

ASSEMBLY, No. 5710

STATE OF NEW JERSEY

222nd LEGISLATURE

INTRODUCED OCTOBER 22, 2026

Sponsored by:

Assemblywoman MAUREEN ROWAN

District 2 (Atlantic)

SYNOPSIS

Provides for establishment of pilot program for acquiring abandoned properties in certain municipalities and develop land bank agreement.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning certain abandoned properties, supplementing
2 and amending P.L.2016, c.4, and amending P.L.1984, c.218.

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

6
7 1. (New section) a. The director, in accordance with the
8 authority granted pursuant to P.L.2016, c.4 (C.52:27BBBB-1 et
9 seq.), and in consultation with the Casino Reinvestment
10 Development Authority established pursuant to section 5 of
11 P.L.1984, c.218 (C. 5:12-153), shall establish a pilot program,
12 which shall expire on December 1, 2031, to acquire abandoned
13 properties in a municipality in need of stabilization and recovery, as
14 determined by the director pursuant to subsection b. of this section.
15 The director may delegate any of the pilot program responsibilities
16 provided in this section to the Executive Director of the Casino
17 Reinvestment Development Authority, except that the Casino
18 Reinvestment Development Authority shall have the sole
19 responsibility for administration of the pilot program for properties
20 located within the Atlantic City Tourism District established
21 pursuant to the provisions of P.L.2011, c.18 (C.5:12-218 et al.).
22 The pilot program shall permit the Department of Community
23 Affairs, or the Casino Reinvestment Development Authority, as
24 applicable, to acquire an abandoned property through:

25 (1) purchase or gift; or

26 (2) the abandoned property acquisition processes established by
27 the "Abandoned Properties Rehabilitation Act," P.L.2003, 210
28 (C.55:19-78 et al.).

29 b. (1) The director, or the Executive Director of the Casino
30 Reinvestment Development Authority, as applicable, shall establish
31 and maintain a list of abandoned properties, as defined in section 4
32 of P.L.2003, c.210 (C.55:19-81), by compiling the tax rolls, ground
33 surveys, and any abandoned property list maintained pursuant to the
34 "Abandoned Properties Rehabilitation Act," P.L.2003, 210
35 (C.55:19-78 et al.) by the municipality in need of stabilization and
36 recovery until the expiration of the pilot program.

37 (2) Upon the completion of the list of abandoned properties
38 established pursuant to paragraph (1) of this subsection, as
39 determined by the director, the director shall formally designate any
40 property that meets the requirements of being abandoned, pursuant
41 to section 4 of P.L.2003, c.210 (C.55:19-81), as abandoned if the
42 property was not already designated as abandoned by the
43 municipality in need of stabilization and recovery, and shall use this
44 list in any action to transfer title of the property to the Department
45 of Community Affairs.

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

Matter underlined thus is new matter.

1 c. (1) The director may conduct, or contract to conduct,
2 pursuant to section 13 of P.L.2003, c.210 (C.55:19-90),
3 rehabilitation or demolition services on any property on the
4 abandoned property list where the Department of Community
5 Affairs has been granted title and the director deems in need of
6 rehabilitation or demolition.

7 (2) The redevelopment consultant appointed by the director,
8 pursuant to subparagraph (o) of paragraph (3) of subsection a. of
9 section 5 of P.L.2016, c.4 (C.52:27BBBB-5), shall expedite the
10 permitting approval process for any permits concerning the
11 rehabilitation or demolition of vacant properties.

12 d. (1) An abandoned property the director deems habitable
13 shall be subject to a tax sale, sheriff sale, or other property auction
14 within one year of a property's designation as abandoned, or within
15 six months of the effective date of P.L. , c. (C.) (pending
16 before the Legislature as this bill) for properties that have been
17 previously designated as abandoned by the municipality in need of
18 stabilization and recovery.

19 (2) An abandoned property that the director determines is in
20 need of rehabilitation or demolition shall be subject to a tax sale,
21 sheriff sale, or other property auction after the required work is
22 completed or three years from the date the Department of
23 Community Affairs takes possession of the property's title,
24 whichever is earlier.

25 e. The director shall have the authority of a "public officer," as
26 defined in section 3 of P.L.2003, c.210 (C.55:19-80), when acting
27 pursuant to the "Abandoned Properties Rehabilitation Act,"
28 P.L.2003, 210 (C.55:19-78 et al.).

29 f. The Commissioner of Community Affairs, in consultation
30 with the Executive Director of the Casino Reinvestment
31 Development Authority, shall submit, for the duration of the pilot
32 program, a biennial report to the Governor and, pursuant to section
33 2 of P.L.1991, c.164 (C.52:14-19.1), to the Legislature, providing
34 the following information:

35 (1) the number of properties declared vacant or abandoned as a
36 result of the pilot program;

37 (2) a description of the actions taken to remediate, rehabilitate,
38 or redevelop the vacant or abandoned properties;

39 (3) the number of properties sold pursuant to the pilot program;
40 and

41 (4) if the land bank has been established pursuant to section 2 of
42 P.L. , c. (C.) (pending before the Legislature as this bill),
43 the same information in paragraphs (1) through (3) of this
44 subsection as provided by the land bank.

45 g. The final report submitted in accordance with subsection f.
46 of this section shall include recommendations from the
47 redevelopment consultant appointed by the director, pursuant to
48 subparagraph (o) of paragraph (3) of subsection a. of section 5 of

1 P.L.2016, c.4 (C.52:27BBBB-5), concerning prospective changes to
2 planning and zoning board development and redevelopment
3 processes in the municipality in need of stabilization and recovery.
4

5 2. (New section) a. Within six months of the effective date of
6 P.L. , c. (C.) (pending before the Legislature as this bill),
7 the director, in collaboration with the Executive Director of the
8 Casino Reinvestment Development Authority established pursuant
9 to section 5 of P.L.1984, c.218 (C.5:12-153), shall develop a land
10 bank agreement pursuant to section 5 of P.L.2019, c.159
11 (C.40A:12A-78), incorporating the provisions of the "New Jersey
12 Land Bank Law," sections 1 through 16 of P.L.2019, c.159
13 (C.40A:12A-74 et seq.), as appropriate. The land bank agreement
14 shall establish the responsibilities of a land bank entity in acquiring
15 property on behalf of the director in a municipality in need of
16 stabilization and recovery, in addition to any other responsibilities
17 deemed necessary by the director.

18 b. The director shall determine whether the land bank entity
19 subject to the agreement shall be the Department of Community
20 Affairs, a "nonprofit land bank entity," as defined in section 3 of
21 P.L.2019, c.159 (C.40A:12A-76), or a municipality in need of
22 stabilization and recovery.

23 c. The director, in collaboration with a municipality in need of
24 stabilization and recovery and the Casino Reinvestment
25 Development Authority, shall determine the date of establishment
26 of the land bank in accordance with the land bank agreement
27 developed pursuant to subsection a. of this section.

28 d. The redevelopment consultant appointed by the director,
29 pursuant to subparagraph (o) of paragraph (3) of subsection a. of
30 section 5 of P.L.2016, c.4 (C.52:27BBBB-5), shall serve as the
31 executive director of the land bank.
32

33 3. Section 5 of P.L.2016, c.4 (C.52:27BBBB-5) is amended to
34 read as follows:

35 5. a. (1) Notwithstanding the provisions of any law, rule, or
36 regulation to the contrary, if the municipality in need of
37 stabilization and recovery fails to submit a plan, if the
38 commissioner has determined pursuant to subsection c. of section 4
39 of P.L.2016, c.4 (C.52:27BBBB-4) that the recovery plan is not
40 likely to achieve financial stability for the municipality in need of
41 stabilization and recovery, if the commissioner determines that the
42 municipality is not strictly complying with a recovery plan
43 approved by the commissioner pursuant to subsection c. of section 4
44 of P.L.2016, c.4 (C.52:27BBBB-4), or if the commissioner
45 determines that a recovery plan approved by the commissioner
46 pursuant to subsection c. of section 4 of P.L.2016, c.4
47 (C.52:27BBBB-4) is no longer likely to achieve financial stability,
48 the Local Finance Board may, in its exclusive discretion at any time

1 during which the municipality is deemed a municipality in need of
2 stabilization and recovery, assume and reallocate to, and vest
3 exclusively in the director, or in the Executive Director of the
4 Casino Reinvestment Development Authority for the Atlantic City
5 Tourism District, any of the functions, powers, privileges, and
6 immunities of the governing body of that municipality set forth in
7 any statute, regulation, ordinance, resolution, charter, or contract to
8 which the municipality is a party that are, or may be, substantially
9 related to the fiscal condition or financial rehabilitation and
10 recovery of that municipality. The duration of the transfer of the
11 functions, powers, privileges, and immunities of the governing body
12 shall not exceed the duration of the time the municipality is deemed
13 a municipality in need of stabilization and recovery.

14 (2) In the event the Local Finance Board assumes and
15 reallocates to the director any function, power, privilege, or
16 immunity of the governing body of a municipality in need of
17 stabilization and recovery set forth in a contract to which that
18 municipality is a party, the municipality shall remain the party to
19 the contract and neither the Local Finance Board nor the director
20 shall assume any contractual obligations or liability arising out of
21 that contract or be subject to any claim for breach of that contract or
22 any other claim related to that contract. Any actions or steps taken
23 by the director under P.L.2016, c.4 (C.52:27BBBB-1 et al.) shall be
24 deemed to be by, and on behalf of, the municipality in need of
25 stabilization.

26 (3) The authorities granted to the director by the Local Finance
27 Board pursuant to this section shall extend to any and all actions
28 that, in the exclusive discretion of the director, may help stabilize
29 the finances, restructure the debts, or assist in the financial
30 rehabilitation and recovery of the municipality in need of
31 stabilization and recovery. Notwithstanding the provisions of any
32 other law, rule, regulation, or contract to the contrary, except for the
33 provisions of Title 11A, Civil Service as may be applicable to
34 actions taken after the effective date of P.L.2021, c.124
35 (C.52:27BBBB-4 et al.), the director shall have the authority to take
36 any steps to stabilize the finances, restructure the debts, or assist in
37 the financial rehabilitation and recovery of the municipality in need
38 of stabilization and recovery, including, but not limited to:

39 (a) implementing governmental, administrative, and operational
40 efficiency and oversight measures;

41 (b) dissolving, terminating, transferring, abolishing, or
42 otherwise disposing of any municipal authority, board, commission,
43 or department, or any function thereof, provided, however, that no
44 such action shall be taken until adequate provision has been made
45 for the payment of the creditors or obligees of the entity to be
46 impacted unless otherwise permitted by law. This shall include the
47 power to take any steps required of the governing body under
48 applicable laws, including, but not limited to, the "municipal and

1 county utilities authorities law," P.L.1957, c.183 (C.40:14B-1 et
2 seq.), the "Local Authorities Fiscal Control Law," P.L.1983, c.313
3 (C.40A:5A-1 et seq.), the "Water Infrastructure Protection Act,"
4 P.L.2015, c.18 (C.58:30-1 et seq.), the "Local Redevelopment and
5 Housing Law," P.L.1992, c.79 (C.40A:12A-1 et seq.), and the
6 "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.),
7 including, but not limited to, and notwithstanding P.L.2011, c.18
8 (C.5:12-218 et al.), the authority of the director to facilitate the
9 realignment and reorganization of the municipality's zoning or
10 planning boards and to establish procedures and practices that, in
11 the director's discretion, enhance, streamline, and improve the
12 municipality's redevelopment processes, including facilitating the
13 appointment and retention of a master developer to assist in the
14 redevelopment process. To the extent that the Local Finance Board
15 or the director exercise any powers under the "Local Authorities
16 Fiscal Control Law," P.L.1983, c.313 (C.40A:5A-1 et seq.) with
17 respect to any municipal authority or municipal public utility in the
18 municipality in need of stabilization and recovery;

19 (c) vetoing the minutes of the governing body of the
20 municipality in need of stabilization and recovery, any board,
21 commission, or department of the municipality in need of
22 stabilization and recovery, and any independent board or authority
23 in the municipality in need of stabilization and recovery, including,
24 but not limited to, the housing authority, parking authority,
25 redevelopment authority, Casino Reinvestment Development
26 Authority, if applicable as related to the master plan in the
27 municipality in need of stabilization and recovery, planning board,
28 and zoning board of adjustment. A true copy of the minutes of
29 every meeting of the governing body and any board, commission,
30 department, or independent board, or authority shall be delivered
31 forthwith, by and under the certification of the secretary thereof, to
32 the director. No action taken at the meeting shall have force or
33 effect until 15 business days after a copy of the minutes have been
34 so delivered to the director, unless during this 15-day period the
35 director shall approve in writing the minutes or any part thereof, in
36 which case the action shall become effective upon approval. If,
37 within that 15-day period, the director returns a copy of the minutes
38 with a veto of any action taken by the governing body, board,
39 commission, department, or independent board or authority, or any
40 member thereof at the meeting, the action shall be null and void and
41 of no effect. The director may approve all or part of the action
42 taken at a meeting;

43 (d) controlling litigation and the municipality's legal affairs,
44 including, but not limited to, suing in the municipality's corporate
45 name; prosecuting, defending, and resolving litigation, arbitration,
46 disputes, and controversies; and retaining and directing municipal
47 corporation counsel and other special counsel as the director may
48 deem appropriate;

1 (e) selling, conveying, leasing, monetizing, or otherwise
2 disposing of any interest in any municipally owned assets,
3 including, but not limited to, any water, sewer, wastewater, and
4 storm water infrastructure, equipment or facilities, services, and in
5 any real property, including any improvements thereon; provided
6 that the director shall not sell, convey, lease, monetize, or otherwise
7 dispose of any municipally owned water asset pursuant to an
8 agreement with a private entity until one year after the effective
9 date of P.L.2016, c.4 (C.52:27BBBB-1 et al.) to allow the
10 municipality in need of stabilization and recovery to maximize the
11 value of that asset;

12 (f) amending or terminating any existing contracts or
13 agreements, which shall not include bonds, notes, indentures, or
14 other similar financing instruments and documents to which the
15 municipality is a party, in accordance with the terms thereof, or
16 unilaterally amending or terminating any contracts or agreements
17 which shall not include bonds, notes, indentures, or other similar
18 financing instruments and documents to which the municipality is a
19 party, provided that the director determines that the unilateral
20 termination or amendment is reasonable and directly related to
21 stabilizing the finances or assisting with the fiscal rehabilitation and
22 recovery of the municipality in need of stabilization and recovery;

23 (g) unilaterally modifying, amending, or terminating any
24 collective negotiations agreements, except those related to school
25 districts, to which the municipality is a party, or unilaterally
26 modifying, amending, or terminating the terms and conditions of
27 employment during the term of any applicable collective
28 negotiations agreement, or both, provided that the director
29 determines that the modifications, amendments, or terminations are
30 reasonable and directly related to stabilizing the finances or
31 assisting with the fiscal rehabilitation and recovery of the
32 municipality in need of stabilization and recovery;

33 (h) acting as the sole agent in collective negotiations on behalf
34 of the municipality in need of stabilization and recovery;

35 (i) with respect to any expired collective negotiations
36 agreement to which the municipality in need of stabilization and
37 recovery is a party, unilaterally modifying wages, hours, or any
38 other terms and conditions of employment;

39 (j) unilaterally abolishing any non-elected positions in the
40 municipality in need of stabilization and recovery at any time. All
41 of the functions, powers, and duties of abolished positions shall be
42 exercised or delegated by the director;

43 (k) unilaterally appointing, transferring, or removing employees
44 of the municipality in need of stabilization and recovery, including,
45 but not limited to, department heads and division heads, as the case
46 may be, but excluding appointed officials who have obtained tenure
47 in office;

1 (l) acting as the appropriate authority, including, without
2 limitation, the appointing authority, for purposes of Title 40A of the
3 New Jersey Statutes;

4 (m) entering into any agreement with the county in which the
5 municipality in need of stabilization and recovery is located, any of
6 the other municipalities located in that county, or any
7 instrumentality of the State to share or consolidate municipal
8 services pursuant to any law applicable to consolidation or sharing
9 of services, including, without limitation, the "Uniform Shared
10 Services and Consolidation Act," P.L.2007, c.63 (C.40A:65-1 et al.)
11 and P.L.2015, c.279 (C.40A:14-90.1 et al.);

12 (n) procuring any goods, services, commodities, information
13 technology, software, hardware, or other items on behalf of the
14 municipality in need of stabilization and recovery, in accordance
15 with either the "Local Public Contracts Law," P.L.1971, c.198
16 (C.40A:11-1 et seq.), or procurement laws applicable to the State, at
17 the discretion of the director;

18 (o) retaining any professionals on behalf of the municipality in
19 need of stabilization and recovery, including, but not limited to, a
20 master redeveloper **【or redevelopment consultant】**, and the
21 appointment of a redevelopment consultant, who shall be a resident
22 of the municipality in need of stabilization and recovery, within 30
23 days of enactment of P.L. , c. (C.) (pending before the
24 Legislature as this bill), and directing the work of professionals or
25 any professionals previously retained by the municipality in need of
26 stabilization and recovery, in accordance with either the "Local
27 Public Contracts Law," P.L.1971, c.198 (C.40A:11-1 et seq.) or
28 procurement laws applicable to the State, at the discretion of the
29 director;

30 (p) retaining bond counsel, adopting bond ordinances to the
31 extent necessary, making appropriate bond applications, and taking
32 any other steps necessary to restructure and adjust debt, on behalf of
33 the municipality in need of stabilization and recovery;

34 (q) exercising on behalf of the municipality in need of
35 stabilization and recovery, notwithstanding P.L.2011, c.18 (C.5:12-
36 218 et al.), any authority granted to a municipality pursuant to the
37 "Local Redevelopment and Housing Law," P.L.1992, c.79
38 (C.40A:12A-1 et al.) when the director deems it necessary or
39 appropriate to help stabilize the finances, restructure the debts, or
40 assist with the financial rehabilitation and recovery of the
41 municipality in need of stabilization and recovery;

42 (r) exercising on behalf of the municipality in need of
43 stabilization and recovery any authority granted to a municipality
44 pursuant to the "Redevelopment Area Bond Financing Law,"
45 P.L.2001, c.310 (C.40A:12A-64 et seq.) when the director deems it
46 necessary or appropriate to help stabilize the finances, restructure
47 the debts, or assist with the financial rehabilitation and recovery of
48 the municipality in need of stabilization and recovery;

1 (s) exercising on behalf of the municipality in need of
2 stabilization and recovery any authority granted to a municipality
3 pursuant to the "Long Term Tax Exemption Law," P.L.1991, c.431
4 (C.40A:20-1 et seq.) and the "Five-Year Exemption and Abatement
5 Law," P.L.1991, c.441 (C. 40A:21-1 et seq.) when the director
6 deems it necessary or appropriate to help stabilize the finances,
7 restructure the debts, or assist the financial rehabilitation and
8 recovery of the municipality in need of stabilization and recovery;

9 (t) authorizing and filing, on behalf of the municipality in need
10 of stabilization and recovery, subject only to the written approval of
11 the majority of the members of the legislative Joint Budget
12 Oversight Committee, a petition and other pleadings and papers
13 with any United States court or federal bankruptcy court for the
14 purpose of effecting a plan of readjustment or composition of debts,
15 as set forth in R.S.52:27-40 et seq., and taking any other and further
16 actions necessary or appropriate in connection with any case or
17 proceeding; and

18 (u) negotiating and executing any contracts, agreements, or
19 other documents on behalf of the municipality in need of
20 stabilization and recovery as may be necessary or appropriate to
21 effectuate any of the actions or steps specifically identified in
22 P.L.2016, c.4 (C.52:27BBBB-1 et al.) or that may otherwise, as the
23 director deems necessary or appropriate, help stabilize the finances,
24 restructure the debts, or assist with the financial rehabilitation and
25 recovery of the municipality in need of stabilization and recovery.

26 (4) Subject to subsection b. of section 11 of P.L.2016, c.4
27 (C.52:27BBBB-9), the Local Finance Board may authorize the
28 director to take any action authorized to be taken under the "Local
29 Bond Law," N.J.S.40A:2-1 et seq., and the "Municipal Qualified
30 Bond Act," P.L.1976, c.38 (C.40A:3-1 et seq.) by a governing body
31 of a local unit.

32 (5) The provisions of P.L.1941, c.100 (C.34:13A-1 et seq.), and
33 regulations promulgated thereunder, shall in no way infringe on the
34 authority of the Local Finance Board or the director set forth in this
35 section or any actions taken by the director pursuant to this section.

36 (6) Any function, power, privilege, or immunity of the
37 municipal governing body that is not assumed by the Local Finance
38 Board and reallocated to and vested exclusively in the director
39 pursuant to this section shall remain allocated to and vested in that
40 governing body unless and until such time as the function, power,
41 privilege, immunity, or duty may be allocated to and vested
42 exclusively in the Local Finance Board or the director pursuant to
43 this section. The Local Finance Board or the director may exercise
44 any power implied or incidental to a power that has been
45 specifically allocated.

46 b. (1) Notwithstanding the provisions of any law, rule, or
47 regulation to the contrary, including any requirements set forth in
48 R.S.40:49-1 et seq., the "Senator Byron M. Baer Open Public

1 Meetings Act," P.L.1975, c.231 (C.10:4-6 et seq.), or R.S.52:27-41,
2 the director shall have the exclusive authority to pass, adopt, repeal,
3 or amend any ordinance or resolution of the municipality in need of
4 stabilization and recovery, modify any meeting agenda of the
5 governing body of the municipality in need of stabilization and
6 recovery, and negotiate, enter into, amend, or terminate any contract
7 or agreement, on behalf of the municipality in need of stabilization
8 and recovery, provided that the director deems the action necessary
9 or appropriate to help stabilize the finances, restructure the debts, or
10 assist with the financial rehabilitation and recovery of the
11 municipality in need of stabilization and recovery.

12 (2) When exercising powers under this section, the director
13 shall, to the extent practicable, comply with all notice, hearing, and
14 other requirements to which the municipality in need of
15 stabilization and recovery is generally subject, but in no instance
16 shall the director be deemed a "public body" pursuant to the
17 "Senator Byron M. Baer Open Public Meetings Act," P.L.1975,
18 c.231 (C.10:4-6 et seq.).

19 (3) The director may issue to the appropriate elected and
20 appointed officials and employees, agents, and contractors of a
21 municipality in need of stabilization and recovery the orders that the
22 director deems appropriate to stabilize the finances, restructure the
23 debts, or assist the financial rehabilitation and recovery of the
24 municipality in need of stabilization and recovery pursuant to the
25 authority granted by the Local Finance Board pursuant to this
26 section. Any order by the director shall be binding on the
27 appropriate elected and appointed officials and employees, agents,
28 and contractors of a municipality in need of stabilization and
29 recovery and may be enforced as other orders of the director are
30 enforced under general law
31 (cf: P.L.2025, c.324, s.2)

32

33 4. Section 12 of P.L.1984, c.218 (C.5:12-160) is amended to
34 read as follows:

35 12. The purposes of the Casino Reinvestment Development
36 Authority shall be:

37 a. to maintain public confidence in the casino gaming industry
38 as a unique tool of urban redevelopment for the city of Atlantic City
39 and to directly facilitate the redevelopment of existing blighted
40 areas and to address the pressing social and economic needs of the
41 residents of the city of Atlantic City and the State of New Jersey by
42 providing eligible projects in which licensees shall invest;

43 b. to provide licensees with an effective method of encouraging
44 new capital investment in Atlantic City which investment capital
45 would not otherwise be attracted by major casino-hotel convention
46 complexes or by normal market conditions and which will not
47 supplant capital, either public or private, that would otherwise be
48 invested in the city of Atlantic City or in the jurisdiction in which

- 1 the investment is to be made and which will have the effect of
2 benefiting the public at large and increasing opportunities and
3 choices of those of low and moderate income in particular;
- 4 c. to provide, further and promote tourist industries in New
5 Jersey and especially Atlantic county, by providing financial
6 assistance for the planning, acquisition, construction, improvement,
7 maintenance and operation of facilities for the recreation and
8 entertainment of the public which may include an arts center,
9 cultural center, historic site or landmark, or sports center;
- 10 d. to provide loans and other financial assistance for the
11 planning, acquisition, construction, reconstruction, demolition,
12 rehabilitation, conversion, repair or alteration of buildings or
13 facilities to provide decent, safe and sanitary dwelling units for
14 persons of low, moderate, median range, and middle income in need
15 of housing, and to provide mortgage financing for such units;
- 16 e. to assist in the financing of structures, franchises, equipment
17 and facilities for operation of, expansion of and the development of
18 public transportation or for terminal purposes, including but not
19 limited to development and improvement of port terminal
20 structures, facilities and equipment for public use;
- 21 f. to provide loans and other financial assistance for the
22 construction, reconstruction, demolition, rehabilitation, conversion,
23 repair or alteration of convention halls in Atlantic county and the
24 State of New Jersey, including but not limited to office facilities,
25 commercial facilities, community service facilities, parking
26 facilities, hotel facilities and other facilities for the accommodation
27 and entertainment of tourists and visitors;
- 28 g. to make loans and assist in the financing of the construction,
29 reconstruction, rehabilitation, repair or acquisition of infrastructure
30 projects, including but not limited to sewage disposal facilities,
31 water facilities, solid waste disposal facilities, roads, highways and
32 bridges;
- 33 h. to assist in financing buildings, structures and other property
34 to increase opportunities in manufacturing, industrial, commercial,
35 recreational, retail and service enterprises in the State so as to
36 induce and to accelerate opportunity for employment in these
37 enterprises, particularly of unemployed and underemployed
38 residents of the jurisdiction in which the investment is to be made;
39 to provide loans and other financial assistance for the planning,
40 developing or preservation of new and existing small businesses as
41 well as the planning, acquisition, construction, reconstruction,
42 rehabilitation, conversion or alteration of the facilities that house
43 these enterprises, particularly those which provide services or
44 employment to unemployed or underemployed residents of the
45 State; and to provide loans and other financial assistance to provide
46 employment training and retraining, particularly for unemployed
47 and underemployed residents of the State;

- 1 i. to cooperate with and assist local governmental units in
- 2 financing any eligible project;
- 3 j. to encourage investment in, or financing of, any plan,
- 4 project, facility, or program which directly serves pressing social
- 5 and economic needs of the residents of the jurisdiction or region in
- 6 which the investment is to be made, including but not limited to
- 7 supermarkets, commercial establishments, day care centers, parks
- 8 and community service centers, and any other plan, project, facility
- 9 or program which best serves the interest of the public in
- 10 accordance with section 25 of this 1984 amendatory and
- 11 supplementary act;
- 12 k. to encourage investment in, or financing of, projects which
- 13 are made as part of a comprehensive plan to improve blighted or
- 14 redevelopment areas or are targeted to benefit low through middle
- 15 income residents of the jurisdiction or region in which the
- 16 investments are to be made;
- 17 l. to make loans for those eligible projects according to the
- 18 projected allocated amounts to be available;
- 19 m. to establish and exercise authority over the Atlantic City
- 20 Tourism District pursuant to the provisions of P.L.2011, c.18
- 21 (C.5:12-218 et al.), including administration of the pilot program to
- 22 acquire abandoned properties pursuant to P.L. , c. (C.)
- 23 (pending before the Legislature as this bill).; [and]
- 24 n. any combination of the foregoing; and
- 25 o. coordinating and consulting with the Division of Local
- 26 Government Services in the Department of Community Affairs in
- 27 the administration of the pilot program to acquire abandoned
- 28 properties pursuant to P.L. , c. (C.) (pending before the
- 29 Legislature as this bill) for properties not located within the Atlantic
- 30 City Tourism District.
- 31 (cf: P.L.2011, c.18, s.3)
- 32
- 33 5. Section 13 of P.L.1984, c.218 (C.5:12-161) is amended to
- 34 read as follows:
- 35 13. The Casino Reinvestment Development Authority shall have
- 36 the following powers:
- 37 a. To adopt and have a common seal and to alter the same at
- 38 pleasure;
- 39 b. To sue or be sued;
- 40 c. To acquire, hold, use and dispose of any eligible project in
- 41 which it is making an investment;
- 42 d. To acquire, rent, hold, use, and dispose of other personal
- 43 property for the purposes of the Casino Reinvestment Development
- 44 Authority;
- 45 e. To acquire by purchase, gift, or otherwise, or lease as lessee,
- 46 real property or easements or interests therein necessary or useful
- 47 and convenient for the purposes of the Casino Reinvestment
- 48 Development Authority which real property, easements or interests

1 may be subject to mortgages, deeds of trust, or other liens or
2 otherwise, and to hold and to use the same, and to dispose of the
3 property so acquired no longer necessary for the purposes of the
4 Casino Reinvestment Development Authority;

5 f. To make and enforce bylaws or rules and regulations for the
6 management and regulation of its business and affairs and for the
7 use, maintenance, and operation of any facility, and to amend the
8 same;

9 g. To enter into any agreements or contracts, execute any
10 instruments, and do and perform any acts or things necessary,
11 convenient, or desirable for the purposes of the Casino
12 Reinvestment Development Authority, including the entering into
13 of cooperative purchasing agreements for the purchase of fuel, or
14 other goods or services deemed necessary, convenient, or desirable
15 by a majority vote of the members of the Casino Reinvestment
16 Development Authority, with any governmental unit, including a
17 county or municipal authority, and the entering into of agreements
18 or contracts with any such governmental unit to provide for the
19 payment of principal of and interest on any obligation issued by that
20 governmental unit, the maintenance of necessary reserves in
21 connection with these obligations or the payments under any lease
22 entered into in connection with any eligible project;

23 h. To determine eligibility for investments in eligible projects
24 in order to accomplish the purposes of the Casino Reinvestment
25 Development Authority;

26 i. To collect and invest any proceeds received under subsection
27 b. of section 3 and section 14 of this act;

28 j. To invest in obligations of local governmental units issued
29 to finance eligible projects, provided that the investment shall only
30 be effected through direct negotiation by the Casino Reinvestment
31 Development Authority with the local governmental unit;

32 k. To make agreements of any kind with any governmental unit
33 or person for the use or operation of all or any part of any eligible
34 project for consideration and for periods of time and upon other
35 terms and conditions as the Casino Reinvestment Development
36 Authority may fix and agree upon, which agreements may include a
37 partnership, limited partnership, joint venture or association in
38 which the Casino Reinvestment Development Authority is a general
39 or limited partner or participant;

40 l. To require and collect fees and charges as the Casino
41 Reinvestment Development Authority shall determine to be
42 reasonable in connection with the exercise of any power given to
43 the Casino Reinvestment Development Authority under the act;

44 m. To the extent permitted under a contract of the Casino
45 Reinvestment Development Authority with purchasers of its bonds
46 entered into pursuant to section 3 of this 1984 amendatory and
47 supplementary act, to invest and reinvest any of its moneys not
48 required for immediate use, including moneys received for the

1 purchase of its bonds prior to the bonds being issued as it shall
2 deem prudent. A pro rata share of 66 2/3 **[%]** percent of all interest
3 earned by the Casino Reinvestment Development Authority on any
4 such investments shall be paid to the licensees who entered into a
5 contract with the Casino Reinvestment Development Authority for
6 the purchase of its bonds and who contributed to the moneys which
7 were received by the Casino Reinvestment Development Authority
8 and were invested pursuant to this subsection. All functions,
9 powers and duties relating to the investment or reinvestment of
10 these funds, including the purchase, sale or exchange of any
11 investments or securities, may, upon the request of the Casino
12 Reinvestment Development Authority, be exercised and performed
13 by the Director of the Division of Investment, in accordance with
14 written directions of the Casino Reinvestment Development
15 Authority signed by an authorized officer, without regard to any
16 other law relating to investments by the Director of the Division of
17 Investment;

18 n. To the extent permitted under the contract of the Casino
19 Reinvestment Development Authority with the holders of its bonds,
20 to invest and reinvest any of its moneys not required for immediate
21 use, including proceeds from the sale of any obligations, securities
22 or other investments as it shall deem prudent. All functions, powers
23 and duties relating to the investment or reinvestment of these funds,
24 including the purchase, sale or exchange of any investments or
25 securities, may upon the request of the Casino Reinvestment
26 Development Authority be exercised and performed by the Director
27 of the Division of Investment, in accordance with written directions
28 of the Casino Reinvestment Development Authority signed by an
29 authorized officer, without regard to any other law relating to
30 investments by the Director of the Division of Investment;

31 o. To enter into all agreements or contracts with any
32 governmental unit or person, execute any instruments, and do and
33 perform any acts or things necessary, convenient or desirable for
34 the purposes of the Casino Reinvestment Development Authority to
35 carry out any power expressly given in this act;

36 p. To exercise the right of eminent domain in the city of
37 Atlantic City;

38 q. To establish and exercise authority over the Atlantic City
39 Tourism District established pursuant to section 5 of P.L.2011, c.18
40 (C.5:12-219) and, in addition to the powers provided in this section,
41 to exercise, with regard to the tourism district, those powers granted
42 to the authority pursuant to P.L.2011, c.18 (C.5:12-218 et al.) and
43 P.L. , c. (C.) (pending before the Legislature as this bill);

44 r. To meet and hold hearings at places as it shall designate; and

45 s. To establish, develop, construct, acquire, own, operate,
46 manage, promote, maintain, repair, reconstruct, restore, improve
47 and otherwise effectuate, either directly or indirectly, through
48 lessees, licensees or agents, projects consisting of facilities, at a site

1 or sites within the State of New Jersey, that are related to, incidental
2 to, necessary for or complementary to, the accomplishment of any
3 of the purposes of the authority or of any project of the authority
4 authorized in accordance with P.L.1984, c.218 (C.5:12-144.1 et
5 seq.), as amended.

6 (cf: P.L.2013, c.4, s.1)

7
8 6. This act shall take effect immediately.

9
10
11 STATEMENT

12
13 This bill adds additional powers to the authority granted to the
14 Director of the Division of Local Government Services (director) in
15 the Department of Community Affairs (DCA), pursuant to the
16 "Municipal Stabilization and Recovery Act," P.L.2016, c.4
17 (C.52:27BBBB-1 et seq.). Specifically, the bill requires the
18 director, in consultation with the Casino Reinvestment
19 Development Authority (CRDA) established pursuant to section 5
20 of P.L.1984, c.218 (C.5:12-153), to establish a pilot program to
21 acquire abandoned properties, as determined by the director, in a
22 municipality in need of stabilization and recovery, as determined by
23 the director. The pilot program is to expire on December 1, 2031.
24 The director may delegate any of the pilot program responsibilities
25 to the Executive Director of the CRDA, except that the CRDA is to
26 have the sole responsibility for administration of the pilot program
27 for properties within the Atlantic City Tourism District established
28 pursuant to the provisions of P.L.2011, c.18 (C.5:12-218 et al.).
29 The pilot program is to permit the DCA to acquire an abandoned
30 property through:

31 (1) purchase or gift; or

32 (2) the abandoned property acquisition processes established by
33 the "Abandoned Properties Rehabilitation Act," (APRA) P.L.2003,
34 210 (C.55:19-78 et al.).

35 The bill requires the director, or Executive Director of the
36 CRDA, as applicable, to establish and maintain a list of abandoned
37 properties, as defined in section 4 of P.L.2003, c.210 (C.55:19-81),
38 by compiling the tax rolls, ground surveys, and any abandoned
39 property list maintained pursuant to the APRA by the municipality
40 in need of stabilization and recovery until the expiration of the pilot
41 program.

42 The bill provides that, once the director deems the list of
43 abandoned properties complete, the director is to formally designate
44 any property that meets the requirements of being abandoned,
45 pursuant to section 4 of P.L.2003, c.210 (C.55:19-81), as abandoned
46 if the property was not previously designated as abandoned by the
47 municipality in need of stabilization and recovery, and shall use this
48 list in any action to transfer title of the property to the DCA.

1 The director may conduct, or contract to conduct, rehabilitation
2 or demolition services on any property on the abandoned property
3 list where the DCA has been granted title and the director deems in
4 need of rehabilitation or demolition.

5 The redevelopment consultant appointed by the director is to
6 expedite the permitting approval process for any permits concerning
7 the rehabilitation or demolition of vacant properties.

8 The bill provides that an abandoned property the director deems
9 habitable is to be subject to a tax sale, sheriff sale, or other property
10 auction within one year of a property's designation as abandoned,
11 or within six months of the effective date of the bill for properties
12 that have been previously designated as abandoned by the
13 municipality in need of stabilization and recovery. An abandoned
14 property the director determines is in need of rehabilitation or
15 demolition is to be subject to a tax sale, sheriff sale, or other
16 property auction after the required work is completed or three years
17 from the date the DCA takes possession of the property's title,
18 whichever is earlier.

19 The commissioner is to submit, for the duration of the pilot
20 program, and in consultation with the Executive Director of the
21 CRDA, a biennial report to the Governor and to the Legislature,
22 providing certain information enumerated in the bill. The final
23 report is to include recommendations from the redevelopment
24 consultant appointed by the director concerning prospective
25 changes to planning and zoning board development and
26 redevelopment processes in the municipality in need of stabilization
27 and recovery.

28 Within six months of the effective date of the bill, the director, in
29 collaboration with the Executive Director of the CRDA, is to
30 develop a land bank agreement pursuant to the "New Jersey Land
31 Bank Law," sections 1 through 16 of P.L.2019, c.159 (C.40A:12A-
32 74 et seq.). The land bank agreement is to establish the
33 responsibilities of a land bank entity in acquiring property on behalf
34 of the director in a municipality in need of stabilization and
35 recovery, in addition to any other responsibilities deemed necessary
36 by the director. The director is to determine whether the land bank
37 entity subject to the agreement is to be the DCA, a "nonprofit land
38 bank entity," as defined in section 3 of P.L.2019, c.159
39 (C.40A:12A-76), or a municipality in need of stabilization and
40 recovery. The director, in collaboration with a municipality in need
41 of stabilization and recovery and the CRDA, is to determine the
42 date of establishment of the land bank in accordance with the land
43 bank agreement developed pursuant to the bill. The redevelopment
44 consultant is to serve as the executive director of the land bank.

45 Lastly, the bill amends the "Municipal Stabilization and
46 Recovery Act" to require the director to appoint a redevelopment
47 consultant, who is to be a resident of the municipality in need of

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1 stabilization and recovery, within 30 days of the enactment of this
2 bill.