the financing of projects that at least 65% of the moneys**
32 **appropriated to the fund shall be recovered and shall continue to be**
33 **available for financing under this act.】**

34 (cf: P.L.1987, c.58, s.12)

35

36 ¹**【3.】** 4.¹ This act shall take effect immediately.

SENATE BUDGET AND APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE, No. 4388

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 26, 2025

The Senate Budget and Appropriations Committee reports favorably and with committee amendments Senate Bill No. 4388.

As amended and reported, this bill authorizes the Capital City Redevelopment Corporation (CCRC) to issue loans and grants for projects that benefit the Capital City District. Current law allows to be included in the Capital City Redevelopment Loan and Grant Fund (fund) any monies repaid by persons pursuant to loan agreements funded by the funds and any income, increment, or interest derived from investment or reinvestment of monies deposited in the fund. The bill maintains those allowed sources but removes from inclusion a broader permission for any monies made available to the CCRC from any source or sources for its purposes. Additionally, the bill removes the current statutory requirement that 65 percent of the funds be recovered through repayment.

COMMITTEE AMENDMENTS:

The committee amended the bill to:

- (1) specify that the CCRC is authorized to directly issue loans in addition to grants to projects within the district;
- (2) make changes to the monies permitted to be included in the fund; and
- (3) make technical changes.

FISCAL IMPACT:

Fiscal information for this bill is currently unavailable.

LEGISLATIVE FISCAL ESTIMATE

[First Reprint]

SENATE, No. 4388

STATE OF NEW JERSEY
221st LEGISLATURE

DATED: JULY 3, 2025

SUMMARY

- Synopsis:** Concerns financial powers and responsibilities of Capital City Redevelopment Corporation.
- Type of Impact:** Potential expenditure increase and revenue decrease for Capital City Redevelopment Corporation.
- Agencies Affected:** Capital City Redevelopment Corporation.

Office of Legislative Services Estimate

Fiscal Impact	<u>Annual</u>
Potential State Expenditure Increase	Indeterminate
Potential State Revenue Decrease	Indeterminate

- The Office of Legislative Services (OLS) concludes that the bill may result in State expenditure increases to the extent that the Capital City Redevelopment Corporation elects to issue increased grant and loan funding with the expanded authority provided by the bill.
- The bill may also result in decreased State revenue to the extent that the corporation determines a percentage or amount of recovery of funds less than the currently required 65 percent per project or program.

BILL DESCRIPTION

The bill authorizes the Capital City Redevelopment Corporation to issue loans and grants for projects that benefit the Capital City District. Current law allows to be included in the Capital City Redevelopment Loan and Grant Fund any monies repaid by persons pursuant to loan agreements funded by the fund and any income, increment, or interest derived from investment or reinvestment of monies deposited in the fund. The bill maintains those allowed sources but removes from inclusion a broader permission for any monies made available to the corporation from any source or sources for its purposes. Additionally, the bill removes the current statutory requirement that 65 percent of the funds be recovered through repayment.

FISCAL ANALYSIS

EXECUTIVE BRANCH

None received.

OFFICE OF LEGISLATIVE SERVICES

The OLS concludes that the bill may result in State expenditure increases to the extent that the corporation elects to issue increased grant and loan funding with the expanded authority provided by the bill and decreased State revenue to the extent that the corporation determines a percentage or amount of recovery of funds less than the currently required 65 percent per project or program.

The bill expands the corporation's general authority to issue grants and loans with funds other than those in the dedicated grant and loan fund. To the extent that the corporation issues increased grant and loan funding with such expanded authority, the bill will result in increased State expenditures. The OLS is unable to predict the amount of increased grant and loan funding that may be issued by the corporation as a result of the bill. The OLS notes that as of December 31, 2024, the corporation reports having a total of \$12.86 million in available funds between its operating and project-specific accounts.

The bill also removes an existing requirement that at least 65 percent of monies appropriated to the fund is to be recovered and continue to be available for financing. The bill gives the corporation the ability to determine an appropriate amount of recovery and repayment per project or program. The OLS is unable to predict the scope of future corporation projects and programs and is unable to estimate the amount of recovery and repayment that the corporation may deem appropriate for such future projects and programs. The OLS is, therefore, unable to determine the expected decrease in State revenues as a result of the bill.

Section: Local Government
Analyst: Abigail Stoyer
Senior Fiscal Analyst
Approved: Thomas Koenig
Legislative Budget and Finance Officer

This legislative fiscal estimate has been produced by the Office of Legislative Services due to the failure of the Executive Branch to respond to our request for a fiscal note.

This fiscal estimate has been prepared pursuant to P.L.1980, c.67 (C.52:13B-6 et seq.).

Governor Murphy Takes Action on Legislation

Posted on - 07/22/2025

TRENTON – Today, Governor Murphy signed the following bills into law:

S2167/A1406 (Ruiz, Vitale/Haider, Swain) – Requires public and certain nonpublic schools to comply with breakfast and lunch standards adopted by USDA

S3052/A4878 (Johnson, Space/Park, Tucker, Speight) – Concerns grade options at public institutions of higher education for service member and dependents unable to complete course due to military obligation

S3711/A5153 (McKeon, Zwicker/Haider, Reynolds-Jackson, Spearman) – Makes annual allocation of \$500,000 from Clean Communities Program Fund for public outreach concerning single-use plastics reduction program permanent.

SCS for S3982/A4592 (Ruiz/Reynolds-Jackson/Carter, Morales) – Requires certain information be provided to parent at least two business days prior to annual Individualized Education Program (IEP) team meeting; establishes IEP Improvement Working Group in DOE.

S4263/A5408 (Vitale, Scutari/Carter, Sumter, Speight) – Revises certain provisions concerning, and establishes certain education and data reporting requirements related to, involuntary commitment.

S4426/A5622 (Burzichelli, Singer/Schnall, Peterpaul, Kane) – Appropriates funds to DEP for environmental infrastructure projects for FY2026

S4439/A5729 (Lagana, Cryan/Swain) – Establishes protections for student-athletes and certain institutions of higher education concerning name, image, or likeness compensation; repeals “New Jersey Fair Play Act.”

A3128/SCS for S4071/S3155 (Coughlin, Wimberly, Pintor Marin/Ruiz, Scutari, Singleton, Greenstein, Turner) – Authorizes HMFA to use certain tax credits; directs HMFA to conduct tax credit auctions to provide financial assistance for certain housing purposes

A4897/S3769 (Carter, Atkins, Reynolds-Jackson/Cryan, Amato) – Revises law requiring certain student identification cards to contain telephone number for suicide prevention hotline

A5170/S4027 (Pintor Marin, Speight/Cruz-Perez, Pou) – Requires State to purchase certain unused tax credits issued under New Jersey Economic Recovery Act of 2020

A5546/S4388 (Verrelli, Reynolds-Jackson/Turner) – Concerns financial powers and responsibilities of Capital City Redevelopment Corporation.