

Sec.1&2-Temporary & Executed; Sec.3- Appropriation

LEGISLATIVE HISTORY CHECKLIST

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LAWS OF: 2021 **CHAPTER:** 159

NJSA: Sec.1&2-Temporary & Executed; Sec.3-Appropriation (Authorizes Capital City Redevelopment Corporation on behalf of State Treasurer to sell surplus real property and improvements located in City of Trenton, County of Mercer; appropriates proceeds of sale.)

BILL NO: A5897 (Substituted for S3958)

SPONSOR(S) Reynolds-Jackson, Verlina and others

DATE INTRODUCED: 6/14/2021

COMMITTEE: **ASSEMBLY:** Appropriations

SENATE: --

AMENDED DURING PASSAGE: Yes

DATE OF PASSAGE: **ASSEMBLY:** 6/21/2021

SENATE: 6/30/2021

DATE OF APPROVAL: 7/2/2021

FOLLOWING ARE ATTACHED IF AVAILABLE:

FINAL TEXT OF BILL (First Reprint enacted) Yes

A5897

INTRODUCED BILL (INCLUDES SPONSOR'S STATEMENT): Yes

COMMITTEE STATEMENT: **ASSEMBLY:** Yes

SENATE: No

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

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE: No

S3958

INTRODUCED BILL (INCLUDES SPONSOR'S STATEMENT): Yes

COMMITTEE STATEMENT: **ASSEMBLY:** No

SENATE: Yes

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

FLOOR AMENDMENT STATEMENT: No

LEGISLATIVE FISCAL ESTIMATE:

No

VETO MESSAGE:

No

GOVERNOR'S PRESS RELEASE ON SIGNING:

Yes

FOLLOWING WERE PRINTED:

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REPORTS:

No

HEARINGS:

No

NEWSPAPER ARTICLES:

No

§§1,2
T & E
§3
Approp.

P.L. 2021, CHAPTER 159, *approved July 2, 2021*
Assembly, No. 5897 (*First Reprint*)

1 AN ACT authorizing the Capital City Redevelopment Corporation
2 on behalf of the State Treasurer to sell certain surplus real
3 property and improvements owned by the State in the City of
4 Trenton, County of Mercer, and making an appropriation.

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

8
9 1. The Legislature finds and declares that:

10 a. The State of New Jersey currently leases real property
11 located at Block 1902, Lot 1, in the City of Trenton, County of
12 Mercer upon which the former Division of Taxation Building was
13 constructed. Pursuant to the lease, the State will become the owner
14 of the property as of July 1, 2022. The State has determined that it
15 no longer needs the site ¹**[[for such a purpose]** for State purposes
16 after that date¹.

17 b. The continued use of the property is an important step in
18 ensuring that the State of New Jersey continues to support the City
19 of Trenton's downtown redevelopment.

20 c. The Capital City Redevelopment Corporation was
21 established with the public purpose of planning, coordinating, and
22 encouraging the redevelopment of the Capital City District within
23 the City of Trenton in a manner that enhances the vitality of the
24 Capital District as a place of commerce, recreation, and culture.

25 d. A request for proposal process would be the best disposition
26 process for the property due to the economic development
27 opportunities surrounding the reuse and redevelopment of the
28 property and the impact such sale will have on the Capital City
29 District including the surrounding properties such as the State
30 Capitol Complex, the War Memorial, and the Old Barracks, all for
31 which the State has made a considerable investment of capital.

32 e. The Capital City Redevelopment Corporation, in
33 consultation with the State Treasurer and the New Jersey Economic
34 Development Authority, is best suited to oversee the request for
35 proposal process and ensure that the redevelopment of the property
36 is undertaken in a manner that enhances the Capital City District as
37 defined at section 6 of P.L.1987, c.58 (C.52:9Q-14).

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

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

¹Assembly AAP committee amendments adopted June 16, 2021.

1 2. a. The Capital City Redevelopment Corporation, on behalf
2 of and with the consent of the State Treasurer, is authorized to sell
3 and convey all of the State's right, title, and interest in and to the
4 property formerly known as the Taxation Building, which contains
5 0.55+- acres of land and improvements thereon, designated as
6 Block 1902, Lot 1, in the City of Trenton, County of Mercer, which
7 land and improvements have been declared surplus to the needs of
8 the State.

9 b. The Capital City Redevelopment Corporation shall arrange
10 for the sale and conveyance of the property in accordance with the
11 procedures for such disposition that shall be submitted to the State
12 House Commission for approval.

13 c. The Capital City Redevelopment Corporation shall
14 undertake a request for proposal process, in consultation with the
15 State Treasurer, to sell the property using the procedures approved
16 by the State House Commission. Any award to the successful bidder
17 shall be subject to the consent of the State Treasurer.

18
19 3. The proceeds from the sale and conveyance of the property
20 in accordance with section 2 of this act, P.L. , c. (pending before
21 the Legislature as this bill), are hereby appropriated and shall be
22 paid to the Capital City Redevelopment Corporation and the Capital
23 City Redevelopment Corporation shall pay the costs, expenses, and
24 fees incurred by the State Treasurer, the Capital City
25 Redevelopment Corporation, and the New Jersey Economic
26 Development Authority. ¹Any monies remaining after payment of
27 such costs may be used by the Capital City Redevelopment
28 Corporation for the purposes authorized by law.¹

29
30 4. This act shall take effect immediately.

31
32
33
34
35 _____
36 Authorizes Capital City Redevelopment Corporation on behalf of
37 State Treasurer to sell surplus real property and improvements
38 located in City of Trenton, County of Mercer; appropriates proceeds
of sale.

CHAPTER 159

AN ACT authorizing the Capital City Redevelopment Corporation on behalf of the State Treasurer to sell certain surplus real property and improvements owned by the State in the City of Trenton, County of Mercer, and making an appropriation.

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

1. The Legislature finds and declares that:

a. The State of New Jersey currently leases real property located at Block 1902, Lot 1, in the City of Trenton, County of Mercer upon which the former Division of Taxation Building was constructed. Pursuant to the lease, the State will become the owner of the property as of July 1, 2022. The State has determined that it no longer needs the site for State purposes after that date.

b. The continued use of the property is an important step in ensuring that the State of New Jersey continues to support the City of Trenton's downtown redevelopment.

c. The Capital City Redevelopment Corporation was established with the public purpose of planning, coordinating, and encouraging the redevelopment of the Capital City District within the City of Trenton in a manner that enhances the vitality of the Capital District as a place of commerce, recreation, and culture.

d. A request for proposal process would be the best disposition process for the property due to the economic development opportunities surrounding the reuse and redevelopment of the property and the impact such sale will have on the Capital City District including the surrounding properties such as the State Capitol Complex, the War Memorial, and the Old Barracks, all for which the State has made a considerable investment of capital.

e. The Capital City Redevelopment Corporation, in consultation with the State Treasurer and the New Jersey Economic Development Authority, is best suited to oversee the request for proposal process and ensure that the redevelopment of the property is undertaken in a manner that enhances the Capital City District as defined at section 6 of P.L.1987, c.58 (C.52:9Q-14).

2. a. The Capital City Redevelopment Corporation, on behalf of and with the consent of the State Treasurer, is authorized to sell and convey all of the State's right, title, and interest in and to the property formerly known as the Taxation Building, which contains 0.55+- acres of land and improvements thereon, designated as Block 1902, Lot 1, in the City of Trenton, County of Mercer, which land and improvements have been declared surplus to the needs of the State.

b. The Capital City Redevelopment Corporation shall arrange for the sale and conveyance of the property in accordance with the procedures for such disposition that shall be submitted to the State House Commission for approval.

c. The Capital City Redevelopment Corporation shall undertake a request for proposal process, in consultation with the State Treasurer, to sell the property using the procedures approved by the State House Commission. Any award to the successful bidder shall be subject to the consent of the State Treasurer.

3. The proceeds from the sale and conveyance of the property in accordance with section 2 of this act, P.L.2021, c.159, are hereby appropriated and shall be paid to the Capital City Redevelopment Corporation and the Capital City Redevelopment Corporation shall pay the costs, expenses, and fees incurred by the State Treasurer, the Capital City Redevelopment

Corporation, and the New Jersey Economic Development Authority. Any monies remaining after payment of such costs may be used by the Capital City Redevelopment Corporation for the purposes authorized by law.

4. This act shall take effect immediately.

Approved July 2, 2021.

ASSEMBLY, No. 5897

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED JUNE 14, 2021

Sponsored by:

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Assemblyman ANTHONY S. VERRELLI

District 15 (Hunterdon and Mercer)

SYNOPSIS

Authorizes Capital City Redevelopment Corporation on behalf of State Treasurer to sell surplus real property and improvements located in City of Trenton, County of Mercer; appropriates proceeds of sale.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT authorizing the Capital City Redevelopment Corporation
2 on behalf of the State Treasurer to sell certain surplus real
3 property and improvements owned by the State in the City of
4 Trenton, County of Mercer, and making an appropriation.

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

8
9 1. The Legislature finds and declares that:

10 a. The State of New Jersey currently leases real property
11 located at Block 1902, Lot 1, in the City of Trenton, County of
12 Mercer upon which the former Division of Taxation Building was
13 constructed. Pursuant to the lease, the State will become the owner
14 of the property as of July 1, 2022. The State has determined that it
15 no longer needs the site for such a purpose.

16 b. The continued use of the property is an important step in
17 ensuring that the State of New Jersey continues to support the City
18 of Trenton's downtown redevelopment.

19 c. The Capital City Redevelopment Corporation was
20 established with the public purpose of planning, coordinating, and
21 encouraging the redevelopment of the Capital City District within
22 the City of Trenton in a manner that enhances the vitality of the
23 Capital District as a place of commerce, recreation, and culture.

24 d. A request for proposal process would be the best disposition
25 process for the property due to the economic development
26 opportunities surrounding the reuse and redevelopment of the
27 property and the impact such sale will have on the Capital City
28 District including the surrounding properties such as the State
29 Capitol Complex, the War Memorial, and the Old Barracks, all for
30 which the State has made a considerable investment of capital.

31 e. The Capital City Redevelopment Corporation, in
32 consultation with the State Treasurer and the New Jersey Economic
33 Development Authority, is best suited to oversee the request for
34 proposal process and ensure that the redevelopment of the property
35 is undertaken in a manner that enhances the Capital City District as
36 defined at section 6 of P.L.1987, c.58 (C.52:9Q-14).

37
38 2. a. The Capital City Redevelopment Corporation, on behalf
39 of and with the consent of the State Treasurer, is authorized to sell
40 and convey all of the State's right, title, and interest in and to the
41 property formerly known as the Taxation Building, which contains
42 0.55+- acres of land and improvements thereon, designated as
43 Block 1902, Lot 1, in the City of Trenton, County of Mercer, which
44 land and improvements have been declared surplus to the needs of
45 the State.

46 b. The Capital City Redevelopment Corporation shall arrange
47 for the sale and conveyance of the property in accordance with the

1 procedures for such disposition that shall be submitted to the State
2 House Commission for approval.

3 c. The Capital City Redevelopment Corporation shall
4 undertake a request for proposal process, in consultation with the
5 State Treasurer, to sell the property using the procedures approved
6 by the State House Commission. Any award to the successful bidder
7 shall be subject to the consent of the State Treasurer.

8

9 3. The proceeds from the sale and conveyance of the property
10 in accordance with section 2 of this act, P.L. , c. (pending before
11 the Legislature as this bill), are hereby appropriated and shall be
12 paid to the Capital City Redevelopment Corporation and the Capital
13 City Redevelopment Corporation shall pay the costs, expenses, and
14 fees incurred by the State Treasurer, the Capital City
15 Redevelopment Corporation, and the New Jersey Economic
16 Development Authority.

17

18 4. This act shall take effect immediately.

19

20

21

STATEMENT

22

23 This bill authorizes the Capital City Redevelopment Corporation,
24 on behalf and with the consent of the State Treasurer, to sell and
25 convey, as surplus real property, all of the State's right, title, and
26 interest in and to the property formerly known as the Taxation
27 building, which contains 0.55+- acres of land and improvements
28 located at Block 1902, Lot 1, in the City of Trenton, County of
29 Mercer. The property was declared surplus to the needs of the State
30 on May 21, 2021. The property will be sold pursuant to a request
31 for proposal process approved by the State House Commission.

32

The proceeds of the sale are appropriated to the corporation.

ASSEMBLY APPROPRIATIONS COMMITTEE

STATEMENT TO

ASSEMBLY, No. 5897

with committee amendments

STATE OF NEW JERSEY

DATED: JUNE 16, 2021

The Assembly Appropriations Committee reports favorably Assembly Bill No. 5897.

This bill authorizes the Capital City Redevelopment Corporation, on behalf and with the consent of the State Treasurer, to sell and convey, as surplus real property, all of the State's right, title, and interest in and to the property formerly known as the Taxation building, which contains 0.55+- acres of land and improvements located at Block 1902, Lot 1, in the City of Trenton, County of Mercer. The property was declared surplus to the needs of the State on May 21, 2021. The property will be sold pursuant to a request for proposal process approved by the State House Commission.

The bill appropriates the proceeds of the sale to the corporation.

COMMITTEE AMENDMENTS:

The amendments provide that any monies remaining after payment of costs may be used by the Capital City Redevelopment Corporation for purposes authorized by law.

FISCAL IMPACT:

This bill is not certified as requiring a fiscal note.

SENATE, No. 3958

STATE OF NEW JERSEY
219th LEGISLATURE

INTRODUCED JUNE 15, 2021

Sponsored by:

Senator SHIRLEY K. TURNER

District 15 (Hunterdon and Mercer)

SYNOPSIS

Authorizes Capital City Redevelopment Corporation on behalf of State Treasurer to sell surplus real property and improvements located in City of Trenton, County of Mercer; appropriates proceeds of sale.

CURRENT VERSION OF TEXT

As introduced.



S3958 TURNER

2

1 AN ACT authorizing the Capital City Redevelopment Corporation
2 on behalf of the State Treasurer to sell certain surplus real
3 property and improvements owned by the State in the City of
4 Trenton, County of Mercer, and making an appropriation.

5

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

8

9 1. The Legislature finds and declares that:

10 a. The State of New Jersey currently leases real property
11 located at Block 1902, Lot 1, in the City of Trenton, County of
12 Mercer upon which the former Division of Taxation Building was
13 constructed. Pursuant to the lease, the State will become the owner
14 of the property as of July 1, 2022. The State has determined that it
15 no longer needs the site for State purposes after that date.

16 b. The continued use of the property is an important step in
17 ensuring that the State of New Jersey continues to support the City
18 of Trenton's downtown redevelopment.

19 c. The Capital City Redevelopment Corporation was
20 established with the public purpose of planning, coordinating, and
21 encouraging the redevelopment of the Capital City District within
22 the City of Trenton in a manner that enhances the vitality of the
23 Capital District as a place of commerce, recreation, and culture.

24 d. A request for proposal process would be the best disposition
25 process for the property due to the economic development
26 opportunities surrounding the reuse and redevelopment of the
27 property and the impact such sale will have on the Capital City
28 District including the surrounding properties such as the State
29 Capitol Complex, the War Memorial, and the Old Barracks, all for
30 which the State has made a considerable investment of capital.

31 e. The Capital City Redevelopment Corporation, in
32 consultation with the State Treasurer and the New Jersey Economic
33 Development Authority, is best suited to oversee the request for
34 proposal process and ensure that the redevelopment of the property
35 is undertaken in a manner that enhances the Capital City District as
36 defined at section 6 of P.L.1987, c.58 (C.52:9Q-14).

37

38 2. a. The Capital City Redevelopment Corporation, on behalf
39 of and with the consent of the State Treasurer, is authorized to sell
40 and convey all of the State's right, title, and interest in and to the
41 property formerly known as the Taxation Building, which contains
42 0.55+- acres of land and improvements thereon, designated as
43 Block 1902, Lot 1, in the City of Trenton, County of Mercer, which
44 land and improvements have been declared surplus to the needs of
45 the State.

46 b. The Capital City Redevelopment Corporation shall arrange
47 for the sale and conveyance of the property in accordance with the

1 procedures for such disposition that shall be submitted to the State
2 House Commission for approval.

3 c. The Capital City Redevelopment Corporation shall
4 undertake a request for proposal process, in consultation with the
5 State Treasurer, to sell the property using the procedures approved
6 by the State House Commission. Any award to the successful bidder
7 shall be subject to the consent of the State Treasurer.

8

9 3. The proceeds from the sale and conveyance of the property
10 in accordance with section 2 of this act, P.L. , c. (pending before
11 the Legislature as this bill), are hereby appropriated and shall be
12 paid to the Capital City Redevelopment Corporation and the Capital
13 City Redevelopment Corporation shall pay the costs, expenses, and
14 fees incurred by the State Treasurer, the Capital City
15 Redevelopment Corporation, and the New Jersey Economic
16 Development Authority. Any monies remaining after payment of
17 such costs may be used by the Capital City Redevelopment
18 Corporation for the purposes authorized by law.

19

20 4. This act shall take effect immediately.

21

22

23

STATEMENT

24

25 This bill authorizes the Capital City Redevelopment Corporation,
26 on behalf and with the consent of the State Treasurer, to sell and
27 convey, as surplus real property, all of the State's right, title, and
28 interest in and to the property formerly known as the Taxation
29 building, which contains 0.55+- acres of land and improvements
30 located at Block 1902, Lot 1, in the City of Trenton, County of
31 Mercer. The property was declared surplus to the needs of the State
32 on May 21, 2021. The property will be sold pursuant to a request
33 for proposal process approved by the State House Commission.

34

The proceeds of the sale are appropriated to the corporation.

SENATE BUDGET AND APPROPRIATIONS COMMITTEE

STATEMENT TO

SENATE, No. 3958

STATE OF NEW JERSEY

DATED: JUNE 17, 2021

The Senate Budget and Appropriations Committee reports favorably Senate Bill No. 3958.

This bill authorizes the Capital City Redevelopment Corporation, on behalf and with the consent of the State Treasurer, to sell and convey, as surplus real property, all of the State's right, title, and interest in and to the property formerly known as the Taxation building, which contains 0.55+- acres of land and improvements located at Block 1902, Lot 1, in the City of Trenton, County of Mercer. The property was declared surplus to the needs of the State on May 21, 2021. The property will be sold pursuant to a request for proposal process approved by the State House Commission.

The bill appropriates the proceeds of the sale to the corporation.

FISCAL IMPACT:

This bill is not certified as requiring a fiscal note.

Governor Murphy Takes Action on Legislation

07/2/2021

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

SCS for S-887/ACS for A-4790 (Sweeney, Greenstein/Downey, Benson, Vainieri Huttle) – Requires DHS to contract with third party entity to apply risk reduction model to Medicaid prescription drug services.

A-5840/S-3923 (Burzichelli, Taliaferro, Karabinchak/Sweeney) – Authorizes State Treasurer to enter lease for real property and improvements with NJEDA for construction of New Jersey Wind Port in Lower Alloways Creek Township, Salem County.

A-5897/S-3958 (Reynolds-Jackson, Verrelli/Turner) – Authorizes Capital City Redevelopment Corporation on behalf of State Treasurer to sell surplus real property and improvements located in City of Trenton, County of Mercer; appropriates proceeds of sale.

A-5939/S-3993 (Pintor Marin, Burzichelli/Ruiz, Cruz-Perez) – Revises various provisions of “New Jersey Economic Recovery Act of 2020” and other economic development programs; establishes New Jersey Innovation Fellows Program; appropriates \$10 million.