

34:1B-7.1 to 34:1B-7.6

LEGISLATIVE HISTORY CHECKLIST

NJSA: 34:1B-7.1 to 34:1B-7.6

(Economic Development Authority-shall undertake development of urban industrial parks)

LAWS OF: 1981

CHAPTER: 505

Bill No: S3359

Sponsor(s): Merlino and others

Date Introduced: June 29, 1981

Committee: Assembly: /////

Senate: Labor, Industry & Professions

Amended during passage: No

Date of Passage: Assembly: January 11, 1982

Senate: January 4, 1982

Date of Approval: January 12, 1982

Following statements are attached if available:

Sponsor statement: Yes

Committee statement: Assembly No

Senate Yes

Fiscal Note: No

Veto Message: No

Message on Signing: Yes

Following were printed:

Reports: No

Hearings: No

See:

974.901 New Jersey Economic Development Authority
E21 Annual report...Trenton.

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CHAPTER 505 LAWS OF N. J. 1981
APPROVED 1-12-82

SENATE, No. 3359

STATE OF NEW JERSEY

INTRODUCED JUNE 29, 1981

By Senators MERLINO, LIPMAN, YATES, PERSKIE, MUSTO,
DiFRANCESCO, GRAVES, ORECHIO, HIRKALA, KENNEDY,
CAUFIELD and GALDIERI

Referred to Committee on Labor, Industry and Professions

A SUPPLEMENT to "The New Jersey Economic Development Au-
thority Act," approved August 7, 1974 (P. L. 1974, c. 80; C.
34:1B-1 et seq.).

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

1 1. The Legislature finds that there continue to exist in the State's
2 urban communities high unemployment, low levels of new capital
3 investment, depressed living and working conditions and deteri-
4 orating tax bases; that vigorous action to effectively utilize their
5 positions as principal centers of communication and transportation
6 and their concentration of productive and energy-efficient facilities
7 can halt the decline in economic activity and the underemployment
8 of economic resources in these communities, reverse the deteriora-
9 tion of the value of existing investment therein and the level of
10 public revenue collection on that investment, and eliminate the
11 disincentive to new investment; and, that the improvement of these
12 communities is vital to the safety, health and welfare of the resi-
13 dents thereof and of the State, and constitutes a major opportunity
14 for enhancing the economic condition of the State, for augmenting
15 the fiscal resources of government and for stimulating private and
16 public efforts to enhance the attractiveness and desirability of the
17 State as a place to live and work.

18 The Legislature determines that it is a public purpose of the
19 New Jersey Economic Development Authority as articulated in
20 P. L. 1977, c. 460 to provide for the acquisition, clearance, con-
21 struction, and redevelopment of industrial and commercial centers
22 in urban areas within the State in order to induce private business
23 to invest in employment generating facilities in such areas; that
24 the authority, with the direction and assistance of the Legislature,

25 has established a successful model program for the use of public
 26 funds to leverage private investment capital for the development
 27 of urban communities of the State; that under this program indus-
 28 trial park improvements to formerly vacant sites in several urban
 29 communities have resulted in modern and secure industrial facil-
 30 ities generating new tax ratables and employment opportunities
 31 by attracting substantial private investment; and, that the avail-
 32 ability of financial assistance by the State will be a necessary and
 33 critical element in the successful undertaking, financing and com-
 34 pletion of projects under this program now and in the future.

35 The Legislature declares that it is in the public interest of this
 36 State to continue and strengthen the existing program of the
 37 authority to undertake industrial and commercial parks in urban
 38 communities as part of a general State effort to provide support
 39 for the revitalization and development of communities of this State;
 40 and, that the authority's efforts in this regard provide a most
 41 reasonable and appropriate method of directing public funds avail-
 42 able for community economic development efforts toward their
 43 proper ends and purposes.

1 2. The economic development fund established in the New Jersey
 2 Economic Development Authority under section 7 of P. L. 1974,
 3 c. 80 (C. 34:1B-7) shall be a fund for community development
 4 purposes within the meaning and intent of the "Community De-
 5 velopment Bond Act of 1981" P. L. , c. (C.),
 6 (now pending before the Legislature as Senate Bill No. 1549 of
 7 1980), and shall be eligible to receive appropriations from the
 8 "Community Development Bond Fund" established under that act.
 9 All moneys appropriated to, and deposited in, the economic devel-
 10 opment fund shall be subject to all terms and conditions of "The
 11 New Jersey Economic Development Authority Act," P. L. 1974,
 12 c. 80 (C. 34:1B-1 et seq.), except as otherwise prescribed in this act.

1 3. Amounts appropriated to the economic development fund from
 2 the "Community Development Bond Fund" shall be used for the
 3 purpose of paying or financing the costs of projects undertaken
 4 by the New Jersey Economic Development Authority, including
 5 the acquisition, preparation, clearance, and improvement of land,
 6 for the development of new industrial and commercial parks and
 7 the redevelopment of existing industrial facilities in municipalities
 8 qualified to receive State aid pursuant to the provisions of P. L.
 9 1978, c. 14 (C. 52:27D-178 et seq.). Projects so undertaken by the
 10 authority shall assist in the location, maintenance and expansion
 11 of employment-generating facilities in those municipalities.

1 4. Financing of projects pursuant to this act shall be in such
 2 form, amount and on such terms as the authority shall believe
 3 necessary in order to assure the economic feasibility of a project
 4 and to assure, to the greatest degree compatible with that purpose,
 5 the full recovery of costs incurred by the authority in the under-
 6 taking of the project. The authority shall assure by the terms of
 7 the financing of projects that at least 75% of the moneys appro-
 8 priated to the economic development fund from the "Community
 9 Development Bond Fund" shall be recovered and shall continue
 10 thereafter to be available for financing under this act.

1 5. With respect to projects for which costs are to be financed
 2 by the authority pursuant to this act, the authority shall in deter-
 3 mining those projects, and in the planning and undertaking of
 4 those projects, consider the following in addition to any factors
 5 required to be considered pursuant to P. L. 1974, c. 80 (C. 34:1B-1
 6 et seq.):

7 a. The economic feasibility of the project;

8 b. The extent of economic and related social distress in the
 9 municipality and adjacent area to be affected by the project;

10 c. The degree to which the project will advance Statewide and
 11 regional strategies and objectives;

12 d. The likelihood that a project shall, after its completion, be
 13 able to repay to the fund all or part of any financing costs incurred;

14 e. The relationship of the project to a comprehensive local
 15 development strategy, including projects undertaken, or planned
 16 to be undertaken, within the municipality pursuant to the "New
 17 Jersey Local Development Financing Fund Act" P. L. , c.

18 (C.) (now pending before the Legislature as Senate
 19 Bill No. 1548 of 1980); and,

20 f. The degree to which the project utilizes, enhances, protects
 21 and promotes public transportation systems.

1 6. The authority shall annually report to the Governor and the
 2 Legislature concerning the financing of projects undertaken, and
 3 concerning projects planned to be undertaken, pursuant to this act.
 4 The report shall include a description of consideration given in
 5 each project to the factors set forth in section 5 of this act. The
 6 first report shall be made on or before July 1, 1983, and subsequent
 7 reports shall be made on July 1 of each year thereafter.

1 7. This act shall take effect upon the approval of the voters of
 2 the question set forth in section 22 of the "Community Development
 3 Bond Act of 1981" P. L. , c. (C.) (now
 4 pending before the Legislature as Senate Bill No. 1549 of 1980).

STATEMENT

This bill is a companion bill to Senate Bill No. 1549, the "Community Development Bond Act of 1981." That bill provides for the issuance, upon the approval of the voters, of \$85,000,000.00 in community development bonds, and provides that \$10,000,000.00 of the proceeds of those bonds shall be used for "the financing of assistance for the creation and development of urban industrial parks, according to procedures and eligibility criteria to be established by law."

This bill designates the New Jersey Economic Development Authority as the State instrumentality to undertake these projects, and, to that end, designates the economic development fund established in the authority as a fund for community development purposes within the meaning and intent of the "Community Development Bond Act of 1981." The economic development fund would be eligible to receive appropriations from the Community Development Bond Fund. Funds so appropriated would be used for financing authority projects for the development of new industrial and commercial parks and the redevelopment of existing industrial facilities to assist in the location, maintenance and location of employment-generating facilities in urban aid municipalities.

The New Jersey Economic Development Authority has established, pursuant to Legislative direction and funding in P. L. 1977, c. 460, a successful model program for the development of urban industrial parks. This bill would provide the additional financing assistance necessary for the undertaking and completion of projects under that program in the future.

53359 (1981)

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SENATE COUNTY AND MUNICIPAL
GOVERNMENT COMMITTEE

STATEMENT TO

SENATE, No. 3359

STATE OF NEW JERSEY

DATED: DECEMBER 17, 1981

Senate Bill No. 3359 is a companion bill to Senate Bill No. 1549, the "Community Development Bond Act of 1981." That bill provides for the issuance, upon the approval of the voters, of \$85,000,000.00 in community development bonds, and provides that \$10,000,000.00 of the proceeds of those bonds shall be used for "the financing of assistance for the creation and development of urban industrial parks, according to procedures and eligibility criteria to be established by law."

This bill designates the New Jersey Economic Development Authority as the State instrumentality to undertake these projects, and, to that end, designates the economic development fund established in the authority as a fund for community development purposes within the meaning and intent of the "Community Development Bond Act of 1981." The economic development fund would be eligible to receive appropriations from the Community Development Bond Fund. Funds so appropriated would be used for financing authority projects for the development of new industrial and commercial parks and the redevelopment of existing industrial facilities to assist in the location, maintenance and location of employment-generating facilities in urban and municipalities.

The New Jersey Economic Development Authority has established, pursuant to Legislative direction and funding in P. L. 1977, c. 460, a successful model program for the development of urban industrial parks. This bill would provide the additional financing assistance necessary for the undertaking and completion of projects under that program in the future.

Senate Bill No. 1549, the "Community Development Bond Act of 1981," was reported from this committee on February 9, 1981, and passed the Senate by a vote of 33-2 on March 23, 1981. The General Assembly has conducted a public hearing on that bill, and it is currently awaiting a vote of the Assembly.

JANUARY 18, 1982 -

S-3451, sponsored by Senator Joseph Merlino (D-Mercer), correcting various errors in certain statutes created by the enactment of the very same statutes. Most of the errors were typographical or inadvertent. This corrective legislation was necessary because recent laws granting the Division of Legal Services the power to make such corrections did not apply to these statutes.

S-3142, sponsored by Senator William Hamilton (D-Middlesex), enabling the State of New Jersey to administer and enforce the Federal Mobile Home Construction and Safety Act in this state.

S-3235, sponsored by Senator Wynona Lipman (D-Essex), establishing within the Department of Health a "hereditary disorders program." The bill actually mandates nothing new--the Department already has such a program--but the bill does ensure the program's continuance. No appropriation is made, or deemed necessary.

S-3359, also by Senator Merlino, and a companion bill to S-1549, the "Community Development Bond Act of 1981," sponsored by Merlino and enacted by the Governor on Tuesday. This bill designates the New Jersey Economic Development Authority as the agency to undertake the projects outlined in the Bond Act (See January 13, 1982 release)

Appropriations from the Bond Act will be contingent upon the approval of the voters next November.

S-3517, sponsored by Senator John Russo (D-Ocean), allowing the Supreme Court to indefinitely suspend without pay any judge accused of wrongdoing. Currently, the Supreme Court may only suspend without pay a judge for 90 days. After 90 days, the suspension could continue, but with pay.