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SENATE, No. 1641

STATE OF NEW JERSEY

INTRODUCED FEBRUARY 3, 1986

By Senators STOCKMAN, McMANIMON, RUSSO, LYNCH, WEISS, RAND, VAN WAGNER, DORSEY, FORAN, BASSANO, GORMLEY, JACKMAN, O'CONNOR, COWAN, HIRKALA, CAUFIELD, ORECHIO, COSTA, CODEY, CONTILLO, LESNIAK, FELDMAN and LIPMAN

Referred to Committee on County and Municipal Government

AN ACT creating the Capital City Redevelopment Corporation, establishing the Capital City Redevelopment Loan and Grant Fund and making an appropriation therefor.

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

1 1. This act shall be known and may be cited as the "Capital
2 City Redevelopment Corporation Act."

1 2. The Legislature finds and declares that:

2 a. The city of Trenton is of unique significance to the State and
3 the nation both as the State capitol and center of State govern-
4 mental operations, and as the site of the battle which in the nation's
5 memory turned the tide toward American independence;

6 b. The historic and public importance of the city, once contem-
7 plated as the site of the nation's *****[capitol]***** *****capital***** has
8 too long been neglected in a State which lacks a demographic or
9 commercial center of sufficient magnitude to serve as a focus for
10 State identity and pride, and, as a result, the city is in great need
11 of redevelopment and revitalization;

12 c. The actions and decisions of the State government are vitally
13 connected to the redevelopment and revitalization of those portions
14 of the city which serve as the commercial center of the community

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 printed in italics *thus* is new matter.

Matter enclosed in asterisks or stars has been adopted as follows:

*—Senate committee amendments adopted March 6, 1986.

**—Senate committee amendments adopted June 2, 1986.

***—Assembly committee amendments adopted October 23, 1986.

15 and in which public buildings and historic sites are located;

16 d. It is a public purpose of this State to establish a capital dis-
 17 trict within the city and to create a redevelopment corporation
 18 operating within the boundaries of the district, which will plan,
 19 coordinate and promote the public and private development of the
 20 district in a manner which enhances the vitality of the district as
 21 a place of commerce, recreation and culture and as an area in
 22 which to conduct public business and visit historic sites and thereby
 23 restores the prominence and prestige of the seat of State govern-
 24 ment for the benefit of all of the citizens of this State; and

25 e. In the exercise of its powers toward this public purpose, the
 26 Capital City Redevelopment Corporation will plan, coordinate and
 27 encourage an appropriate balance of governmental and longovern-
 28 mental facilities and activities in the district, and assist in the
 29 provision of public, recreational and cultural facilities, ***in the*
 30 *preservation and restoration of historic structures and sites,*** and
 31 in the stimulation of private investment in the district in order to
 32 establish it as a source of State pride equal in standard to the best
 33 of State capitals in the ***[county]*** ***country***.

1 3. As used in this act, except where otherwise indicated:

2 a. "Board of Directors" or "board" means the board of directors
 3 of the Capital City Redevelopment Corporation;

4 b. "City" means the city of Trenton;

5 c. "Corporation" means the Capital City Redevelopment Cor-
 6 poration established pursuant to section 4 of this act;

7 d. "Director" means a director of the corporation;

8 e. "District" means the Capital City District delineated in sec-
 9 tion 6 of this act;

10 f. "Fund" means the Capital City Redevelopment Loan and
 11 Grant Fund established pursuant to section 11 of this act;

12 g. "Person" means any natural person or persons or any firms,
 13 partnerships, associations, societies, trusts, corporations, or other
 14 legal entities;

15 h. "Plan" means the Capital City Renaissance Plan adopted
 16 pursuant to this act;

17 i. "Project" means (1) the acquisition, construction, reconstruc-
 18 tion, redevelopment, ***historic restoration,*** repair, alteration,
 19 improvement or extension of any building, structure or facility, or
 20 public area or (2) the acquisition and improvement of real estate
 21 and the extension or provision of utilities, access roads and other
 22 appurtenant facilities in connection therewith, provided that the
 23 work undertaken is consistent with the Capital City Renaissance

24 Plan adopted pursuant to section 9 of this act; a project may also
 25 include planning, designing, acquiring, constructing, reconstruct-
 26 ing or otherwise improving a building, structure or facility and
 27 extension or provision of utilities, access roads and other appur-
 28 tenant facilities in connection therewith, or any redevelopment
 29 undertaken by any person pursuant to section 12 of this act; and

30 j. "Redevelopment" means a program of renewal through plan-
 31 ning, conservation, rehabilitation, clearance, development and re-
 32 development^{**}, and historic restoration^{**}; and the construction
 33 and rehabilitation of commercial, industrial, public or other struc-
 34 tures and the grant, dedication or rededication of land as may be
 35 appropriate or necessary in the interest of the general welfare for
 36 streets, parks, playgrounds or other public purposes including
 37 recreational and other facilities appurtenant thereto.

1 4. a. There is established in the Executive Branch of the State
 2 Government a public body corporate and politic, with corporate
 3 succession, to be known as the Capital City Redevelopment Corpo-
 4 ration. For the purpose of complying with the provisions of Arti-
 5 cle V, Section IV, paragraph 1 of the New Jersey Constitution,
 6 the corporation is allocated within the Department of the Treasury,
 7 but, notwithstanding that allocation the corporation shall be inde-
 8 pendent of any supervision or control by the department or by
 9 the State Treasurer or any officer or employee thereof. The cor-
 10 poration is constituted as an instrumentality of the State exercis-
 11 ing public and essential governmental functions, and the exercise
 12 by the corporation of the powers conferred by this or any other
 13 act shall be deemed to be an essential governmental function of
 14 the State.

15 b. The board of directors of the corporation shall consist of the
 16 following: ^{***}*a member of the Executive Branch to be appointed*
 17 *by*^{**} the Governor^{**},^{***} and the State Treasurer who shall both
 18 serve ex officio and may each designate, by written notification to
 19 the board, an alternate ^{***}**[**who shall be an employee or official of
 20 the^{***} ^{***}**]** ^{***}**[**Office of the Governor, in the case of the Governor's
 21 alternate, and of the Department of Treasury, in the case of the
 22 other alternate,**]** ^{***} who shall act in their place with the authority
 23 to attend, vote and perform any duty or function assigned to them
 24 in their absence; one other high-ranking State officer designated by
 25 the Governor; the mayor of the city of Trenton, ex officio; and five
 26 public members appointed by the Governor with the advice and
 27 consent of the Senate, one of whom shall be a public employee of
 28 the State or city, one of whom shall have the city of Trenton as his

29 principal place of business, and at least one of whom shall have the
30 county of Mercer as his principal place of business. The five direc-
31 tors appointed by the Governor shall be residents of the State and
32 shall have knowledge and expertise in the areas of economic de-
32A velopment, urban planning, community affairs or finance;

33 c. Each public member shall serve for a term of four years and
34 until the appointment and qualification of a successor, except that
35 of the directors who are first appointed, three shall be designated
36 to serve for terms of two years, and two shall be designated to
37 serve for *****[term]*** ****terms****** of four years, from the date
38 of appointment. All vacancies shall be filled in the same manner as
39 the original appointment but for the unexpired term only. The
40 directors shall receive no compensation for their services, but may
41 be reimbursed for their expenses in performing their official duties;

42 d. Each director, before entering upon the duties of office, shall
43 take and subscribe an oath to perform the duties of the office
44 faithfully, impartially and justly to the best of their ability. A
45 record of these oaths shall be filed in the Office of the Secretary of
46 State. Each director appointed by the Governor may be removed
47 from office by the Governor, for cause, after a public hearing, and
48 may be suspended by the Governor pending the completion of the
49 hearing;

50 e. The Governor shall *****[be the chairman at the first meeting of**
51 **the board. Thereafter, the chairman shall be the Governor or the**
52 **Governor's alternate]*** ****appoint a chairman from amongst***
53 ***the members of the board******. The vice chairman shall be one of the
53A five public members and shall be elected by majority vote of all the
54 directors. The directors shall elect a secretary and a treasurer
55 from among their number, and the same person may be elected to
56 serve both as secretary and treasurer. Five directors shall con-
57 stitute a quorum at any meeting of the board. Action may be
58 taken and motions and resolutions adopted by the board at any
59 meeting thereof by the affirmative vote of at least five directors.
60 No vacancy in a directorship shall impair the right of a quorum to
61 exercise all the powers and perform all the duties of the board;

62 f. Each director shall execute a bond to be conditioned upon
63 the faithful performance of their respective duties in such form
64 and amount as may be prescribed by the Director of the Division
65 of Budget and Accounting in the Department of the Treasury.
66 The bonds shall be filed in the office of the Secretary of State.
67 At all times thereafter the directors shall maintain these bonds in
68 full force. All costs of the bonds shall be borne by the corporation;
69 and

70 g. The corporation may be dissolved by act of the Legislature
71 if it has no debts or obligations outstanding or if adequate pro-
72 vision has been made for the payment or retirement of any out-
73 standing debts or obligations. Upon dissolution of the corpo-
74 ration all property, funds and assets thereof shall be vested in
75 the State, the city or the county, subject to the terms of the act of
76 dissolution.

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

2 a. To sue and be sued;

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

4 c. To make and alter bylaws for its organization and internal
5 management and to make rules and regulations with respect to
6 its projects, operations, properties and facilities;

7 d. To make and enter into all contracts, leases, as lessee or
8 lessor, and agreements necessary or incidental to the performance
9 of its duties and the exercise of its powers under this act, and
10 consent to any modification, amendment or revision of any con-
11 tract, lease or agreement to which it is a party;

12 e. To enter into agreements or other transactions with, and to
13 accept grants, appropriations or the cooperation of the United
14 States or any agency thereof or the State or any agency thereof in
15 furtherance of the purposes of this act;

16 f. To receive and accept aid or contributions from any public or
17 private source of money, property, labor or other thing of value,
18 to be held, used and applied to carry out the purposes of this act
19 subject to the conditions upon which that aid or contribution may
20 be made, including, but not limited to, gifts or grants from the
21 United States or any agency thereof or the State or any agency
22 thereof for any purpose consistent with this act;

23 g. To invest moneys not required for immediate use in any
24 obligations, securities or other investments in the same manner
25 as trust funds in the custody of the State Treasurer;

26 h. To acquire or contract to acquire from any individual, part-
27 nership, trust, association or corporation, or any public agency,
28 by grant, purchase or otherwise, real or personal property or any
29 interest therein; to own, hold, clear, improve and rehabilitate, and
30 to sell, assign, exchange, transfer, convey, lease, mortgage or other-
31 wise dispose of or encumber the same;

32 i. To sell, lease, assign, transfer, convey, exchange, mortgage,
33 or otherwise dispose of or encumber any project, and in the case
34 of the sale of any project, to accept a purchase money mortgage
35 in connection therewith, and to lease, repurchase or otherwise

36 acquire and hold any project which the corporation has thereto-
 37 fore sold, leased or otherwise conveyed, transferred or disposed of;

38 j. To grant options to purchase any project or to renew any
 39 leases entered into by it in connection with any of its projects,
 40 on such terms and conditions as it may deem advisable;

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

45 l. To consent to the modification, with respect to rate of interest,
 46 time of payment or any installment of principal or interest, se-
 47 curity, or any other terms, of any loan, mortgage, commitment,
 48 contract or agreement of any kind to which the corporation is a
 49 party;

50 m. In connection with any property on which it has made a
 51 mortgage loan, to foreclose on the property or commence any
 52 action to protect or enforce any right conferred upon it by any
 53 law, mortgage, contract or other agreement, and to bid for or
 54 purchase the property at any foreclosure or at any other sale, or
 55 acquire or take possession of the property; and in such event the
 56 corporation may complete, administer, pay the principal of and
 57 interest on any obligations incurred in connection with the property,
 58 dispose of and otherwise deal with the property, in such manner as
 59 may be necessary or desirable to protect the interests of the cor-
 60 poration therein;

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

64 o. To arrange or contract with any county or municipal govern-
 65 ment, or instrumentality thereof, with jurisdiction within the
 66 Capital City District, for the planning, opening, grading or closing
 67 of streets, roads or other places or for the construction or re-
 68 construction of improvements, or public works necessary or con-
 69 venient to carry out its purposes;

70 p. To appoint an executive director and any other officers, em-
 71 ployees and agents as it may require for the performance of its
 72 duties***[, and]***. *The executive director, and any employees*
 73 *appointed as personal staff to the executive director, shall be ap-*
 74 *pointed by the corporation, which shall*** determine their qualifi-*
 74a *cations, terms of office, duties, fix their compensation, and promote*
 74b *and discharge them, all without regard to the provisions of*
 74c ****[Title 11 of the Revised Statutes]*** ***Title 11A of the New*

74D *Jersey Statutes. All other officers, employees and agents appointed*
 74E *by the corporation shall be subject to the provisions of Title 11A*
 74F *of the New Jersey Statutes***;*

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

79 r. To provide advisory, consultative, training and educational
 80 services, technical assistance and advice to any person, firm, as-
 81 sociation, partnership or corporation, either public or private, in
 82 order to carry out the purposes of this act; and

83 s. To do any and all things necessary or convenient to the exer-
 84 cise of the foregoing powers or reasonably implied therefrom.

1 6. a. The corporation is authorized to carry out the purposes
 2 of this act on behalf of and exercise its powers within the Capital
 3 City District, which shall consist of that portion of the city of
 4 Trenton, beginning at the Delaware river at the point at which
 5 the center line of the Amtrak railroad corridor line crosses the
 6 center line of the river **boundary of the city of Trenton**; thence
 7 running northeasterly along the center line of the railroad to the
 8 point at which it intersects with the center line of Clinton avenue
 9 south; thence on a line running northeasterly from the intersection
 10 of the center line of South Clinton avenue and the railroad to the
 11 center line of the Walnut avenue extension at the point at which it
 12 bends northeasterly; thence running northeasterly along the center
 13 line of the Walnut avenue extension to its intersection with the
 14 center line of Hollywood avenue; thence on a line running north-
 15 easterly from the intersection of the center lines of the Walnut ave-
 16 nue extension and Hollywood avenue to the center line of Chestnut
 17 avenue at the point at which it would be intersected by the center
 18 line of the Amtrak railroad; thence on a line running in a south-
 19 westerly direction from the intersection of the Amtrak railroad and
 20 Chestnut avenue to the intersection of the center lines of Yard ave-
 21 nue and Fairview avenues; thence running southwesterly along the
 22 center line of Fairview avenue following it along to its intersection
 23 with the center line of South Clinton avenue; thence running
 24 northerly along the center line of South Clinton avenue to its in-
 25 tersection with the center line of East State street; thence running
 26 westerly along the center line of East State *****[Street]*****
 27 *****street***** to its intersection with the center line of West Canal
 28 street; thence running northerly along the center line of West
 29 Canal street to its intersection with the center line of Merchant

30 street; thence running westerly along the center line of Merchant
 31 street to its intersection with the center line of North Stockton
 32 street; thence running northerly along the center line of North
 33 Stockton street to its intersection with the center line of Hanover
 34 street; thence running westerly along the center line of Hanover
 35 street to its intersection with the center line of North Broad street;
 36 thence running northerly along the center line of North Broad
 37 street to its intersection with the center line of Brunswick avenue
 38 where it meets the center line of Pennington avenue; thence
 39 running along the center line of Pennington avenue around to its
 40 intersection with the center line of Warren street; thence running
 41 southwesterly along the center line of Warren street to its inter-
 42 section with the center line of the feeder canal; thence following
 43 along the center line of the feeder canal in a westerly direction to
 44 the point at which it intersects with ***[[Prospect street]]*** **the center*
 45 *line of the waste weir which connects the feeder canal with the*
 46 *Delaware river**; thence running southwesterly along the center
 47 line of ***[[Prospect street extending through to the center line of**
 48 **Richey place at its intersection with the center line of West State**
 49 **street; thence running southwesterly along the center line of Richey**
 50 **place]]*** **the waste weir** to the point reached by prolongating the
 51 center line of ***[[Richey place]]*** **the waste weir** to the center line
 52 of the Delaware river **boundary of the city of Trenton**; thence
 52A running along the center line of the Delaware river **boundary of*
 52B *the city of Trenton** downstream to the point at which the ***[[center**
 52C **line of the]]*** river **boundary** intersects with the center line of the
 52D Amtrak railroad.

53 b. The boundaries of the district may be expanded by mutual
 54 consent of the corporation and the city of Trenton. In order to
 55 expand the boundaries of the district, the city of Trenton shall,
 56 by ordinance duly adopted, or in the case of the corporation, by a
 57 parallel resolution, designate that area to be added to the district
 58 as (1) a blighted area pursuant to section 1 of P. L. 1949, c. 187
 59 (C. 40:55-21.1) or an area in need of rehabilitation pursuant to
 60 section 3 of P. L. 1979, c. 233 (C. 54:4-3.123) and (2) an area in
 61 which the corporation may undertake a project or series of projects.
 62 No such ordinance or resolution may be adopted within the three
 63 years immediately following the effective date of this act. In ad-
 64 dition to whatever information shall be required in the ordinance
 65 establishing a blighted area or area in need of rehabilitation pur-
 66 suant to Titles 40 and 54 of the Revised Statutes, respectively, the
 67 ordinance and resolution provided herein shall include a descrip-

68 tion of the metes and bounds of the area and a statement setting
69 forth the basis for the designation.

1 7. It shall be the duty of the corporation to:

2 a. Promote the revitalization of the Capital City District through
3 the initiation of projects, encouragement of private redevelopment,
4 ***restoration and improvement of historic areas, sites and struc-*
5 *tures,*** and formulation and implementation of programs and
6 strategies which will enhance the vitality of the district as a place
7 to live, ***visit,*** work, and conduct business, and thereby help
7A restore the prominence and prestige of the capital area;

8 b. Facilitate the development of a transportation system within
9 the district which is designed to assure the safe, convenient and
10 efficient movement of people and goods within and through the dis-
11 trict and which serves as the hub of a regional transportation
12 system in which the various modes of travel are integrated and
13 coordinated;

14 c. Facilitate coordination of its efforts with other governmental
15 entities which currently have jurisdiction within, and in areas
16 adjacent to, the district and in conjunction with the Capital District
17 Oversight Committee, monitor the impact of the district on public
18 safety in the city of Trenton, and on any other aspects of city
19 life which the corporation determines may be affected by its exis-
20 tence.

1 8. a. In order to oversee the performance of its duties, the board
2 shall appoint an executive director, who shall be the chief execu-
3 tive officer of the corporation. The executive director shall perform
4 the duties of office on a full-time basis, shall hold office at the
5 pleasure of the board and shall receive such salary as the board
6 shall provide.

7 b. The executive director shall, subject to the approval of the
8 board, appoint such employees, officers or agents as the board shall
9 deem necessary *****[and prescribe their powers and duties. These**
10 **employees, officers or agents of the corporation shall be chosen]*****
11 without reference to political party affiliation, solely on grounds
12 of fitness to perform their duties *****[and their employment shall**
13 **be in the unclassified service of the State]*****. The employees of
14 the corporation shall receive such compensation as shall from time
15 to time be fixed by the corporation within the limits of available
16 appropriations therefor.

1 9. a. Within one year after the date of its first organizational
2 meeting, the board shall adopt a 20-year Capital City Renaissance
3 Plan. The plan may be revised from time to time as may be nec-
4 essary. The plan shall guide the use of lands within the district

5 in a manner which promotes the economic vitality of the district
6 and enhances the quality of the public environment. The plan shall
7 comprise a report or statement presenting the following elements:

8 (1) A statement of objectives, principles, assumptions and poli-
9 cies upon which the constituent proposals for the physical, eco-
10 nomic and social development of the district are based;

11 (2) A design plan element which contains an inventory and
12 evaluation of buildings within the district which are of unique
13 historic or architectural merit, streets, parks and public spaces;
14 and any other relevant aspect of the public environment. The
15 commission shall make specific recommendations for conserving
16 and improving the public landscape, including streets, recreational
17 facilities, and other public spaces and amenities;

18 (3) A cultural plan element which contains an inventory of the
19 district's museums, theaters, parks, sports facilities and recom-
20 mendations for the maintenance and enhancement of these facili-
21 ties for the benefit of residents of the city, region**[;]** and
22 ****State;****

23 (4) A transportation plan element which ****[shall contain]****
24 ****contains**** an inventory of facilities for all modes of transporta-
25 tion within the district, establishes the importance of the district
26 transportation system in the regional context, sets forth a state-
27 ment of objectives and principles regarding the transport of
28 people and goods to and within the district and develops recom-
29 mendations designed to improve the accessibility of the district to
29A the rest of the city and the surrounding region; ****[and]****

30 (5) A land use plan element which incorporates recommendations
31 contained in the other three elements; recommends appropriate
32 future governmental and private land uses in specific areas; con-
33 tains proposals for conservation, rehabilitation and adaptive re-
34 use of existing governmental and nongovernmental buildings;
35 proposes strategies concerning conservation and improvement of
36 the public environment, including streets, walkways, parks, and
37 other public spaces; and sets forth proposals for the ****restoration**
38 **and**** improvement of the ****[district transportation system]****
39 ****historic areas, sites and structures; and**

40 (6) *A relocation plan element which includes an assessment of*
41 *the displacement of households and businesses within the district*
42 *that would result from the implementation of the plan, and a*
43 *strategy for relocation of households to adequate and affordable*
43A *housing units**.*

43b b. The plan shall be developed in consultation with the State
43c Building Authority, the planning board of the city ****[to]****

43d ****of**** Trenton, and the planning board of the county of Mercer.
43e The corporation shall consider existing plans for areas included
43f in the district in formulating its plan.

44 c. Prior to the adoption of the plan, the board shall provide a
45 copy of the proposed plan to the planning boards of the city of
46 Trenton and the county of Mercer and the State Building Author-
47 ity and shall make copies available for public inspection and pro-
48 vide public notice of availability. Not less than 45 days after
49 distribution of the plan to the planning boards and the State
50 Building Authority, the board shall conduct public hearings on
51 the plan and shall provide for a public comment period which shall
52 extend at least 30 days after the final hearing.

53 d. Upon adoption of the plan, the planning board of the city of
54 Trenton, the planning board of the county of Mercer, the State
55 Building Authority, and any other governmental entities with
56 plans affecting physical development within the district shall re-
57 view and revise their plans to ensure that they are consistent with
58 the Capital City Renaissance Plan. Any plan which affects the
59 physical development of the district and is adopted by any govern-
60 mental entity after the adoption of the Capital City Renaissance
61 Plan shall be consistent with that plan.

1 10. Any department, board, agency, division or commission of
2 the State and any county or municipal government entity, or in-
3 strumentality thereof, which undertakes any construction, recon-
4 struction or extension of any building, structure or facility or
5 other improvement within the district shall, prior to undertaking
6 such action, file with the corporation a Capital District Impact
7 Statement which describes the ways in which the proposed con-
8 struction, reconstruction or extension is consistent with the plan
9 ****in its various elements****. Whenever a governmental entity is
10 granted final authority to review and approve plans for private
11 development proposed for the district, the appropriate govern-
12 mental entity with authority to grant final approval of an action
13 shall file an impact statement for each development which is
14 granted final approval explaining the ways in which the proposed
15 development is consistent with the plan. The approving authority
16 is empowered to require the preparation and submission of that
17 impact statement by the developer as part of the application for
18 development.

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

4 executive director for carrying out the provisions of this act, and
5 for no other purpose.

6 b. The State Treasurer may from time to time invest and re-
7 invest those portions of the fund in investments in which other
8 State funds may be invested.

9 c. There shall be included in the fund (1) all moneys appro-
10 priated and made available by the Legislature for inclusion therein,
11 (2) any other moneys made available to the corporation from any
12 source or sources, for its purposes, (3) any moneys repaid by
13 persons pursuant to loan agreements under the terms of this act,
14 which payments shall be transmitted to the State Treasurer for
15 inclusion in the fund, and (4) any income, increment or interest
16 derived from investment or reinvestment.

1 12. The fund created by this act shall be used by the corporation
2 to undertake projects in accordance with the goals, objectives and
3 priorities outlined in the plan and to make loans or grants for the
4 purpose of financing projects which are consistent with the plan.
5 Financing of projects pursuant to this act shall be in such form,
6 amount and on such terms as the corporation shall believe neces-
7 sary in order to assure the economic feasibility of a project and
8 to assure, to the greatest degree compatible with that purpose, the
9 full recovery of costs incurred by the authority in the undertaking
10 of the project. The interest rate shall be sufficiently below the
11 prevailing rate of interest to attract private participation in the
12 loan program. The corporation shall assure by the terms of the
13 financing of projects that at least 65% of the moneys appropriated
14 to the fund shall be recovered and shall continue to be available
15 for financing under this act.

1 13. With respect to projects for which costs are to be financed
2 by the corporation pursuant to this act, the corporation shall in
3 approving the financing for those projects, and in the planning and
4 undertaking of its own projects, consider the following:

5 a. The economic feasibility of the project;

6 b. The degree to which the project will advance the goals and
7 objectives set forth in the plan; and

8 c. The likelihood that the project shall, after its completion, be
9 able to repay to the fund all or part of any financing costs incurred.

1 14. The corporation shall have the power to provide for the in-
2 stallation, construction, maintenance, repair, renewal, relocation
3 and removal of tracks, pipes, mains, conduits, cables, wires, towers,
4 poles and other equipment and appliances herein called "public
5 utility facilities" of any public utility, as defined in R. S. 48:2-13,
6 in, on, along, over or under any project.

7 Whenever the corporation shall determine that it is necessary
8 that any public utility facilities which now are, or hereafter may
9 be located in, on, along^{***}, over^{***} or under any project, should be
10 relocated, or should be removed from that project, the public utility
11 owning or operating those facilities shall relocate or remove them
12 in accordance with the order of the corporation; provided, however,
13 that the cost and expenses of that relocation or removal, including
14 the cost of installing such facilities in a new location or new loca-
15 tions, and the cost of any lands, or any rights or interests in lands,
16 and any other rights acquired to accomplish such relocation or
17 removal, less the cost of any lands or any rights of the public
18 utility paid to the public utility in connection with the relocation
19 or removal of that property, shall be ascertained and paid by the
20 corporation as part of the cost of that project. In case of any re-
21 location or removal of facilities, the public utility owning or op-
22 erating the same, its successors or assigns, may maintain and
23 operate those facilities, with the necessary appurtenances, in the
24 new location or new locations, for as long a period, and upon the
25 same terms and conditions, as it had the right to maintain and
26 operate those facilities in their former location or locations.

1 15. a. For the purpose of assuring regular and effective liaison
2 between the corporation, other public agencies and officers having
3 responsibilities in areas related to the operations of the corpora-
4 tion, and the public, the Governor shall establish a Capital District
5 Oversight Committee to consist of the following: ^{***}*the Commis-*
6 *sioner of the Department of Community Affairs, the Commissioner*
6A *of the Department of Environmental Protection,*^{***} the Commis-
6B sioner of the Department of Transportation, the Attorney General,
7 and the Superintendent of the Division of State Police in the De-
8 partment of Law and Public Safety, or their designees, who shall
9 all serve ex officio; the President of the City Council of the city
10 of Trenton or his designee, ex officio; and nine public members, of
11 whom five shall be citizen representatives and residents of the city
12 of Trenton and four shall be representatives of the business sector
13 of the city of Trenton who may live within or outside the city of
14 Trenton, but shall be residents of the State, to be appointed as
15 follows: two shall be appointed by the Governor, of whom one
16 shall be a citizen representative and one shall represent the busi-
17 ness sector; two shall be appointed by the Mayor of the city of
18 Trenton, of whom one shall be a citizen representative and one
19 shall represent the business sector; and five shall be appointed by
20 the board, of whom three shall be citizen representatives and two
21 shall represent the business sector.

22 b. Each public member shall serve for a term of three years
23 and until the appointment and qualification of a successor, except
24 that of the five members first appointed by the corporation, one
25 citizen representative and one business representative shall each
26 serve for a term of one year, one citizen representative and one
27 business representative shall each serve for a term of two years,
28 and one citizen representative shall serve for a term of three years;
29 of the two members first appointed each by the Governor and the
30 Mayor of the city of Trenton, one shall serve for a term of two
31 years and one shall serve for a term of three years. In the event
32 of a vacancy occurring during the unexpired term of office, a
33 public member shall be appointed to serve for the unexpired term
34 by the government entity which made the original appointment.

35 c. The Mayor shall designate the chairman of the committee,
36 who shall serve in that position for the duration of his term. A
37 chairman may be redesignated. Seven members of the committee
38 shall constitute a quorum at any meeting thereof. Action may be
39 taken and motions and resolutions adopted by the committee at
40 any meeting thereof by the affirmative vote of at least seven mem-
41 bers. No vacancy in the membership of the committee shall im-
42 pair the right of a quorum to exercise all the powers and perform
43 all the duties of the committee.

44 d. The committee shall study, and issue periodic reports assess-
45 ing, first, the impact of the district on the provision of police and
46 fire service within the city of Trenton and, thereafter, on any other
47 areas of municipal activity which, in the committee's estimation,
48 may be affected by the establishment of the district. The com-
49 mittee shall also study and report on the ways in which such
50 municipal activity may be improved to enhance the attractiveness
51 of the district. Based on these reports, the committee shall make
52 recommendations to improve the efficiency or effectiveness of public
53 agencies in enhancing the district.

54 e. Upon appointment, the committee shall prepare a budget
55 which shall contain an itemization of those expenses in order that
56 the committee may fulfill its officially prescribed duties. The chair-
57 man shall submit a budget to the executive director on an annual
58 basis, and the board shall provide funds within the limits of any
59 funds appropriated or otherwise made available for the commit-
60 tee's purposes. The members of the committee shall receive no
61 compensation for their services, but may be reimbursed for their
62 expenses in performing their official duties. The committee is
63 authorized to engage such employees, advisors or consultants as

64 are necessary in order to fulfill its prescribed duties. These em-
 65 ployees, advisors or consultants, as the case may be, shall be ap-
 66 pointed without regard to the provisions of *****[Title 11 of the**
 67 **Revised Statutes]*** ***Title 11A of the New Jersey Statutes*****
 68 and shall receive such compensation as shall from time to time be
 69 fixed by the corporation within the limits of available appropria-
 69A tions therefor.

70 f. All officers, departments, boards, agencies, divisions and com-
 71 missions of the State are hereby authorized and empowered to
 72 render any services to the corporation as may be within the area
 73 of their respective governmental functions as fixed or established
 74 by law, and as may be requested by the corporation.

75 ****g. The corporation shall refer each application for financial**
 76 **assistance made to the Capital City Redevelopment Loan and**
 77 **Grant Fund to the committee prior to taking formal action to**
 78 **approve or reject the application. The committee shall have 30**
 79 **days from the date of referral to provide written comments on the**
 80 **application, and any comments provided within that time shall be a**
 81 **part of the record of the corporation's official action on the appli-**
 82 **cation.****

1 16. ****a.**** If, in order to implement any of the goals and objec-
 2 tives set forth in the plan, the corporation shall find it necessary or
 3 convenient to acquire any real property within its jurisdiction, or
 4 if for any of its authorized purposes the corporation shall find it
 5 necessary to acquire any real property beyond its jurisdiction,
 6 whether for immediate or future use, the corporation may find and
 7 determine that such property, whether a fee simple absolute or a
 8 lesser interest, is required for public use, and, upon such deter-
 9 mination, the property shall be deemed to be required for a public
 10 use until otherwise determined by the corporation; and the de-
 11 termination shall not be affected by the fact that the property
 12 has heretofore been taken for, or is then devoted to, a public use
 13 of the State or any municipality, county, school district, or other
 14 local or regional district, authority or agency, but the public use
 15 in the hands or under the control of the corporation shall be deemed
 16 superior;

17 b. If the corporation is unable to agree with the owner or owners
 18 thereof upon terms for the acquisition of any real property, for
 19 any reason whatsoever, then the corporation may acquire that
 20 property, whether a fee simple absolute or a lesser interest, in the
 21 manner provided in the "Eminent Domain Act of 1971," P. L. 1971,
 22 c. 361 (C. 20:3-1 et seq.).

23 *****c. Notwithstanding the provisions of subsections a. and b. of***
 24 *this section, the corporation shall not acquire or exercise control*
 25 *over any property in the custody of the State House Commission*
 26 *pursuant to R. S. 52:20-1 et seq. without the written consent of*
 27 *that commission.***

1 17. a. On or before February 1 of each year, the board shall
 2 submit a budget for the corporation to the State Treasurer for the
 3 State Treasurer's approval. The budget shall include those sums
 4 made available to the committee pursuant to section 15 of this act.
 5 The board shall file a copy of the budget with the governing body
 6 of the city of Trenton within 30 days of its approval. The board
 7 shall cause an audit of its books and accounts to be made at least
 8 once in each year by certified public accountants, and the cost
 9 thereof shall be considered an expense of the corporation and a
 10 copy thereof shall be filed with the State Treasurer.

11 b. The executive director shall submit with the corporation's
 12 annual budget request a plan for expenditures from the Capital
 13 City Redevelopment Loan and Grant Fund for the upcoming fiscal
 14 year. This plan shall include, but not be limited to: performance
 15 evaluation of the expenditures made from the fund to date; a
 16 description of the various projects to be funded for the upcoming
 17 fiscal year; *****relocation assistance for ***[that]*** ***the*** up-***
 18 *coming fiscal year;*** a copy of procedures developed by the corpo-
 19 ration governing the operation of the loan and grant fund; a
 20 complete financial statement on the status of the State fund to date;
 21 and an estimate of expenditures from the State fund for the
 22 upcoming fiscal year. This information shall be used to assist the
 23 Legislature in determining the amount to appropriate to the State
 24 fund.

1 18. On or before February 1 of each year, the board shall make
 2 an annual report of its activities for the preceding calendar year
 3 to the Governor, the Legislature, and the governing body of the
 4 city of Trenton. The report shall include, but not be limited to,
 5 a description of all projects either planned, underway or completed
 6 by the corporation or financed by the corporation and the financial
 7 arrangements developed therefor. *****The report shall set forth***
 8 *relocations of households and businesses occurring in the past year*
 9 *as a result of implementation of the plan, and a description of the*
 10 *relocation assistance provided those households and businesses.*
 11 *The report shall contain an evaluation of the impact of the imple-*
 12 *mentation of the plan on the availability of adequate and afford-*
 13 *able housing units in the city.*** The report shall also set forth

14 the goals, strategies and priorities governing the selection of
 15 projects it anticipates financing, supporting or undertaking; and
 16 the board shall annually review and evaluate the projects actually
 17 undertaken in light of the goals, strategies and priorities estab-
 18 lished therefor by the Capital City Renaissance Plan. The report
 19 shall set forth a complete operating and financial statement cover-
 20 ing the operations of the corporation during the year.

1 19. All officers, departments, boards, agencies, divisions and
 2 commissions of the State are hereby authorized and empowered
 3 to render any services to the corporation as may ****be**** within the
 4 area of their respective governmental functions as fixed or estab-
 5 lished by law, and as may be requested by the corporation.

1 20. There is appropriated to the Capital City Redevelop-
 2 ment Loan and Grant Fund from the General Fund the sum of
 3 ****[\$25,000,000.00]**** *****[**\$10,000,000.00**]**** *****\$5,000,000.00**
 4 *******, of which the sum of \$500,000.00 shall be available to the
 5 corporation immediately upon organization of the board of direc-
 6 tors for administrative expenses associated with the initial estab-
 7 lishment of the corporation, and of which the sum of
 8 ****[\$24,500,000.00]**** *****[**\$9,500,000.00**]**** *****\$4,500,000.00*****
 9 shall be deposited in the fund upon approval of the corporation's
 10 first annual budget submitted pursuant to section 17 of this act.

1 21. This act shall take effect immediately.

COMMUNITY DEVELOPMENT

Creates the Capital City Redevelopment Corporation, establishes
 the Capital City Redevelopment Loan and Grant Fund, appro-
 priates \$10 million.

8 the goals, strategies and priorities governing the selection of
9 projects it anticipates financing, supporting or undertaking; and
10 the board shall annually review and evaluate the projects actually
11 undertaken in light of the goals, strategies and priorities estab-
12 lished therefor by the Capital City Renaissance Plan. The report
13 shall set forth a complete operating and financial statement cover-
14 ing the operations of the corporation during the year.

1 19. All officers, departments, boards, agencies, divisions and
2 commissions of the State are hereby authorized and empowered
3 to render any services to the corporation as may within the area
4 of their respective governmental functions as fixed or established
5 by law, and as may be requested by the corporation.

1 20. There is appropriated to the Capital City Redevlop-
2 ment Loan and Grant Fund from the General Fund the sum of
3 \$25,000,000.00, of which the sum of \$500,000.00 shall be available
4 to the corporation immediately upon organization of the board of
5 directors for administrative expenses associated with the initial
6 establishment of the corporation, and of which the sum of
7 \$24,500,000.00 shall be deposited in the fund upon approval of the
8 corporation's first annual budget submitted pursuant to section 17
9 of this act.

1 21. This act shall take effect immediately.

STATEMENT

This bill would create the Capital City Redevelopment Corpora-
tion to promote and encourage the revitalization of the city of
Trenton. The nine-member board of directors of the corporation
would consist of the Governor and the State Treasurer or their
alternates, one other high ranking State officer, the Mayor of the
city of Trenton, ex officio, and five public members who shall serve
for four year terms and are to be appointed by the Governor with
the advice and consent of the Senate. The chief executive officer
of the corporation shall be the executive director, who shall be
appointed by the board of directors.

The board is authorized to exercise its responsibilities in the
Capital City District, which is defined to include the State Capitol
Complex and the surrounding area. After the first three years,
the boundaries of the district may be expanded by mutual consent
of the corporation and the city of Trenton by ordinance and par-
allel resolution designating that area to be added to the district
as an area in need of rehabilitation pursuant to section 3 of P. L.

1979, c. 233 (C. 54:4-3.123) or a blighted area pursuant to section 1 of P. L. 1949, c. 187 (C. 40:55-21.1).

The board is accorded broad powers to undertake projects or finance their development by private interests, through grants or loans. Projects are defined broadly to include any acquisition, construction, redevelopment, repair, alteration or improvement or extension of any building, structure or facility or public area undertaken within the district. Any project undertaken must be consistent with the 20-year Capital City Renaissance Plan, which the board is required to adopt within one year after the date of its first organizational meeting. The plan is to include a design, cultural, transportation and land use plan element and a statement of objectives, principles, assumptions and policies upon which the constituent proposals for the physical, economic and social development of the district are based. Any plan in existence which affects the physical development of any portion of the district at the time the Capital City Renaissance Plan is adopted shall be revised to conform to that plan. Any plan adopted after the adoption of that plan shall be consistent with it. In order that public decisions which affect the physical development of the district are consistent with the plan, any State government entity, county or municipal government or instrumentality thereof which undertakes any action in the district or is empowered to grant final approval to any private development in the district after the adoption of the plan, is required to file with the corporation a Capital District Impact Statement explaining how the proposed action is consistent with the plan.

The Capital District Oversight Committee is to be established by the Governor to study, and issue periodic reports assessing, the impact of the existence of the district on the provision of public services therein and, in turn, to report on the ways in which such municipal activity may be improved to enhance the attractiveness of the district. The committee is to be comprised of the Commissioner of Transportation, the Attorney General, the Superintendent of State Police and nine public members of whom five shall be appointed by the board of directors of the corporation and two each shall be appointed by the Governor and the Mayor of the city of Trenton.

In order to effectuate the purposes of this act, a sum of \$25,000,000.00 is made available for the corporation's purposes, of which \$500,000.00 shall be made available to the board upon the organization of the board of directors and \$24,500,000.00 shall be

deposited into the Capital City Redevelopment Loan and Grant Fund. The corporation is authorized to make low interest loans and grants so that no more than 65% of the moneys shall be recovered by the fund.

COMMUNITY DEVELOPMENT

Establ. Cap. City Redev. Corp.

Creates the Capital City Redevelopment Corporation, establishes the Capital City Redevelopment Loan and Grant Fund, appropriates \$25,000,000.00.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO
SENATE, No. 1641

[ASSEMBLY REPRINT]

STATE OF NEW JERSEY

DATED: DECEMBER 11, 1986

The Assembly Appropriations Committee favorably reports Senate Bill No. 1641 (AR).

This bill creates the Capital City Redevelopment Corporation to promote and encourage the revitalization of the city of Trenton. The corporation is to be governed by a nine-member board of directors consisting of four government officials and five public members. The board is authorized to undertake projects or finance their development by private interests, through grants or loans. Projects are defined broadly to include any acquisition, construction, redevelopment, historic restoration, repair, alteration or improvement or extension of any building, structure or facility or public area undertaken with the district. Any project must be consistent with the 20-year Capital City Renaissance Plan, which the board is required to adopt within one year. The plan is to include elements on design, culture, transportation, land use, and relocation. Any existing plan which affects the physical development of any portion of the district at the time the Capital City Renaissance Plan is adopted shall be revised to conform to that plan. Any plan adopted after the adoption of the Renaissance plan shall be consistent with it.

A Capital District Oversight Committee is to be established by the Governor to study, assess and report on ways municipal activity may be improved to enhance the district. The committee is to be comprised of five members of the Executive Branch and nine public members, of whom five shall be appointed by the board of directors of the corporation and two each shall be appointed by the Governor and the Mayor of the city of Trenton.

FISCAL IMPACT:

There is an appropriation of \$5,000,000.00 of which \$500,000.00 shall be available to the board upon organization with the balance deposited into the Capital City Redevelopment Loan and Grant Fund. The corporation is authorized to make low interest loans and grants with at least 65% of the moneys appropriated available on a revolving basis.

[ASSEMBLY REPRINT]
SENATE, No. 1641
[SECOND OFFICIAL COPY REPRINT]

STATE OF NEW JERSEY

INTRODUCED FEBRUARY 3, 1986

By Senators STOCKMAN, McMANIMON, RUSSO, LYNCH, WEISS,
RAND, VAN WAGNER, DORSEY, FORAN, BASSANO, GORM-
LEY, JACKMAN, O'CONNOR, COWAN, HIRKALA, CAU-
FIELD, ORECHIO, COSTA, CODEY, CONTILLO, LESNIAK,
FELDMAN and LIPMAN

Referred to Committee on County and Municipal Government

AN ACT creating the Capital City Redevelopment Corporation,
establishing the Capital City Redevelopment Loan and Grant
Fund and making an appropriation therefor.

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

1 1. This act shall be known and may be cited as the "Capital
2 City Redevelopment Corporation Act."

1 2. The Legislature finds and declares that:

2 a. The city of Trenton is of unique significance to the State and
3 the nation both as the State capitol and center of State govern-
4 mental operations, and as the site of the battle which in the nation's
5 memory turned the tide toward American independence;

6 b. The historic and public importance of the city, once contem-
7 plated as the site of the nation's *****[capitol]***** *****capital***** has
8 too long been neglected in a State which lacks a demographic or
9 commercial center of sufficient magnitude to serve as a focus for
10 State identity and pride, and, as a result, the city is in great need
11 of redevelopment and revitalization;

12 c. The actions and decisions of the State government are vitally
13 connected to the redevelopment and revitalization of those portions
14 of the city which serve as the commercial center of the community

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 printed in italics *thus* is new matter.

Matter enclosed in asterisks or stars has been adopted as follows:

*—Senate committee amendments adopted March 6, 1986.

**—Senate committee amendments adopted June 2, 1986.

***—Assembly committee amendments adopted October 23, 1986.

15 and in which public buildings and historic sites are located;

16 d. It is a public purpose of this State to establish a capital dis-
 17 trict within the city and to create a redevelopment corporation
 18 operating within the boundaries of the district, which will plan,
 19 coordinate and promote the public and private development of the
 20 district in a manner which enhances the vitality of the district as
 21 a place of commerce, recreation and culture and as an area in
 22 which to conduct public business and visit historic sites and thereby
 23 restores the prominence and prestige of the seat of State govern-
 24 ment for the benefit of all of the citizens of this State; and

25 e. In the exercise of its powers toward this public purpose, the
 26 Capital City Redevelopment Corporation will plan, coordinate and
 27 encourage an appropriate balance of governmental and nongovern-
 28 mental facilities and activities in the district, and assist in the
 29 provision of public, recreational and cultural facilities, ***in the*
 30 *preservation and restoration of historic structures and sites,*** and
 31 in the stimulation of private investment in the district in order to
 32 establish it as a source of State pride equal in standard to the best
 33 of State capitals in the ***[county]*** ***country***.

1 3. As used in this act, except where otherwise indicated:

2 a. "Board of Directors" or "board" means the board of directors
 3 of the Capital City Redevelopment Corporation;

4 b. "City" means the city of Trenton;

5 c. "Corporation" means the Capital City Redevelopment Cor-
 6 poration established pursuant to section 4 of this act;

7 d. "Director" means a director of the corporation;

8 e. "District" means the Capital City District delineated in sec-
 9 tion 6 of this act;

10 f. "Fund" means the Capital City Redevelopment Loan and
 11 Grant Fund established pursuant to section 11 of this act;

12 g. "Person" means any natural person or persons or any firms,
 13 partnerships, associations, societies, trusts, corporations, or other
 14 legal entities;

15 h. "Plan" means the Capital City Renaissance Plan adopted
 16 pursuant to this act;

17 i. "Project" means (1) the acquisition, construction, reconstruc-
 18 tion, redevelopment, ***historic restoration,*** repair, alteration,
 19 improvement or extension of any building, structure or facility, or
 20 public area or (2) the acquisition and improvement of real estate
 21 and the extension or provision of utilities, access roads and other
 22 appurtenant facilities in connection therewith, provided that the
 23 work undertaken is consistent with the Capital City Renaissance

24 Plan adopted pursuant to section 9 of this act; a project may also
 25 include planning, designing, acquiring, constructing, reconstruct-
 26 ing or otherwise improving a building, structure or facility and
 27 extension or provision of utilities, access roads and other appur-
 28 tenant facilities in connection therewith, or any redevelopment
 29 undertaken by any person pursuant to section 12 of this act; and
 30 j. "Redevelopment" means a program of renewal through plan-
 31 ning, conservation, rehabilitation, clearance, development and re-
 32 development**, and historic restoration**; and the construction
 33 and rehabilitation of commercial, industrial, public or other struc-
 34 tures and the grant, dedication or rededication of land as may be
 35 appropriate or necessary in the interest of the general welfare for
 36 streets, parks, playgrounds or other public purposes including
 37 recreational and other facilities appurtenant thereto.

1 4. a. There is established in the Executive Branch of the State
 2 Government a public body corporate and politic, with corporate
 3 succession, to be known as the Capital City Redevelopment Corpo-
 4 ration. For the purpose of complying with the provisions of Arti-
 5 cle V, Section IV, paragraph 1 of the New Jersey Constitution,
 6 the corporation is allocated within the Department of the Treasury,
 7 but, notwithstanding that allocation the corporation shall be inde-
 8 pendent of any supervision or control by the department or by
 9 the State Treasurer or any officer or employee thereof. The cor-
 10 poration is constituted as an instrumentality of the State exercis-
 11 ing public and essential governmental functions, and the exercise
 12 by the corporation of the powers conferred by this or any other
 13 act shall be deemed to be an essential governmental function of
 14 the State.

15 b. The board of directors of the corporation shall consist of the
 16 following: ***a member of the Executive Branch to be appointed
 17 by*** the Governor***,*** and the State Treasurer who shall both
 18 serve ex officio and may each designate, by written notification to
 19 the board, an alternate ***[who shall be an employee or official of
 20 the]*** ***[Office of the Governor, in the case of the Governor's
 21 alternate, and of the Department of Treasury, in the case of the
 22 other alternate,]*** who shall act in their place with the authority
 23 to attend, vote and perform any duty or function assigned to them
 24 in their absence; one other high-ranking State officer designated by
 25 the Governor; the mayor of the city of Trenton, ex officio; and five
 26 public members appointed by the Governor with the advice and
 27 consent of the Senate, one of whom shall be a public employee of
 28 the State or city, one of whom shall have the city of Trenton as his

29 principal place of business, and at least one of whom shall have the
30 county of Mercer as his principal place of business. The five direc-
31 tors appointed by the Governor shall be residents of the State and
32 shall have knowledge and expertise in the areas of economic de-
32A velopment, urban planning, community affairs or finance;

33 e. Each public member shall serve for a term of four years and
34 until the appointment and qualification of a successor, except that
35 of the directors who are first appointed, three shall be designated
36 to serve for terms of two years, and two shall be designated to
37 serve for *****[term]*** ****terms****** of four years, from the date
38 of appointment. All vacancies shall be filled in the same manner as
39 the original appointment but for the unexpired term only. The
40 directors shall receive no compensation for their services, but may
41 be reimbursed for their expenses in performing their official duties;

42 d. Each director, before entering upon the duties of office, shall
43 take and subscribe an oath to perform the duties of the office
44 faithfully, impartially and justly to the best of their ability. A
45 record of these oaths shall be filed in the Office of the Secretary of
46 State. Each director appointed by the Governor may be removed
47 from office by the Governor, for cause, after a public hearing, and
48 may be suspended by the Governor pending the completion of the
49 hearing;

50 e. The Governor shall *****[be the chairman at the first meeting of**
51 **the board. Thereafter, the chairman shall be the Governor or the**
52 **Governor's alternate]*** ****appoint a chairman from amongst***
53 ***the members of the board******. The vice chairman shall be one of the
53A five public members and shall be elected by majority vote of all the
54 directors. The directors shall elect a secretary and a treasurer
55 from among their number, and the same person may be elected to
56 serve both as secretary and treasurer. Five directors shall con-
57 stitute a quorum at any meeting of the board. Action may be
58 taken and motions and resolutions adopted by the board at any
59 meeting thereof by the affirmative vote of at least five directors.
60 No vacancy in a directorship shall impair the right of a quorum to
61 exercise all the powers and perform all the duties of the board;

62 f. Each director shall execute a bond to be conditioned upon
63 the faithful performance of their respective duties in such form
64 and amount as may be prescribed by the Director of the Division
65 of Budget and Accounting in the Department of the Treasury.
66 The bonds shall be filed in the office of the Secretary of State.
67 At all times thereafter the directors shall maintain these bonds in
68 full force. All costs of the bonds shall be borne by the corporation;
69 and

70 g. The corporation may be dissolved by act of the Legislature
71 if it has no debts or obligations outstanding or if adequate pro-
72 vision has been made for the payment or retirement of any out-
73 standing debts or obligations. Upon dissolution of the corpo-
74 ration all property, funds and assets thereof shall be vested in
75 the State, the city or the county, subject to the terms of the act of
76 dissolution.

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

2 a. To sue and be sued;

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

4 c. To make and alter bylaws for its organization and internal
5 management and to make rules and regulations with respect to
6 its projects, operations, properties and facilities;

7 d. To make and enter into all contracts, leases, as lessee or
8 lessor, and agreements necessary or incidental to the performance
9 of its duties and the exercise of its powers under this act, and
10 consent to any modification, amendment or revision of any con-
11 tract, lease or agreement to which it is a party;

12 e. To enter into agreements or other transactions with, and to
13 accept grants, appropriations or the cooperation of the United
14 States or any agency thereof or the State or any agency thereof in
15 furtherance of the purposes of this act;

16 f. To receive and accept aid or contributions from any public or
17 private source of money, property, labor or other thing of value,
18 to be held, used and applied to carry out the purposes of this act
19 subject to the conditions upon which that aid or contribution may
20 be made, including, but not limited to, gifts or grants from the
21 United States or any agency thereof or the State or any agency
22 thereof for any purpose consistent with this act;

23 g. To invest moneys not required for immediate use in any
24 obligations, securities or other investments in the same manner
25 as trust funds in the custody of the State Treasurer;

26 h. To acquire or contract to acquire from any individual, part-
27 nership, trust, association or corporation, or any public agency,
28 by grant, purchase or otherwise, real or personal property or any
29 interest therein; to own, hold, clear, improve and rehabilitate, and
30 to sell, assign, exchange, transfer, convey, lease, mortgage or other-
31 wise dispose of or encumber the same;

32 i. To sell, lease, assign, transfer, convey, exchange, mortgage,
33 or otherwise dispose of or encumber any project, and in the case
34 of the sale of any project, to accept a purchase money mortgage
35 in connection therewith, and to lease, repurchase or otherwise

36 acquire and hold any project which the corporation has thereto-
 37 fore sold, leased or otherwise conveyed, transferred or disposed of;

38 j. To grant options to purchase any project or to renew any
 39 leases entered into by it in connection with any of its projects,
 40 on such terms and conditions as it may deem advisable;

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

45 l. To consent to the modification, with respect to rate of interest,
 46 time of payment, or any installment of principal or interest, se-
 47 curity, or any other terms, of any loan, mortgage, commitment,
 48 contract or agreement of any kind to which the corporation is a
 49 party;

50 m. In connection with any property on which it has made a
 51 mortgage loan, to foreclose on the property or commence any
 52 action to protect or enforce any right conferred upon it by any
 53 law, mortgage, contract or other agreement, and to bid for or
 54 purchase the property at any foreclosure or at any other sale, or
 55 acquire or take possession of the property; and in such event the
 56 corporation may complete, administer, pay the principal of and
 57 interest on any obligations incurred in connection with the property,
 58 dispose of and otherwise deal with the property, in such manner as
 59 may be necessary or desirable to protect the interests of the cor-
 60 poration therein;

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

64 o. To arrange or contract with any county or municipal govern-
 65 ment, or instrumentality thereof, with jurisdiction within the
 66 Capital City District, for the planning, opening, grading or closing
 67 of streets, roads or other places or for the construction or re-
 68 construction of improvements, or public works necessary or con-
 69 venient to carry out its purposes;

70 p. To appoint an executive director and any other officers, em-
 71 ployees and agents as it may require for the performance of its
 72 duties***[and]***. *The executive director, and any employees*
 73 *appointed as personal staff to the executive director, shall be ap-*
 74 *pointed by the corporation, which shall*** determine their qualifi-*
 74A *cations, terms of office, duties, fix their compensation, and promote*
 74B *and discharge them, all without regard to the provisions of*
 74C ****[Title 11 of the Revised Statutes]*** ***Title 11A of the New*

74D *Jersey Statutes. All other officers, employees and agents appointed*
 74E *by the corporation shall be subject to the provisions of Title 11A*
 74F *of the New Jersey Statutes***;*

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

79 r. To provide advisory, consultative, training and educational
 80 services, technical assistance and advice to any person, firm, as-
 81 sociation, partnership or corporation, either public or private, in
 82 order to carry out the purposes of this act; and

83 s. To do any and all things necessary or convenient to the exer-
 84 cise of the foregoing powers or reasonably implied therefrom.

1 6. a. The corporation is authorized to carry out the purposes
 2 of this act on behalf of and exercise its powers within the Capital
 3 City District, which shall consist of that portion of the city of
 4 Trenton, beginning at the Delaware river at the point at which
 5 the center line of the Amtrak railroad corridor line crosses the
 6 center line of the river **boundary of the city of Trenton**; thence
 7 running northeasterly along the center line of the railroad to the
 8 point at which it intersects with the center line of Clinton avenue
 9 south; thence on a line running northeasterly from the intersection
 10 of the center line of South Clinton avenue and the railroad to the
 11 center line of the Walnut avenue extension at the point at which it
 12 bends northeasterly; thence running northeasterly along the center
 13 line of the Walnut avenue extension to its intersection with the
 14 center line of Hollywood avenue; thence on a line running north-
 15 easterly from the intersection of the center lines of the Walnut ave-
 16 nue extension and Hollywood avenue to the center line of Chestnut
 17 avenue at the point at which it would be intersected by the center
 18 line of the Amtrak railroad; thence on a line running in a south-
 19 westerly direction from the intersection of the Amtrak railroad and
 20 Chestnut avenue to the intersection of the center lines of Yard ave-
 21 nue and Fairview avenues; thence running southwesterly along the
 22 center line of Fairview avenue following it along to its intersection
 23 with the center line of South Clinton avenue; thence running
 24 northerly along the center line of South Clinton avenue to its in-
 25 tersection with the center line of East State street; thence running
 26 westerly along the center line of East State *****[Street]*****
 27 *****street***** to its intersection with the center line of West Canal
 28 street; thence running northerly along the center line of West
 29 Canal street to its intersection with the center line of Merchant

30 street; thence running westerly along the center line of Merchant
 31 street to its intersection with the center line of North Stockton
 32 street; thence running northerly along the center line of North
 33 Stockton street to its intersection with the center line of Hanover
 34 street; thence running westerly along the center line of Hanover
 35 street to its intersection with the center line of North Broad street;
 36 thence running northerly along the center line of North Broad
 37 street to its intersection with the center line of Brunswick avenue
 38 where it meets the center line of Pennington avenue; thence
 39 running along the center line of Pennington avenue around to its
 40 intersection with the center line of Warren street; thence running
 41 southwesterly along the center line of Warren street to its inter-
 42 section with the center line of the feeder canal; thence following
 43 along the center line of the feeder canal in a westerly direction to
 44 the point at which it intersects with ***[[Prospect street]]*** **the center*
 45 *line of the waste weir which connects the feeder canal with the*
 46 *Delaware river**; thence running southwesterly along the center
 47 line of ***[[Prospect street extending through to the center line of**
 48 **Richey place at its intersection with the center line of West State**
 49 **street; thence running southwesterly along the center line of Richey**
 50 **place]]*** **the waste weir** to the point reached by prolongating the
 51 center line of ***[[Richey place]]*** **the waste weir** to the center line
 52 of the Delaware river **boundary of the city of Trenton**; thence
 52A running along the center line of the Delaware river **boundary of*
 52B *the city of Trenton** downstream to the point at which the ***[[center**
 52C **line of the]]*** river **boundary** intersects with the center line of the
 52D Amtrak railroad.

53 b. The boundaries of the district may be expanded by mutual
 54 consent of the corporation and the city of Trenton. In order to
 55 expand the boundaries of the district, the city of Trenton shall,
 56 by ordinance duly adopted, or in the case of the corporation, by a
 57 parallel resolution, designate that area to be added to the district
 58 as (1) a blighted area pursuant to section 1 of P. L. 1949, c. 187
 59 (C. 40:55-21.1) or an area in need of rehabilitation pursuant to
 60 section 3 of P. L. 1979, c. 233 (C. 54:4-3.123) and (2) an area in
 61 which the corporation may undertake a project or series of projects.
 62 No such ordinance or resolution may be adopted within the three
 63 years immediately following the effective date of this act. In ad-
 64 dition to whatever information shall be required in the ordinance
 65 establishing a blighted area or area in need of rehabilitation pur-
 66 suant to Titles 40 and 54 of the Revised Statutes, respectively, the
 67 ordinance and resolution provided herein shall include a descrip-

68 tion of the metes and bounds of the area and a statement setting
69 forth the basis for the designation.

1 7. It shall be the duty of the corporation to:

2 a. Promote the revitalization of the Capital City District through
3 the initiation of projects, encouragement of private redevelopment,
4 ***restoration and improvement of historic areas, sites and struc-*
5 *tures,*** and formulation and implementation of programs and
6 strategies which will enhance the vitality of the district as a place
7 to live, ***visit,*** work, and conduct business, and thereby help
7A restore the prominence and prestige of the capital area;

8 b. Facilitate the development of a transportation system within
9 the district which is designed to assure the safe, convenient and
10 efficient movement of people and goods within and through the dis-
11 trict and which serves as the hub of a regional transportation
12 system in which the various modes of travel are integrated and
13 coordinated;

14 c. Facilitate coordination of its efforts with other governmental
15 entities which currently have jurisdiction within, and in areas
16 adjacent to, the district and in conjunction with the Capital District
17 Oversight Committee, monitor the impact of the district on public
18 safety in the city of Trenton, and on any other aspects of city
19 life which the corporation determines may be affected by its exis-
20 tence.

1 8. a. In order to oversee the performance of its duties, the board
2 shall appoint an executive director, who shall be the chief execu-
3 tive officer of the corporation. The executive director shall perform
4 the duties of office on a full-time basis, shall hold office at the
5 pleasure of the board and shall receive such salary as the board
6 shall provide.

7 b. The executive director shall, subject to the approval of the
8 board, appoint such employees, officers or agents as the board shall
9 deem necessary ****[and prescribe their powers and duties. These*
10 *employees, officers or agents of the corporation shall be chosen]****
11 without reference to political party affiliation, solely on grounds
12 of fitness to perform their duties ****[and their employment shall*
13 *be in the unclassified service of the State]****. The employees of
14 the corporation shall receive such compensation as shall from time
15 to time be fixed by the corporation within the limits of available
16 appropriations therefor.

1 9. a. Within one year after the date of its first organizational
2 meeting, the board shall adopt a 20-year Capital City Renaissance
3 Plan. The plan may be revised from time to time as may be nec-
4 essary. The plan shall guide the use of lands within the district

5 in a manner which promotes the economic vitality of the district
6 and enhances the quality of the public environment. The plan shall
7 comprise a report or statement presenting the following elements:

8 (1) A statement of objectives, principles, assumptions and poli-
9 cies upon which the constituent proposals for the physical, eco-
10 nomic and social development of the district are based;

11 (2) A design plan element which contains an inventory and
12 evaluation of buildings within the district which are of unique
13 historic or architectural merit, streets, parks and public spaces;
14 and any other relevant aspect of the public environment. The
15 commission shall make specific recommendations for conserving
16 and improving the public landscape, including streets, recreational
17 facilities, and other public spaces and amenities;

18 (3) A cultural plan element which contains an inventory of the
19 district's museums, theaters, parks, sports facilities and recom-
20 mendations for the maintenance and enhancement of these facili-
21 ties for the benefit of residents of the city, region**[:]** and
22 ****State;****

23 (4) A transportation plan element which ****[shall contain]****
24 ****contains**** an inventory of facilities for all modes of transporta-
25 tion within the district, establishes the importance of the district
26 transportation system in the regional context, sets forth a state-
27 ment of objectives and principles regarding the transport of
28 people and goods to and within the district and develops recom-
29 mendations designed to improve the accessibility of the district to
29A the rest of the city and the surrounding region; ****[and]****

30 (5) A land use plan element which incorporates recommendations
31 contained in the other three elements; recommends appropriate
32 future governmental and private land uses in specific areas; con-
33 tains proposals for conservation, rehabilitation and adaptive re-
34 use of existing governmental and nongovernmental buildings;
35 proposes strategies concerning conservation and improvement of
36 the public environment, including streets, walkways, parks, and
37 other public spaces; and sets forth proposals for the ****restoration**
38 **and**** improvement of the ****[district transportation system]****
39 ****historic areas, sites and structures; and**

40 (6) *A relocation plan element which includes an assessment of*
41 *the displacement of households and businesses within the district*
42 *that would result from the implementation of the plan, and a*
43 *strategy for relocation of households to adequate and affordable*
43A *housing units**.*

43B b. The plan shall be developed in consultation with the State
43C Building Authority, the planning board of the city ****[to]****

43D ****of**** Trenton, and the planning board of the county of Mercer.

43E The corporation shall consider existing plans for areas included

43F in the district in formulating its plan.

44 c. Prior to the adoption of the plan, the board shall provide a
45 copy of the proposed plan to the planning boards of the city of
46 Trenton and the county of Mercer and the State Building Author-
47 ity and shall make copies available for public inspection and pro-
48 vide public notice of availability. Not less than 45 days after
49 distribution of the plan to the planning boards and the State
50 Building Authority, the board shall conduct public hearings on
51 the plan and shall provide for a public comment period which shall
52 extend at least 30 days after the final hearing.

53 d. Upon adoption of the plan, the planning board of the city of
54 Trenton, the planning board of the county of Mercer, the State
55 Building Authority, and any other governmental entities with
56 plans affecting physical development within the district shall re-
57 view and revise their plans to ensure that they are consistent with
58 the Capital City Renaissance Plan. Any plan which affects the
59 physical development of the district and is adopted by any govern-
60 mental entity after the adoption of the Capital City Renaissance
61 Plan shall be consistent with that plan.

1 10. Any department, board, agency, division or commission of
2 the State and any county or municipal government entity, or in-
3 strumentality thereof, which undertakes any construction, recon-
4 struction or extension of any building, structure or facility or
5 other improvement within the district shall, prior to undertaking
6 such action, file with the corporation a Capital District Impact
7 Statement which describes the ways in which the proposed con-
8 struction, reconstruction or extension is consistent with the plan
9 ****in its various elements****. Whenever a governmental entity is
10 granted final authority to review and approve plans for private
11 development proposed for the district, the appropriate govern-
12 mental entity with authority to grant final approval of an action
13 shall file an impact statement for each development which is
14 granted final approval explaining the ways in which the proposed
15 development is consistent with the plan. The approving authority
16 is empowered to require the preparation and submission of that
17 impact statement by the developer as part of the application for
18 development.

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

4 executive director for carrying out the provisions of this act, and
5 for no other purpose.

6 b. The State Treasurer may from time to time invest and re-
7 invest those portions of the fund in investments in which other
8 State funds may be invested.

9 c. There shall be included in the fund (1) all moneys appro-
10 priated and made available by the Legislature for inclusion therein,
11 (2) any other moneys made available to the corporation from any
12 source or sources, for its purposes, (3) any moneys repaid by
13 persons pursuant to loan agreements under the terms of this act,
14 which payments shall be transmitted to the State Treasurer for
15 inclusion in the fund, and (4) any income, increment or interest
16 derived from investment or reinvestment.

1 12. The fund created by this act shall be used by the corporation
2 to undertake projects in accordance with the goals, objectives and
3 priorities outlined in the plan and to make loans or grants for the
4 purpose of financing projects which are consistent with the plan.
5 Financing of projects pursuant to this act shall be in such form,
6 amount and on such terms as the corporation shall believe neces-
7 sary in order to assure the economic feasibility of a project and
8 to assure, to the greatest degree compatible with that purpose, the
9 full recovery of costs incurred by the authority in the undertaking
10 of the project. The interest rate shall be sufficiently below the
11 prevailing rate of interest to attract private participation in the
12 loan program. The corporation shall assure by the terms of the
13 financing of projects that at least 65% of the moneys appropriated
14 to the fund shall be recovered and shall continue to be available
15 for financing under this act.

1 13. With respect to projects for which costs are to be financed
2 by the corporation pursuant to this act, the corporation shall in
3 approving the financing for those projects, and in the planning and
4 undertaking of its own projects, consider the following:

5 a. The economic feasibility of the project;

6 b. The degree to which the project will advance the goals and
7 objectives set forth in the plan; and

8 c. The likelihood that the project shall, after its completion, be
9 able to repay to the fund all or part of any financing costs incurred.

1 14. The corporation shall have the power to provide for the in-
2 stallation, construction, maintenance, repair, renewal, relocation
3 and removal of tracks, pipes, mains, conduits, cables, wires, towers,
4 poles and other equipment and appliances herein called "public
5 utility facilities" of any public utility, as defined in R. S. 48:2-13,
6 in, on, along, over or under any project.

7 Whenever the corporation shall determine that it is necessary
8 that any public utility facilities which now are, or hereafter may
9 be located in, on, along***, over*** or under any project, should be
10 relocated, or should be removed from that project, the public utility
11 owning or operating those facilities shall relocate or remove them
12 in accordance with the order of the corporation; provided, however,
13 that the cost and expenses of that relocation or removal, including
14 the cost of installing such facilities in a new location or new loca-
15 tions, and the cost of any lands, or any rights or interests in lands,
16 and any other rights acquired to accomplish such relocation or
17 removal, less the cost of any lands or any rights of the public
18 utility paid to the public utility in connection with the relocation
19 or removal of that property, shall be ascertained and paid by the
20 corporation as part of the cost of that project. In case of any re-
21 location or removal of facilities, the public utility owning or op-
22 erating the same, its successors or assigns, may maintain and
23 operate those facilities, with the necessary appurtenances, in the
24 new location or new locations, for as long a period, and upon the
25 same terms and conditions, as it had the right to maintain and
26 operate those facilities in their former location or locations.

1 15. a. For the purpose of assuring regular and effective liaison
2 between the corporation, other public agencies and officers having
3 responsibilities in areas related to the operations of the corpora-
4 tion, and the public, the Governor shall establish a Capital District
5 Oversight Committee to consist of the following: ***the Commis-
6 sioner of the Department of Community Affairs, the Commissioner
6A of the Department of Environmental Protection,*** the Commis-
6B sioner of the Department of Transportation, the Attorney General,
7 and the Superintendent of the Division of State Police in the De-
8 partment of Law and Public Safety, or their designees, who shall
9 all serve ex officio; the President of the City Council of the city
10 of Trenton or his designee, ex officio; and nine public members, of
11 whom five shall be citizen representatives and residents of the city
12 of Trenton and four shall be representatives of the business sector
13 of the city of Trenton who may live within or outside the city of
14 Trenton, but shall be residents of the State, to be appointed as
15 follows: two shall be appointed by the Governor, of whom one
16 shall be a citizen representative and one shall represent the busi-
17 ness sector; two shall be appointed by the Mayor of the city of
18 Trenton, of whom one shall be a citizen representative and one
19 shall represent the business sector; and five shall be appointed by
20 the board, of whom three shall be citizen representatives and two
21 shall represent the business sector.

22 b. Each public member shall serve for a term of three years
23 and until the appointment and qualification of a successor, except
24 that of the five members first appointed by the corporation, one
25 citizen representative and one business representative shall each
26 serve for a term of one year, one citizen representative and one
27 business representative shall each serve for a term of two years,
28 and one citizen representative shall serve for a term of three years;
29 of the two members first appointed each by the Governor and the
30 Mayor of the city of Trenton, one shall serve for a term of two
31 years and one shall serve for a term of three years. In the event
32 of a vacancy occurring during the unexpired term of office, a
33 public member shall be appointed to serve for the unexpired term
34 by the government entity which made the original appointment.

35 c. The Mayor shall designate the chairman of the committee,
36 who shall serve in that position for the duration of his term. A
37 chairman may be redesignated. Seven members of the committee
38 shall constitute a quorum at any meeting thereof. Action may be
39 taken and motions and resolutions adopted by the committee at
40 any meeting thereof by the affirmative vote of at least seven mem-
41 bers. No vacancy in the membership of the committee shall im-
42 pair the right of a quorum to exercise all the powers and perform
43 all the duties of the committee.

44 d. The committee shall study, and issue periodic reports assess-
45 ing, first, the impact of the district on the provision of police and
46 fire service within the city of Trenton and, thereafter, on any other
47 areas of municipal activity which, in the committee's estimation,
48 may be affected by the establishment of the district. The com-
49 mittee shall also study and report on the ways in which such
50 municipal activity may be improved to enhance the attractiveness
51 of the district. Based on these reports, the committee shall make
52 recommendations to improve the efficiency or effectiveness of public
53 agencies in enhancing the district.

54 e. Upon appointment, the committee shall prepare a budget
55 which shall contain an itemization of those expenses in order that
56 the committee may fulfill its officially prescribed duties. The chair-
57 man shall submit a budget to the executive director on an annual
58 basis, and the board shall provide funds within the limits of any
59 funds appropriated or otherwise made available for the commit-
60 tee's purposes. The members of the committee shall receive no
61 compensation for their services, but may be reimbursed for their
62 expenses in performing their official duties. The committee is
63 authorized to engage such employees, advisors or consultants as

64 are necessary in order to fulfill its prescribed duties. These em-
 65 ployees, advisors or consultants, as the case may be, shall be ap-
 66 pointed without regard to the provisions of *****[Title 11 of the**
 67 **Revised Statutes]*** ***Title 11A of the New Jersey Statutes*****
 68 and shall receive such compensation as shall from time to time be
 69 fixed by the corporation within the limits of available appropria-
 69A tions therefor.

70 f. All officers, departments, boards, agencies, divisions and com-
 71 missions of the State are hereby authorized and empowered to
 72 render any services to the corporation as may be within the area
 73 of their respective governmental functions as fixed or established
 74 by law, and as may be requested by the corporation.

75 ****g.** *The corporation shall refer each application for financial*
 76 *assistance made to the Capital City Redevelopment Loan and*
 77 *Grant Fund to the committee prior to taking formal action to*
 78 *approve or reject the application. The committee shall have 30*
 79 *days from the date of referral to provide written comments on the*
 80 *application, and any comments provided within that time shall be a*
 81 *part of the record of the corporation's official action on the appli-*
 82 *cation.***

1 16. ****a.**** If, in order to implement any of the goals and objec-
 2 tives set forth in the plan, the corporation shall find it necessary or
 3 convenient to acquire any real property within its jurisdiction, or
 4 if for any of its authorized purposes the corporation shall find it
 5 necessary to acquire any real property beyond its jurisdiction,
 6 whether for immediate or future use, the corporation may find and
 7 determine that such property, whether a fee simple absolute or a
 8 lesser interest, is required for public use, and, upon such deter-
 9 mination, the property shall be deemed to be required for a public
 10 use until otherwise determined by the corporation; and the de-
 11 termination shall not be affected by the fact that the property
 12 has heretofore been taken for, or is then devoted to, a public use
 13 of the State or any municipality, county, school district, or other
 14 local or regional district, authority or agency, but the public use
 15 in the hands or under the control of the corporation shall be deemed
 16 superior;

17 b. If the corporation is unable to agree with the owner or owners
 18 thereof upon terms for the acquisition of any real property, for
 19 any reason whatsoever, then the corporation may acquire that
 20 property, whether a fee simple absolute or a lesser interest, in the
 21 manner provided in the "Eminent Domain Act of 1971," P. L. 1971,
 22 c. 361 (C. 20:3-1 et seq.).

23 ****c. Notwithstanding the provisions of subsections a. and b. of**
 24 *this section, the corporation shall not acquire or exercise control*
 25 *over any property in the custody of the State House Commission*
 26 *pursuant to R. S. 52:20-1 et seq. without the written consent of*
 27 *that commission.***

1 17. a. On or before February 1 of each year, the board shall
 2 submit a budget for the corporation to the State Treasurer for the
 3 State Treasurer's approval. The budget shall include those sums
 4 made available to the committee pursuant to section 15 of this act.
 5 The board shall file a copy of the budget with the governing body
 6 of the city of Trenton within 30 days of its approval. The board
 7 shall cause an audit of its books and accounts to be made at least
 8 once in each year by certified public accountants, and the cost
 9 thereof shall be considered an expense of the corporation and a
 10 copy thereof shall be filed with the State Treasurer.

11 b. The executive director shall submit with the corporation's
 12 annual budget request a plan for expenditures from the Capital
 13 City Redevelopment Loan and Grant Fund for the upcoming fiscal
 14 year. This plan shall include, but not be limited to: performance
 15 evaluation of the expenditures made from the fund to date; a
 16 description of the various projects to be funded for the upcoming
 17 fiscal year; ***relocation assistance for ***[that]*** ***the*** up-*
 18 *coming fiscal year;*** a copy of procedures developed by the corpo-
 19 ration governing the operation of the loan and grant fund; a
 20 complete financial statement on the status of the State fund to date;
 21 and an estimate of expenditures from the State fund for the
 22 upcoming fiscal year. This information shall be used to assist the
 23 Legislature in determining the amount to appropriate to the State
 24 fund.

1 18: On or before February 1 of each year, the board shall make
 2 an annual report of its activities for the preceding calendar year
 3 to the Governor, the Legislature, and the governing body of the
 4 city of Trenton. The report shall include, but not be limited to,
 5 a description of all projects either planned, underway or completed
 6 by the corporation or financed by the corporation and the financial
 7 arrangements developed therefor. ***The report shall set forth*
 8 *relocations of households and businesses occurring in the past year*
 9 *as a result of implementation of the plan, and a description of the*
 10 *relocation assistance provided those households and businesses.*
 11 *The report shall contain an evaluation of the impact of the imple-*
 12 *mentation of the plan on the availability of adequate and afford-*
 13 *able housing units in the city.*** The report shall also set forth

14 the goals, strategies and priorities governing the selection of
 15 projects it anticipates financing, supporting or undertaking; and
 16 the board shall annually review and evaluate the projects actually
 17 undertaken in light of the goals, strategies and priorities estab-
 18 lished therefor by the Capital City Renaissance Plan. The report
 19 shall set forth a complete operating and financial statement cover-
 20 ing the operations of the corporation during the year.

1 19. All officers, departments, boards, agencies, divisions and
 2 commissions of the State are hereby authorized and empowered
 3 to render any services to the corporation as may ***be*** within the
 4 area of their respective governmental functions as fixed or estab-
 5 lished by law, and as may be requested by the corporation.

1 20. There is appropriated to the Capital City Redevelop-
 2 ment Loan and Grant Fund from the General Fund the sum of
 3 ***[\$25,000,000.00]*** ****[\$10,000,000.00]*** ****\$5,000,000.00*
 4 *****, of which the sum of \$500,000.00 shall be available to the
 5 corporation immediately upon organization of the board of direc-
 6 tors for administrative expenses associated with the initial estab-
 7 lishment of the corporation, and of which the sum of
 8 ***[\$24,500,000.00]*** ****[\$9,500,000.00]*** ****\$4,500,000.00****
 9 shall be deposited in the fund upon approval of the corporation's
 10 first annual budget submitted pursuant to section 17 of this act.

1 21. This act shall take effect immediately.

COMMUNITY DEVELOPMENT

Creates the Capital City Redevelopment Corporation, establishes
 the Capital City Redevelopment Loan and Grant Fund, appro-
 priates \$10 million.

**ASSEMBLY URBAN POLICY AND WATERFRONT
DEVELOPMENT COMMITTEE**

STATEMENT TO

SENATE, No. 1641

[SECOND OFFICIAL COPY REPRINT]

with Assembly committee amendments

STATE OF NEW JERSEY

DATED: OCTOBER 23, 1986

The Assembly Urban Policy and Waterfront Development Committee reports Senate Bill No. 1641 2OCR Aca favorably, as amended.

Senate Bill No. 1641 2OCR Aca creates the Capital City Redevelopment Corporation to promote and encourage the revitalization of the city of Trenton. The corporation is to be governed by a nine-member board of directors, to consist of four government officials and five public members.

The board is accorded broad powers to undertake projects or finance their development by private interests, through grants or loans. Projects are defined broadly to include any acquisition, construction, redevelopment, historic restoration, repair, alteration or improvement or extension of any building, structure or facility or public area undertaken within the district. Any project undertaken must be consistent with the 20-year Capital City Renaissance Plan, which the board is required to adopt within one year after the date of its first organizational meeting. The plan is to include a design, cultural, transportation land use, and relocation plan element and a statement of objectives, principles, assumptions and policies upon which the constituent proposals for the physical, economic and social development of the district are based. Any plan in existence which affects the physical development of any portion of the district at the time the Capital City Renaissance Plan is adopted shall be revised to conform to that plan. Any plan adopted after the adoption of that plan shall be consistent with it.

A Capital District Oversight Committee is to be established by the Governor to study, and issue periodic reports assessing, the impact of the existence of the district on the provision of public services therein and, in turn, to report on the ways in which such municipal activity may be improved to enhance the attractiveness of the district. The committee is to be comprised of five members of the Executive

Branch and nine public members of whom five shall be appointed by the board of directors of the corporation and two each shall be appointed by the Governor and the Mayor of the city of Trenton.

A sum of \$5,000,000.00 is made available for the corporation's purposes, of which \$500,000.00 shall be made available to the board upon the organization of the board of directors and \$4,500,000.00 shall be deposited into the Capital City Redevelopment Loan and Grant Fund. The corporation is authorized to make low interest loans and grants so that no more than 65% of the moneys shall be recovered by the fund.

The committee amended this bill to: remove the Governor as a member of the board of the Capital City Redevelopment Corporation and replace him with a member of the Executive Branch, to be appointed by the Governor; require the Governor to appoint the board chairman from amongst the board members; expand the Capital City Oversight Committee to include the Commissioners of the Department of Community Affairs and Department of Environmental Protection; place all Commission staff, except for the Executive Director and his personal staff, within the classified service pursuant to Title 15A of the New Jersey Statutes; and reduce the appropriation from \$10,000,000.00 to \$5,000,000.00.

SENATE, No. 1641

STATE OF NEW JERSEY

INTRODUCED FEBRUARY 3, 1986

By Senators STOCKMAN, McMANIMON, RUSSO, LYNCH, WEISS, RAND, VAN WAGNER, DORSEY, FORAN, BASSANO, GORMLEY, JACKMAN, O'CONNOR, COWAN, HIRKALA, CAUFIELD, ORECHIO, COSTA, CODEY, CONTILLO, LESNIAK, FELDMAN and LIPMAN

Referred to Committee on County and Municipal Government

AN ACT creating the Capital City Redevelopment Corporation, establishing the Capital City Redevelopment Loan and Grant Fund and making an appropriation therefor.

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

1 1. This act shall be known and may be cited as the "Capital
2 City Redevelopment Corporation Act."

1 2. The Legislature finds and declares that:

2 a. The city of Trenton is of unique significance to the State and
3 the nation both as the State capitol and center of State govern-
4 mental operations, and as the site of the battle which in the nation's
5 memory turned the tide toward American independence;

6 b. The historic and public importance of the city, once contem-
7 plated as the site of the nation's capitol, has too long been neglected
8 in a State which lacks a demographic or commercial center of
9 sufficient magnitude to serve as a focus for State identity and
10 pride, and, as a result, the city is in great need of redevelopment
11 and revitalization;

12 c. The actions and decisions of the State government are vitally
13 connected to the redevelopment and revitalization of those portions
14 of the city which serve as the commercial center of the community
15 and in which public buildings and historic sites are located;

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 printed in italics *thus* is new matter.

Matter enclosed in asterisks or stars has been adopted as follows:

*—Senate committee amendments adopted March 6, 1986.

**—Senate committee amendments adopted June 2, 1986.

16 d. It is a public purpose of this State to establish a capital dis-
 17 trict within the city and to create a redevelopment corporation
 18 operating within the boundaries of the district, which will plan,
 19 coordinate and promote the public and private development of the
 20 district in a manner which enhances the vitality of the district as
 21 a place of commerce, recreation and culture and as an area in
 22 which to conduct public business and visit historic sites and thereby
 23 restores the prominence and prestige of the seat of State govern-
 24 ment for the benefit of all of the citizens of this State; and

25 e. In the exercise of its powers toward this public purpose, the
 26 Capital City Redevelopment Corporation will plan, coordinate and
 27 encourage an appropriate balance of governmental and nongovern-
 28 mental facilities and activities in the district, and assist in the
 29 provision of public, recreational and cultural facilities, ***in the*
 30 *preservation and restoration of historic structures and sites,*** and
 31 in the stimulation of private investment in the district in order to
 32 establish it as a source of State pride equal in standard to the best
 33 of State capitals in the ***[county]*** ***country***.

1 3. As used in this act, except where otherwise indicated:

2 a. "Board of Directors" or "board" means the board of directors
 3 of the Capital City Redevelopment Corporation;

4 b. "City" means the city of Trenton;

5 c. "Corporation" means the Capital City Redevelopment Cor-
 6 poration established pursuant to section 4 of this act;

7 d. "Director" means a director of the corporation;

8 e. "District" means the Capital City District delineated in sec-
 9 tion 6 of this act;

10 f. "Fund" means the Capital City Redevelopment Loan and
 11 Grant Fund established pursuant to section 11 of this act;

12 g. "Person" means any natural person or persons or any firms,
 13 partnerships, associations, societies, trusts, corporations, or other
 14 legal entities;

15 h. "Plan" means the Capital City Renaissance Plan adopted
 16 pursuant to this act;

17 i. "Project" means (1) the acquisition, construction, reconstruc-
 18 tion, redevelopment, ***historic restoration,*** repair, alteration,
 19 improvement or extension of any building, structure or facility, or
 20 public area or (2) the acquisition and improvement of real estate
 21 and the extension or provision of utilities, access roads and other
 22 appurtenant facilities in connection therewith, provided that the
 23 work undertaken is consistent with the Capital City Renaissance
 24 Plan adopted pursuant to section 9 of this act; a project may also

25 include planning, designing, acquiring, constructing, reconstruct-
26 ing or otherwise improving a building, structure or facility and
27 extension or provision of utilities, access roads and other appur-
28 tenant facilities in connection therewith, or any redevelopment
29 undertaken by any person pursuant to section 12 of this act; and

30 j. "Redevelopment" means a program of renewal through plan-
31 ning, conservation, rehabilitation, clearance, development and re-
32 development**, and historic restoration**; and the construction
33 and rehabilitation of commercial, industrial, public or other struc-
34 tures and the grant, dedication or rededication of land as may be
35 appropriate or necessary in the interest of the general welfare for
36 streets, parks, playgrounds or other public purposes including
37 recreational and other facilities appurtenant thereto.

1 4. a. There is established in the Executive Branch of the State
2 Government a public body corporate and politic, with corporate
3 succession, to be known as the Capital City Redevelopment Corpo-
4 ration. For the purpose of complying with the provisions of Arti-
5 cle V, Section IV, paragraph 1 of the New Jersey Constitution,
6 the corporation is allocated within the Department of the Treasury,
7 but, notwithstanding that allocation the corporation shall be inde-
8 pendent of any supervision or control by the department or by
9 the State Treasurer or any officer or employee thereof. The cor-
10 poration is constituted as an instrumentality of the State exercis-
11 ing public and essential governmental functions, and the exercise
12 by the corporation of the powers conferred by this or any other
13 act shall be deemed to be an essential governmental function of
14 the State.

15 b. The board of directors of the corporation shall consist of the
16 following: the Governor and the State Treasurer who shall both
17 serve ex officio and may each designate, by written notification to
18 the board, an alternate who shall be an employee or official of the
19 Office of the Governor, in the case of the Governor's alternate,
20 and of the Department of Treasury, in the case of the other alter-
21 nate, who shall act in their place with the authority to attend, vote
22 and perform any duty or function assigned to them in their ab-
23 sence; one other high-ranking State officer designated by the Gov-
24 ernor; the mayor of the city of Trenton, ex officio; and five public
25 members appointed by the Governor with the advice and consent
26 of the Senate, one of whom shall be a public employee of the State
27 or city, one of whom shall have the city of Trenton as his principal
28 place of business, and at least one of whom shall have the county
29 of Mercer as his principal place of business. The five directors
30 appointed by the Governor shall be residents of the State and shall

31 have knowledge and expertise in the areas of economic develop-
32 ment, urban planning, community affairs or finance;

33 e. Each public member shall serve for a term of four years and
34 until the appointment and qualification of a successor, except that
35 of the directors who are first appointed, three shall be designated
36 to serve for terms of two years, and two shall be designated to
37 serve for term of four years, from the date of appointment. All
38 vacancies shall be filled in the same manner as the original ap-
39 pointment but for the unexpired term only. The directors shall
40 receive no compensation for their services, but may be reimbursed
41 for their expenses in performing their official duties;

42 d. Each director, before entering upon the duties of office, shall
43 take and subscribe an oath to perform the duties of the office
44 faithfully, impartially and justly to the best of their ability. A
45 record of these oaths shall be filed in the Office of the Secretary of
46 State. Each director appointed by the Governor may be removed
47 from office by the Governor, for cause, after a public hearing, and
48 may be suspended by the Governor pending the completion of the
49 hearing;

50 e. The Governor shall be the chairman at the first meeting of
51 the board. Thereafter, the chairman shall be the Governor or the
52 Governor's alternate. The vice chairman shall be one of the five
53 public members and shall be elected by majority vote of all the
54 directors. The directors shall elect a secretary and a treasurer
55 from among their number, and the same person may be elected to
56 serve both as secretary and treasurer. Five directors shall con-
57 stitute a quorum at any meeting of the board. Action may be
58 taken and motions and resolutions adopted by the board at any
59 meeting thereof by the affirmative vote of at least five directors.
60 No vacancy in a directorship shall impair the right of a quorum to
61 exercise all the powers and perform all the duties of the board;

62 f. Each director shall execute a bond to be conditioned upon
63 the faithful performance of their respective duties in such form
64 and amount as may be prescribed by the Director of the Division
65 of Budget and Accounting in the Department of the Treasury.
66 The bonds shall be filed in the office of the Secretary of State.
67 At all times thereafter the directors shall maintain these bonds in
68 full force. All costs of the bonds shall be borne by the corporation;
69 and

70 g. The corporation may be dissolved by act of the Legislature
71 if it has no debts or obligations outstanding or if adequate pro-
72 vision has been made for the payment or retirement of any out-

73 standing debts or obligations. Upon dissolution of the corpo-
74 ration all property, funds and assets thereof shall be vested in
75 the State, the city or the county, subject to the terms of the act of
76 dissolution.

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

2 a. To sue and be sued;

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

4 c. To make and alter bylaws for its organization and internal
5 management and to make rules and regulations with respect to
6 its projects, operations, properties and facilities;

7 d. To make and enter into all contracts, leases, as lessee or
8 lessor, and agreements necessary or incidental to the performance
9 of its duties and the exercise of its powers under this act, and
10 consent to any modification, amendment or revision of any con-
11 tract, lease or agreement to which it is a party;

12 e. To enter into agreements or other transactions with, and to
13 accept grants, appropriations or the cooperation of the United
14 States or any agency thereof or the State or any agency thereof in
15 furtherance of the purposes of this act;

16 f. To receive and accept aid or contributions from any public or
17 private source of money, property, labor or other thing of value,
18 to be held, used and applied to carry out the purposes of this act
19 subject to the conditions upon which that aid or contribution may
20 be made, including, but not limited to, gifts or grants from the
21 United States or any agency thereof or the State or any agency
22 thereof for any purpose consistent with this act;

23 g. To invest moneys not required for immediate use in any
24 obligations, securities or other investments in the same manner
25 as trust funds in the custody of the State Treasurer;

26 h. To acquire or contract to acquire from any individual, part-
27 nership, trust, association or corporation, or any public agency,
28 by grant, purchase or otherwise, real or personal property or any
29 interest therein; to own, hold, clear, improve and rehabilitate, and
30 to sell, assign, exchange, transfer, convey, lease, mortgage or other-
31 wise dispose of or encumber the same;

32 i. To sell, lease, assign, transfer, convey, exchange, mortgage,
33 or otherwise dispose of or encumber any project, and in the case
34 of the sale of any project, to accept a purchase money mortgage
35 in connection therewith, and to lease, repurchase or otherwise
36 acquire and hold any project which the corporation has thereto-
37 fore sold, leased or otherwise conveyed, transferred or disposed of;

38 j. To grant options to purchase any project or to renew any

39 leases entered into by it in connection with any of its projects,
40 on such terms and conditions as it may deem advisable;

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

45 l. To consent to the modification, with respect to rate of interest,
46 time of payment or any installment of principal or interest, se-
47 curity, or any other terms, of any loan, mortgage, commitment,
48 contract or agreement of any kind to which the corporation is a
49 party;

50 m. In connection with any property on which it has made a
51 mortgage loan, to foreclose on the property or commence any
52 action to protect or enforce any right conferred upon it by any
53 law, mortgage, contract or other agreement, and to bid for or
54 purchase the property at any foreclosure or at any other sale, or
55 acquire or take possession of the property; and in such event the
56 corporation may complete, administer, pay the principal of and
57 interest on any obligations incurred in connection with the property,
58 dispose of and otherwise deal with the property, in such manner as
59 may be necessary or desirable to protect the interests of the cor-
60 poration therein;

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

64 o. To arrange or contract with any county or municipal govern-
65 ment, or instrumentality thereof, with jurisdiction within the
66 Capital City District, for the planning, opening, grading or closing
67 of streets, roads or other places or for the construction or re-
68 construction of improvements, or public works necessary or con-
69 venient to carry out its purposes;

70 p. To appoint an executive director and any other officers, em-
71 ployees and agents as it may require for the performance of its
72 duties, and determine their qualifications, terms of office, duties,
73 fix their compensation, and promote and discharge them, all with-
74 out regard to the provisions of Title 11 of the Revised Statutes;

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

79 r. To provide advisory, consultative, training and educational
80 services, technical assistance and advice to any person, firm, as-

81 sociation, partnership or corporation, either public or private, in
82 order to carry out the purposes of this act; and

83 s. To do any and all things necessary or convenient to the exer-
84 cise of the foregoing powers or reasonably implied therefrom.

1 6. a. The corporation is authorized to carry out the purposes
2 of this act on behalf of and exercise its powers within the Capital
3 City District, which shall consist of that portion of the city of
4 Trenton, beginning at the Delaware river at the point at which
5 the center line of the Antrak railroad corridor line crosses the
6 center line of the river **boundary of the city of Trenton**; thence
7 running northeasterly along the center line of the railroad to the
8 point at which it intersects with the center line of Clinton avenue
9 south; thence on a line running northeasterly from the intersection
10 of the center line of South Clinton avenue and the railroad to the
11 center line of the Walnut avenue extension at the point at which it
12 bends northeasterly; thence running northeasterly along the center
13 line of the Walnut avenue extension to its intersection with the
14 center line of Hollywood avenue; thence on a line running north-
15 easterly from the intersection of the center lines of the Walnut ave-
16 nue extension and Hollywood avenue to the center line of Chestnut
17 avenue at the point at which it would be intersected by the center
18 line of the Antrak railroad; thence on a line running in a south-
19 westerly direction from the intersection of the Antrak railroad and
20 Chestnut avenue to the intersection of the center lines of Yard ave-
21 nue and Fairview avenues; thence running southwesterly along the
22 center line of Fairview avenue following it along to its intersection
23 with the center line of South Clinton avenue; thence running
24 northerly along the center line of South Clinton avenue to its in-
25 tersection with the center line of East State street; thence running
26 westerly along the center line of East State Street to its intersec-
27 tion with the center line of West Canal street; thence running
28 northerly along the center line of West Canal street to its inter-
29 section with the center line of Merchant street; thence running
30 westerly along the center line of Merchant street to its intersection
31 with the center line of North Stockton street; thence running
32 northerly along the center line of North Stockton street to its
33 intersection with the center line of Hanover street; thence running
34 westerly along the center line of Hanover street to its intersection
35 with the center line of North Broad street; thence running norther-
36 ly along the center line of North Broad street to its intersection
37 with the center line of Brunswick avenue where it meets the center
38 line of Pennington avenue; thence running along the center line of

39 Pennington avenue around to its intersection with the center line
 40 of Warren street; thence running southwesterly along the center
 41 line of Warren street to its intersection with the center line of the
 42 feeder canal; thence following along the center line of the feeder
 43 canal in a westerly direction to the point at which it intersects with
 44 ***[Prospect street]*** **the center line of the waste weir which con-*
 45 *nects the feeder canal with the Delaware river**; thence running
 46 southwesterly along the center line of ***[Prospect street extending**
 47 **through to the center line of Richey place at its intersection with**
 48 **the center line of West State street; thence running southwesterly**
 49 **along the center line of Richey place]*** **the waste weir** to the
 50 point reached by prolongating the center line of ***[Richey place]***
 51 **the waste weir** to the center line of the Delaware river **bound-*
 52 *ary of the city of Trenton**; thence running along the center line
 52A of the Delaware river **boundary of the city of Trenton** down-
 52B stream to the point at which the ***[center line of the]*** river
 52C **boundary** intersects with the center line of the Amtrak railroad.

53 b. The boundaries of the district may be expanded by mutual
 54 consent of the corporation and the city of Trenton. In order to
 55 expand the boundaries of the district, the city of Trenton shall,
 56 by ordinance duly adopted, or in the case of the corporation, by a
 57 parallel resolution, designate that area to be added to the district
 58 as (1) a blighted area pursuant to section 1 of P. L. 1949, c. 187
 59 (C. 40:55-21.1) or an area in need of rehabilitation pursuant to
 60 section 3 of P. L. 1979, c. 233 (C. 54:4-3.123) and (2) an area in
 61 which the corporation may undertake a project or series of projects.
 62 No such ordinance or resolution may be adopted within the three
 63 years immediately following the effective date of this act. In ad-
 64 dition to whatever information shall be required in the ordinance
 65 establishing a blighted area or area in need of rehabilitation pur-
 66 suant to Titles 40 and 54 of the Revised Statutes, respectively, the
 67 ordinance and resolution provided herein shall include a descrip-
 68 tion of the metes and bounds of the area and a statement setting
 69 forth the basis for the designation.

1 7. It shall be the duty of the corporation to:

2 a. Promote the revitalization of the Capital City District through
 3 the initiation of projects, encouragement of private redevelopment,
 4 ***restoration and improvement of historic areas, sites and struc-*
 5 *tures,*** and formulation and implementation of programs and
 6 strategies which will enhance the vitality of the district as a place
 7 to live, ***visit,*** work, and conduct business, and thereby help
 7A restore the prominence and prestige of the capital area;

8 b. Facilitate the development of a transportation system within

9 the district which is designed to assure the safe, convenient and
10 efficient movement of people and goods within and through the dis-
11 trict and which serves as the hub of a regional transportation
12 system in which the various modes of travel are integrated and
13 coordinated;

14 c. Facilitate coordination of its efforts with other governmental
15 entities which currently have jurisdiction within, and in areas
16 adjacent to, the district and in conjunction with the Capital District
17 Oversight Committee, monitor the impact of the district on public
18 safety in the city of Trenton, and on any other aspects of city
19 life which the corporation determines may be affected by its exis-
20 tence.

1 8. a. In order to oversee the performance of its duties, the board
2 shall appoint an executive director, who shall be the chief execu-
3 tive officer of the corporation. The executive director shall perform
4 the duties of office on a full-time basis, shall hold office at the
5 pleasure of the board and shall receive such salary as the board
6 shall provide.

7 b. The executive director shall, subject to the approval of the
8 board, appoint such employees, officers or agents as the board shall
9 deem necessary and prescribe their powers and duties. These
10 employees, officers or agents of the corporation shall be chosen
11 without reference to political party affiliation, solely on grounds
12 of fitness to perform their duties and their employment shall be in
13 the unclassified service of the State. The employees of the cor-
14 poration shall receive such compensation as shall from time to
15 time be fixed by the corporation within the limits of available
16 appropriations therefor.

1 9. a. Within one year after the date of its first organizational
2 meeting, the board shall adopt a 20-year Capital City Renaissance
3 Plan. The plan may be revised from time to time as may be nec-
4 essary. The plan shall guide the use of lands within the district
5 in a manner which promotes the economic vitality of the district
6 and enhances the quality of the public environment. The plan shall
7 comprise a report or statement presenting the following elements:

8 (1) A statement of objectives, principles, assumptions and poli-
9 cies upon which the constituent proposals for the physical, eco-
10 nomic and social development of the district are based;

11 (2) A design plan element which contains an inventory and
12 evaluation of buildings within the district which are of unique
13 historic or architectural merit, streets, parks and public spaces;
14 and any other relevant aspect of the public environment. The

15 commission shall make specific recommendations for conserving
 16 and improving the public landscape, including streets, recreational
 17 facilities, and other public spaces and amenities;

18 (3) A cultural plan element which contains an inventory of the
 19 district's museums, theaters, parks, sports facilities and recom-
 20 mendations for the maintenance and enhancement of these facili-
 21 ties for the benefit of residents of the city, region**[;]** and
 22 ****State,****

23 (4) A transportation plan element which ****[shall contain]****
 24 ****contair**** an inventory of facilities for all modes of transporta-
 25 tion within the district, establishes the importance of the district
 26 transportation system in the regional context, sets forth a state-
 27 ment of objectives and principles regarding the transport of
 28 people and goods to and within the district and develops recom-
 29 mendations designed to improve the accessibility of the district to
 29A the rest of the city and the surrounding region; ****[and]****

30 (5) A land use plan element which incorporates recommendations
 31 contained in the other three elements; recommends appropriate
 32 future governmental and private land uses in specific areas; con-
 33 tains proposals for conservation, rehabilitation and adaptive re-
 34 use of existing governmental and nongovernmental buildings;
 35 proposes strategies concerning conservation and improvement of
 36 the public environment, including streets, walkways, parks, and
 37 other public spaces; and sets forth proposals for the ****restoration**
 38 **and**** improvement of the ****[district transportation system]****
 39 ****historic areas, sites and structures; and**

40 (6) *A relocation plan element which includes an assessment of*
 41 *the displacement of households and businesses within the district*
 42 *that would result from the implementation of the plan, and a*
 43 *strategy for relocation of households to adequate and affordable*
 43A *housing units**.*

43B b. The plan shall be developed in consultation with the State
 43C Building Authority, the planning board of the city ****[tof]****
 43D ****of**** Trenton, and the planning board of the county of Mercer.
 43E The corporation shall consider existing plans for areas included
 43F in the district in formulating its plan.

44 c. Prior to the adoption of the plan, the board shall provide a
 45 copy of the proposed plan to the planning boards of the city of
 46 Trenton and the county of Mercer and the State Building Author-
 47 ity and shall make copies available for public inspection and pro-
 48 vide public notice of availability. Not less than 45 days after
 49 distribution of the plan to the planning boards and the State

50 Building Authority, the board shall conduct public hearings on
51 the plan and shall provide for a public comment period which shall
52 extend at least 30 days after the final hearing.

53 d. Upon adoption of the plan, the planning board of the city of
54 Trenton, the planning board of the county of Mercer, the State
55 Building Authority, and any other governmental entities with
56 plans affecting physical development within the district shall re-
57 view and revise their plans to ensure that they are consistent with
58 the Capital City Renaissance Plan. Any plan which affects the
59 physical development of the district and is adopted by any govern-
60 mental entity after the adoption of the Capital City Renaissance
61 Plan shall be consistent with that plan.

1 10. Any department, board, agency, division or commission of
2 the State and any county or municipal government entity, or in-
3 strumentality thereof, which undertakes any construction, recon-
4 struction or extension of any building, structure or facility or
5 other improvement within the district shall, prior to undertaking
6 such action, file with the corporation a Capital District Impact
7 Statement which describes the ways in which the proposed con-
8 struction, reconstruction or extension is consistent with the plan
9 ***in its various elements***. Whenever a governmental entity is
10 granted final authority to review and approve plans for private
11 development proposed for the district, the appropriate govern-
12 mental entity with authority to grant final approval of an action
13 shall file an impact statement for each development which is
14 granted final approval explaining the ways in which the proposed
15 development is consistent with the plan. The approving authority
16 is empowered to require the preparation and submission of that
17 impact statement by the developer as part of the application for
18 development.

1 11. a. There is established in the State Treasury a nonlapsing,
2 revolving fund to be known as the Capital City Redevelopment
3 Loan and Grant Fund, and which shall be at the disposal of the
4 executive director for carrying out the provisions of this act, and
5 for no other purpose.

6 b. The State Treasurer may from time to time invest and re-
7 invest those portions of the fund in investments in which other
8 State funds may be invested.

9 c. There shall be included in the fund (1) all moneys appro-
10 priated and made available by the Legislature for inclusion therein,
11 (2) any other moneys made available to the corporation from any
12 source or sources, for its purposes, (3) any moneys repaid by

13 persons pursuant to loan agreements under the terms of this act,
14 which payments shall be transmitted to the State Treasurer for
15 inclusion in the fund, and (4) any income, increment or interest
16 derived from investment or reinvestment.

1 12. The fund created by this act shall be used by the corporation
2 to undertake projects in accordance with the goals, objectives and
3 priorities outlined in the plan and to make loans or grants for the
4 purpose of financing projects which are consistent with the plan.
5 Financing of projects pursuant to this act shall be in such form,
6 amount and on such terms as the corporation shall believe neces-
7 sary in order to assure the economic feasibility of a project and
8 to assure, to the greatest degree compatible with that purpose, the
9 full recovery of costs incurred by the authority in the undertaking
10 of the project. The interest rate shall be sufficiently below the
11 prevailing rate of interest to attract private participation in the
12 loan program. The corporation shall assure by the terms of the
13 financing of projects that at least 65% of the moneys appropriated
14 to the fund shall be recovered and shall continue to be available
15 for financing under this act.

1 13. With respect to projects for which costs are to be financed
2 by the corporation pursuant to this act, the corporation shall in
3 approving the financing for those projects, and in the planning and
4 undertaking of its own projects, consider the following:

5 a. The economic feasibility of the project;

6 b. The degree to which the project will advance the goals and
7 objectives set forth in the plan; and

8 c. The likelihood that the project shall, after its completion, be
9 able to repay to the fund all or part of any financing costs incurred.

1 14. The corporation shall have the power to provide for the in-
2 stallation, construction, maintenance, repair, renewal, relocation
3 and removal of tracks, pipes, mains, conduits, cables, wires, towers,
4 poles and other equipment and appliances herein called "public
5 utility facilities" of any public utility, as defined in R. S. 48:2-13,
6 in, on, along, over or under any project.

7 Whenever the corporation shall determine that it is necessary
8 that any public utility facilities which now are, or hereafter may
9 be located in, on, along or under any project, should be relocated,
10 or should be removed from that project, the public utility owning
11 or operating those facilities shall relocate or remove them in ac-
12 cordance with the order of the corporation; provided, however,
13 that the cost and expenses of that relocation or removal, including
14 the cost of installing such facilities in a new location or new loca-

15 tions, and the cost of any lands, or any rights or interests in lands,
16 and any other rights acquired to accomplish such relocation or
17 removal, less the cost of any lands or any rights of the public
18 utility paid to the public utility in connection with the relocation
19 or removal of that property, shall be ascertained and paid by the
20 corporation as part of the cost of that project. In case of any re-
21 location or removal of facilities, the public utility owning or op-
22 erating the same, its successors or assigns, may maintain and
23 operate those facilities, with the necessary appurtenances, in the
24 new location or new locations, for as long a period, and upon the
25 same terms and conditions, as it had the right to maintain and
26 operate those facilities in their former location or locations.

1 15. a. For the purpose of assuring regular and effective liaison
2 between the corporation, other public agencies and officers having
3 responsibilities in areas related to the operations of the corpora-
4 tion, and the public, the Governor shall establish a Capital District
5 Oversight Committee to consist of the following: the Commis-
6 sioner of the Department of Transportation, the Attorney General,
7 and the Superintendent of the Division of State Police in the De-
8 partment of Law and Public Safety, or their designees, who shall
9 all serve ex officio; the President of the City Council of the city
10 of Trenton or his designee, ex officio; and nine public members, of
11 whom five shall be citizen representatives and residents of the city
12 of Trenton and four shall be representatives of the business sector
13 of the city of Trenton who may live within or outside the city of
14 Trenton, but shall be residents of the State, to be appointed as
15 follows: two shall be appointed by the Governor, of whom one
16 shall be a citizen representative and one shall represent the busi-
17 ness sector; two shall be appointed by the Mayor of the city of
18 Trenton, of whom one shall be a citizen representative and one
19 shall represent the business sector; and five shall be appointed by
20 the board, of whom three shall be citizen representatives and two
21 shall represent the business sector.

22 b. Each public member shall serve for a term of three years
23 and until the appointment and qualification of a successor, except
24 that of the five members first appointed by the corporation, one
25 citizen representative and one business representative shall each
26 serve for a term of one year, one citizen representative and one
27 business representative shall each serve for a term of two years,
28 and one citizen representative shall serve for a term of three years;
29 of the two members first appointed each by the Governor and the
30 Mayor of the city of Trenton, one shall serve for a term of two

31 years and one shall serve for a term of three years. In the event
32 of a vacancy occurring during the unexpired term of office, a
33 public member shall be appointed to serve for the unexpired term
34 by the government entity which made the original appointment.

35 c. The Mayor shall designate the chairman of the committee,
36 who shall serve in that position for the duration of his term. A
37 chairman may be redesignated. Seven members of the committee
38 shall constitute a quorum at any meeting thereof. Action may be
39 taken and motions and resolutions adopted by the committee at
40 any meeting thereof by the affirmative vote of at least seven mem-
41 bers. No vacancy in the membership of the committee shall im-
42 pair the right of a quorum to exercise all the powers and perform
43 all the duties of the committee.

44 d. The committee shall study, and issue periodic reports assess-
45 ing, first, the impact of the district on the provision of police and
46 fire service within the city of Trenton and, thereafter, on any other
47 areas of municipal activity which, in the committee's estimation,
48 may be affected by the establishment of the district. The com-
49 mittee shall also study and report on the ways in which such
50 municipal activity may be improved to enhance the attractiveness
51 of the district. Based on these reports, the committee shall make
52 recommendations to improve the efficiency or effectiveness of public
53 agencies in enhancing the district.

54 e. Upon appointment, the committee shall prepare a budget
55 which shall contain an itemization of those expenses in order that
56 the committee may fulfill its officially prescribed duties. The chair-
57 man shall submit a budget to the executive director on an annual
58 basis, and the board shall provide funds within the limits of any
59 funds appropriated or otherwise made available for the commit-
60 tee's purposes. The members of the committee shall receive no
61 compensation for their services, but may be reimbursed for their
62 expenses in performing their official duties. The committee is
63 authorized to engage such employees, advisors or consultants as
64 are necessary in order to fulfill its prescribed duties. These em-
65 ployees, advisors or consultants, as the case may be, shall be ap-
66 pointed without regard to the provisions of Title 11 of the Revised
67 Statutes and shall receive such compensation as shall from time
68 to time be fixed by the corporation within the limits of available
69 appropriations therefor.

70 f. All officers, departments, boards, agencies, divisions and com-
71 missions of the State are hereby authorized and empowered to
72 render any services to the corporation as may be within the area

73 of their respective governmental functions as fixed or established
74 by law, and as may be requested by the corporation.

75 ***g. The corporation shall refer each application for financial*
76 *assistance made to the Capital City Redevelopment Loan and*
77 *Grant Fund to the committee prior to taking formal action to*
78 *approve or reject the application. The committee shall have 30*
79 *days from the date of referral to provide written comments on the*
80 *application, and any comments provided within that time shall be a*
81 *part of the record of the corporation's official action on the appli-*
82 *cation.***

1 16. ***a.*** If, in order to implement any of the goals and objec-
2 tives set forth in the plan, the corporation shall find it necessary or
3 convenient to acquire any real property within its jurisdiction, or
4 if for any of its authorized purposes the corporation shall find it
5 necessary to acquire any real property beyond its jurisdiction,
6 whether for immediate or future use, the corporation may find and
7 determine that such property, whether a fee simple absolute or a
8 lesser interest, is required for public use, and, upon such deter-
9 mination, the property shall be deemed to be required for a public
10 use until otherwise determined by the corporation; and the de-
11 termination shall not be affected by the fact that the property
12 has heretofore been taken for, or is then devoted to, a public use
13 of the State or any municipality, county, school district, or other
14 local or regional district, authority or agency, but the public use
15 in the hands or under the control of the corporation shall be deemed
16 superior;

17 b. If the corporation is unable to agree with the owner or owners
18 thereof upon terms for the acquisition of any real property, for
19 any reason whatsoever, then the corporation may acquire that
20 property, whether a fee simple absolute or a lesser interest, in the
21 manner provided in the "Eminent Domain Act of 1971," P. L. 1971,
22 c. 361 (C. 20:3-1 et seq.).

23 ***c. Notwithstanding the provisions of subsections a. and b. of*
24 *this section, the corporation shall not acquire or exercise control*
25 *over any property in the custody of the State House Commission*
26 *pursuant to R. S. 52:20-1 et seq. without the written consent of*
27 *that commission.***

1 17. a. On or before February 1 of each year, the board shall
2 submit a budget for the corporation to the State Treasurer for the
3 State Treasurer's approval. The budget shall include those sums
4 made available to the committee pursuant to section 15 of this act.
5 The board shall file a copy of the budget with the governing body

6 of the city of Trenton within 30 days of its approval. The board
7 shall cause an audit of its books and accounts to be made at least
8 once in each year by certified public accountants, and the cost
9 thereof shall be considered an expense of the corporation and a
10 copy thereof shall be filed with the State Treasurer.

11 b. The executive director shall submit with the corporation's
12 annual budget request a plan for expenditures from the Capital
13 City Redevelopment Loan and Grant Fund for the upcoming fiscal
14 year. This plan shall include, but not be limited to: performance
15 evaluation of the expenditures made from the fund to date; a
16 description of the various projects to be funded for the upcoming
17 fiscal year; ***relocation assistance for that upcoming fiscal year;***
18 a copy of procedures developed by the corporation governing the
19 operation of the loan and grant fund; a complete financial state-
20 ment on the status of the State fund to date; and an estimate of
21 expenditures from the State fund for the upcoming fiscal year.
22 This information shall be used to assist the Legislature in deter-
23 mining the amount to appropriate to the State fund.

1 18. On or before February 1 of each year, the board shall make
2 an annual report of its activities for the preceding calendar year
3 to the Governor, the Legislature, and the governing body of the
4 city of Trenton. The report shall include, but not be limited to,
5 a description of all projects either planned, underway or completed
6 by the corporation or financed by the corporation and the financial
7 arrangements developed therefor. ***The report shall set forth
8 relocations of households and businesses occurring in the past year
9 as a result of implementation of the plan, and a description of the
10 relocation assistance provided those households and businesses.
11 The report shall contain an evaluation of the impact of the imple-
12 mentation of the plan on the availability of adequate and afford-
13 able housing units in the city.*** The report shall also set forth
14 the goals, strategies and priorities governing the selection of
15 projects it anticipates financing, supporting or undertaking; and
16 the board shall annually review and evaluate the projects actually
17 undertaken in light of the goals, strategies and priorities estab-
18 lished therefor by the Capital City Renaissance Plan. The report
19 shall set forth a complete operating and financial statement cover-
20 ing the operations of the corporation during the year.

1 19. All officers, departments, boards, agencies, divisions and
2 commissions of the State are hereby authorized and empowered
3 to render any services to the corporation as may ***be*** within the
4 area of their respective governmental functions as fixed or estab-
5 lished by law, and as may be requested by the corporation.

1979, c. 233 (C. 54:4-3.123) or a blighted area pursuant to section 1 of P. L. 1949, c. 187 (C. 40:55-21.1).

The board is accorded broad powers to undertake projects or finance their development by private interests, through grants or loans. Projects are defined broadly to include any acquisition, construction, redevelopment, repair, alteration or improvement or extension of any building, structure or facility or public area undertaken within the district. Any project undertaken must be consistent with the 20-year Capital City Renaissance Plan, which the board is required to adopt within one year after the date of its first organizational meeting. The plan is to include a design, cultural, transportation and land use plan element and a statement of objectives, principles, assumptions and policies upon which the constituent proposals for the physical, economic and social development of the district are based. Any plan in existence which affects the physical development of any portion of the district at the time the Capital City Renaissance Plan is adopted shall be revised to conform to that plan. Any plan adopted after the adoption of that plan shall be consistent with it. In order that public decisions which affect the physical development of the district are consistent with the plan, any State government entity, county or municipal government or instrumentality thereof which undertakes any action in the district or is empowered to grant final approval to any private development in the district after the adoption of the plan, is required to file with the corporation a Capital District Impact Statement explaining how the proposed action is consistent with the plan.

The Capital District Oversight Committee is to be established by the Governor to study, and issue periodic reports assessing, the impact of the existence of the district on the provision of public services therein and, in turn, to report on the ways in which such municipal activity may be improved to enhance the attractiveness of the district. The committee is to be comprised of the Commissioner of Transportation, the Attorney General, the Superintendent of State Police and nine public members of whom five shall be appointed by the board of directors of the corporation and two each shall be appointed by the Governor and the Mayor of the city of Trenton.

In order to effectuate the purposes of this act, a sum of \$25,000,000.00 is made available for the corporation's purposes, of which \$500,000.00 shall be made available to the board upon the organization of the board of directors and \$24,500,000.00 shall be

1 20. There is appropriated to the Capital City Redevlop-
2 ment Loan and Grant Fund from the General Fund the sum of
3 ~~**[\$25,000,000.00]**~~ ~~**\$10,000,000.00**~~, of which the sum of
4 \$500,000.00 shall be available to the corporation immediately upon
5 organization of the board of directors for administrative expenses
6 associated with the initial establishment of the corporation, and of
7 which the sum of ~~**[\$24,500,000.00]**~~ ~~**\$9,500,000.00**~~ shall be
8 deposited in the fund upon approval of the corporation's first
9 annual budget submitted pursuant to section 17 of this act.

1 21. This act shall take effect immediately.

COMMUNITY DEVELOPMENT

Creates the Capital City Redevelopment Corporation, establishes
the Capital City Redevelopment Loan and Grant Fund, appro-
priates \$10 million.

**SENATE REVENUE, FINANCE AND APPROPRIATIONS
COMMITTEE**

STATEMENT TO
SENATE, No. 1641

[OFFICIAL COPY REPRINT]
with Senate committee amendments

STATE OF NEW JERSEY

DATED: JUNE 2, 1986

The Senate Revenue, Finance and Appropriations Committee reported this bill favorably, with amendments.

Senate Bill No. 1641 OCR, as amended, establishes a Capital City District within the city of Trenton, creates the Capital City Redevelopment Corporation, establishes the Capital City Redevelopment Loan and Grant Fund and makes a \$10,000,000.00 appropriation from the General Fund.

The Redevelopment Corporation shall plan, coordinate and promote the public and private development of the Capital City District, so as to enhance the vitality of the district as a place of commerce, recreation, government activity, and historic preservation. The intent is to restore the prominence and prestige of the seat of State government. The corporation's board of directors shall consist of specified Executive Branch and local government officials and appointed public members.

The duties of the corporation are to: (1) promote the revitalization of the Capital City District by initiating projects and encouraging private redevelopment, (2) restore and improve historic sites; (3) facilitate the development of a transportation system in the district as the hub of a regional transportation system; (4) coordinate its efforts with other governmental entities in or adjacent to the district; and (5) monitor the impact of the district on public safety and other aspects of city life.

The corporation is required to adopt, within one year, a 20-year Capital City Renaissance Plan which shall include a statement of objectives and policies, a general design plan, a cultural facilities plan, a transportation plan, an overall land use plan, and a relocation plan assessing possible dislocation of households and businesses and planning for the appropriate relocation of households.

Once the plan is adopted, other governmental entities are to revise their current development plans, and structure future development plans and activities, to be consistent with this plan.

The corporation will use the Capital City Redevelopment Loan and Grant Fund to initiate projects, including public utility facilities, or finance other projects consistent with the plan. While the amount and terms of such assistance are at the discretion of the corporation, any interest rates on loans are to be below the prevailing rate of interest, and financing arrangements are to result in recovery of at least 65% of the moneys appropriated to the fund. The bill also provides for a Capital District Oversight Committee, to review requests for financial assistance and assure effective liaison with other affected government entities.

COMMITTEE AMENDMENTS

The committee amendments: (1) add a relocation assistance plan element to the overall plan; (2) strengthen the historic preservation features of the bill; (3) provide that the corporation shall not acquire or exercise control over any property in the custody of the State House Commission without the written consent of that commission; and (4) reduce the appropriation for the corporation and the fund from \$25,000,000.00 to \$10,000,000.00.

FISCAL IMPACT

This bill appropriates \$10,000,000.00 from the General Fund, \$500,000.00 of which will be available for administrative expenses and \$9,500,000.00 of which will be deposited in the Capital City Redevelopment Loan and Grant Fund.

SENATE COUNTY AND MUNICIPAL GOVERNMENT
COMMITTEE

STATEMENT TO

SENATE, No. 1641

with Senate committee amendments

STATE OF NEW JERSEY

DATED: MARCH 6, 1986

The Senate County and Municipal Government Committee favorably reports and with amendments Senate Bill No. 1641.

Senate Bill No. 1641 Sea creates the Capital City Redevelopment Corporation to promote and encourage the revitalization of the city of Trenton and makes an appropriation of \$25,000,000.00 therefor. The nine-member board of directors of the corporation would consist of the Governor and the State Treasurer or their alternates, one other high ranking State officer, the Mayor of the city of Trenton, ex officio, and five public members who shall serve for four year terms and are to be appointed by the Governor with the advice and consent of the Senate. The chief executive officer of the corporation shall be the executive director, who shall be appointed by the board of directors.

The board is authorized to exercise its responsibilities in the Capital City District, which is defined to include the State Capitol Complex and the surrounding area. After the first three years, the boundaries of the district may be expanded by mutual consent of the corporation and the city of Trenton by ordinance and parallel resolution designating that area to be added to the district as an area in need of rehabilitation pursuant to section 3 of P. L. 1979, c. 233 (C. 54:4-3.123) or a blighted area pursuant to section 1 of P. L. 1949, c. 187 (C. 40:55-21.1).

The board is accorded broad powers to undertake projects or finance their development by private interests, through grants or loans. Projects are defined broadly to include any acquisition, construction, re-development, repair, alteration or improvement or extension of any building, structure or facility or public area undertaken within the district. Any project undertaken must be consistent with the 20-year Capital City Renaissance Plan, which the board is required to adopt within one year after the date of its first organizational meeting. The plan is to include a design, cultural, transportation and land use plan element and a statement of objectives, principles, assumptions and policies upon which the constituent proposals for the physical, economic and social development of the district are based. Any plan in

existence which affects the physical development of any portion of the district at the time the Capital City Renaissance Plan is adopted shall be revised to conform to that plan. Any plan adopted after the adoption of that plan shall be consistent with it. In order that public decisions which affect the physical development of the district are consistent with the plan, any State Government entity, county or municipal government or instrumentality thereof which undertakes any action in the district or is empowered to grant final approval to any private development in the district after the adoption of the plan, is required to file with the corporation a Capital District Impact Statement explaining how the proposed action is consistent with the plan.

A Capital District Oversight Committee is to be established by the Governor to study, and issue periodic reports assessing, the impact of the existence of the district on the provision of public services therein and, in turn, to report on the ways in which such municipal activity may be improved to enhance the attractiveness of the district. The committee is to be comprised of the Commissioner of Transportation, the Attorney General, the Superintendent of State Police and nine public members of whom five shall be appointed by the board of directors of the corporation and two each shall be appointed by the Governor and the Mayor of the city of Trenton.

In order to effectuate the purposes of this act, a sum of \$25,000,000.00 is made available for the corporation's purposes, of which \$500,000.00 shall be made available to the board upon the organization of the board of directors and \$24,500,000.00 shall be deposited into the Capital City Redevelopment Loan and Grant Fund. The corporation is authorized to make low interest loans and grants so that no more than 65% of the moneys shall be recovered by the fund.

The committee amended the bill to clarify the boundary of the district which runs along the river and to adjust the northern boundary of the district.
