52:9Q-13, 52:9Q-19 & 52:9Q-20
LEGISLATIVE HISTORY CHECKLIST

Compiled by the NJ State Law Library

LAWS OF: 2025 **CHAPTER:** 114

NJSA: 52:9Q-13, 52:9Q-19 & 52:9Q-20 Concerns financial powers and responsibilities of Capital City Redevelopment Corporation.

BILL NO: A5546 (Substituted for S4388 (1R))

SPONSOR(S) Verrelli, Anthony S. and others

DATE INTRODUCED: 4/10/2025

COMMITTEE: **ASSEMBLY:** State & Local Government
Appropriations

SENATE: --

AMENDED DURING PASSAGE: Yes

DATE OF PASSAGE: **ASSEMBLY:** 06/30/2025

SENATE: 06/30/2025

DATE OF APPROVAL: 7/22/2025

FOLLOWING ARE ATTACHED IF AVAILABLE:

FINAL TEXT OF BILL (A5546 Aca (1R) enacted)

ADVANCE LAW Yes

PAMPHLET LAW Yes

A5546

INTRODUCED BILL: (Includes sponsor(s) statement) Yes

REPRINT(S): Yes AAP 6/19/25 1R

TECHNICAL REVIEW OF BILL: No

COMMITTEE STATEMENT: **ASSEMBLY**: Yes State & Local Government
Appropriations

SENATE: No

(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

S4388 (1R)

INTRODUCED BILL: (Includes sponsor(s) statement) Yes

REPRINT(S): Yes SBA 6/26/25 1R

TECHNICAL REVIEW OF BILL: No

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

GOVERNOR'S PRESS RELEASE ON SIGNING: Yes

LEGISLATOR STATEMENT: No

FOLLOWING WERE PRINTED:
To check for circulating copies, contact New Jersey State Government Publications at the State Library (609) 278-2640 ext.103 or mailto:refdesk@njstatelib.org

REPORTS: No

HEARINGS: No

NEWSPAPER ARTICLES: No

CL/MMcB

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

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:

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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

g. To invest any funds held in reserve or sinking funds, or any **[**moneys**]** 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;

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:
[1]Assembly AAP committee amendments adopted June 19, 2025.

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 ⟦such⟧ 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 ⟦such⟧ 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 ⟦such⟧ 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 [this act] 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 [such] 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; [and]

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 [1]loans and[1] grants to projects within the district that are consistent with the provisions of P.L.1987, c.58 (C.52:90-9 et seq.).

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

[1]2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to read as follows:

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 [moneys] monies in the fund shall be used only for the purposes of the fund.

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

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

[1][2.] 3.[1] Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended to read as follows:

12. The fund created by [this act] 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 [this act] P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in [such] a form, amount, and on [such] 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. [The corporation shall assure by the terms of the financing of projects that at least 65% of the moneys appropriated to the fund shall be recovered and shall continue to be available for financing under this act.]

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

[1][3.] 4.[1] This act shall take effect immediately.

Concerns financial powers and responsibilities of Capital City 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.52:90-9 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)

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:

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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

g. To invest any funds held in reserve or sinking funds, or any moneys 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

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.

the sale of any project, to accept a purchase money mortgage in connection therewith, and to lease, repurchase<u>,</u> or otherwise acquire and hold any project which the corporation has theretofore sold, leased<u>,</u> or otherwise conveyed, transferred<u>,</u> 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 [such] 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<u>,</u> 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<u>,</u> 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 [such] <u>that</u> event the corporation may complete, administer, pay the principal of<u>,</u> and interest on<u>,</u> any obligations incurred in connection with the property, dispose of<u>,</u> and otherwise deal with the property, in [such] <u>a</u> 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<u>,</u> or closing of streets, roads<u>,</u> 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<u>,</u> 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<u>,</u> 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<u>,</u> and advice to any person, firm, association, partnership<u>,</u> or corporation, either public or private, in order to carry out the purposes of ⟦this act⟧ <u>P.L.1987, c.58 (C.52:9Q-9 et seq.)</u>;

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 ⟦such⟧ 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; ⟦and⟧

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-1 et al.)<u>; and</u>

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

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

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

<u>12.</u> The fund created by ⟦this act⟧ <u>P.L.1987, c.58 (C.52:9Q-9 et seq.)</u> shall be used by the corporation to undertake projects in accordance with the goals, objectives<u>,</u> 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 ⟦this act⟧ <u>P.L.1987, c.58 (C.52:9Q-9 et seq.)</u> shall be in ⟦such⟧ <u>a</u> form, amount<u>,</u> and on ⟦such⟧ 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. [The corporation shall assure by the terms of the financing of projects that at least 65% of the moneys appropriated to the fund shall be recovered and shall continue to be available for financing under this act.]
(cf: P.L.1987, c.58, s.12)

3. This act shall take effect immediately.

STATEMENT

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.

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

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:

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 **[**this act**]** <u>P.L.1987, c.58 (C.52:9Q-9 et seq.),</u> 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 **[**this act**]** <u>P.L.1987, c.58 (C.52:9Q-9 et seq.)</u>;

f. To receive and accept aid or contributions from any public or private source of money, property, labor<u>,</u> or other thing of value, to be held, used and applied to carry out the purposes of **[**this act**]** <u>P.L.1987, c.58 (C.52:9Q-9 et seq.)</u> 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 **[**this act**]** <u>P.L.1987, c.58 (C.52:9Q-9 et seq.)</u>;

g. To invest any funds held in reserve or sinking funds, or any **[**moneys**]** <u>monies</u> 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

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 <u>thus</u> is new matter.
Matter enclosed in superscript numerals has been adopted as follows:
[1]Assembly AAP committee amendments adopted June 19, 2025.

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 **[**such**]** 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 **[**such**]** 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 **[**such**]** 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 [this act] 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 [such] 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; [and]

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 [1]loans and[1] grants to projects within the district that are consistent with the provisions of P.L.1987, c.58 (C.52:90-9 et seq.).

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

[1]2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to read as follows:

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 [moneys] monies in the fund shall be used only for the purposes of the fund.

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

which payments shall be transmitted to the corporation for inclusion in the fund**[**,**]**; and **[**(4)**]** (3) any income, increment, or interest derived from investment or reinvestment of monies deposited in the fund.[1]
(cf: P.L.2009, c.252, s.4)

[1]**[**2.**]** 3.[1] Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended to read as follows:

12. The fund created by **[**this act**]** 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 **[**this act**]** P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in **[**such**]** a form, amount, and on **[**such**]** 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. **[**The corporation shall assure by the terms of the financing of projects that at least 65% of the moneys appropriated to the fund shall be recovered and shall continue to be available for financing under this act.**]**
(cf: P.L.1987, c.58, s.12)

[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	**Annual**
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.

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:

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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

g. To invest any funds held in reserve or sinking funds, or any moneys 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 [such] 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 [such] 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 [such] 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 [this act] 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 [such] 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; [and]

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-1 et al.); and

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

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

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

12. The fund created by [this act] 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 [this act] P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in [such] a form, amount, and on [such] 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. [The corporation shall assure by the terms of the financing of projects that at least 65% of the moneys appropriated to the fund shall be recovered and shall continue to be available for financing under this act.]
(cf: P.L.1987, c.58, s.12)

3. This act shall take effect immediately.

STATEMENT

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.

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

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:

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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** 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 **[**this act**]** P.L.1987, c.58 (C.52:9Q-9 et seq.);

g. To invest any funds held in reserve or sinking funds, or any [1]**[**moneys**]** monies[1] 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;

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:
[1]Senate SBA committee amendments adopted June 26, 2025.

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 ⟦such⟧ 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 ⟦such⟧ 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 ⟦such⟧ 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 ⟦this act⟧ 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 ⟦such⟧ 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; ⟦and⟧

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-1 et al.); and

y. To directly issue [1]loans and[1] grants to projects within the district that are consistent with the provisions [1]of[1] P.L.1987, c.58 (C.52:9Q-9 et seq.).

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

[1]2. Section 11 of P.L. 1987, c.58 (C.52:9Q-19) is amended to read as follows:

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 ⟦moneys⟧ monies in the fund shall be used only for the purposes of the fund.

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

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

[1]⟦2.⟧ 3.[1] Section 12 of P.L.1987, c.58 (C.52:9Q-20) is amended to read as follows:

12. The fund created by ⟦this act⟧ 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 ⟦this act⟧ P.L.1987, c.58 (C.52:9Q-9 et seq.) shall be in ⟦such⟧ a form, amount, and on ⟦such⟧ 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. ⟦The corporation shall assure by the terms of the financing of projects that at least 65% of the moneys appropriated to the fund shall be recovered and shall continue to be available for financing under this act.⟧

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

[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	Annual
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.

Office of Legislative Services
State House Annex
P.O. Box 068
Trenton, New Jersey 08625

– OLS –

Legislative Budget and Finance Office
Phone (609) 847-3105
Fax (609) 777-2442
www.njleg.state.nj.us

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.