

SENATE, No. 4861

STATE OF NEW JERSEY
222nd LEGISLATURE

INTRODUCED OCTOBER 22, 2026

Sponsored by:
Senator JOHN J. BURZICHELLI
District 3 (Cumberland, Gloucester and Salem)

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
49 P.L.2016, c.4 (C.52:27BBBB-5), concerning prospective changes to

1 planning and zoning board development and redevelopment
2 processes in the municipality in need of stabilization and recovery.

3
4 2. (New section) a. Within six months of the effective date of
5 P.L. , c. (C.) (pending before the Legislature as this bill),
6 the director, in collaboration with the Executive Director of the
7 Casino Reinvestment Development Authority established pursuant
8 to section 5 of P.L.1984, c.218 (C.5:12-153), shall develop a land
9 bank agreement pursuant to section 5 of P.L.2019, c.159
10 (C.40A:12A-78), incorporating the provisions of the "New Jersey
11 Land Bank Law," sections 1 through 16 of P.L.2019, c.159
12 (C.40A:12A-74 et seq.), as appropriate. The land bank agreement
13 shall establish the responsibilities of a land bank entity in acquiring
14 property on behalf of the director in a municipality in need of
15 stabilization and recovery, in addition to any other responsibilities
16 deemed necessary by the director.

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

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

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

31

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

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

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

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

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

37 (a) implementing governmental, administrative, and operational
38 efficiency and oversight measures;

39 (b) dissolving, terminating, transferring, abolishing, or
40 otherwise disposing of any municipal authority, board, commission,
41 or department, or any function thereof, provided, however, that no
42 such action shall be taken until adequate provision has been made
43 for the payment of the creditors or obligees of the entity to be
44 impacted unless otherwise permitted by law. This shall include the
45 power to take any steps required of the governing body under
46 applicable laws, including, but not limited to, the "municipal and
47 county utilities authorities law," P.L.1957, c.183 (C.40:14B-1 et
48 seq.), the "Local Authorities Fiscal Control Law," P.L.1983, c.313
49 (C.40A:5A-1 et seq.), the "Water Infrastructure Protection Act,"

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

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

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

46 (e) selling, conveying, leasing, monetizing, or otherwise
47 disposing of any interest in any municipally owned assets,
48 including, but not limited to, any water, sewer, wastewater, and
49 storm water infrastructure, equipment or facilities, services, and in

1 any real property, including any improvements thereon; provided
2 that the director shall not sell, convey, lease, monetize, or otherwise
3 dispose of any municipally owned water asset pursuant to an
4 agreement with a private entity until one year after the effective
5 date of P.L.2016, c.4 (C.52:27BBBB-1 et al.) to allow the
6 municipality in need of stabilization and recovery to maximize the
7 value of that asset;

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

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

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

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

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

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

44 (l) acting as the appropriate authority, including, without
45 limitation, the appointing authority, for purposes of Title 40A of the
46 New Jersey Statutes;

47 (m) entering into any agreement with the county in which the
48 municipality in need of stabilization and recovery is located, any of
49 the other municipalities located in that county, or any

1 instrumentality of the State to share or consolidate municipal
2 services pursuant to any law applicable to consolidation or sharing
3 of services, including, without limitation, the "Uniform Shared
4 Services and Consolidation Act," P.L.2007, c.63 (C.40A:65-1 et al.)
5 and P.L.2015, c.279 (C.40A:14-90.1 et al.);

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

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

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

28 (q) exercising on behalf of the municipality in need of
29 stabilization and recovery, notwithstanding P.L.2011, c.18 (C.5:12-
30 218 et al.), any authority granted to a municipality pursuant to the
31 "Local Redevelopment and Housing Law," P.L.1992, c.79
32 (C.40A:12A-1 et al.) when the director deems it necessary or
33 appropriate to help stabilize the finances, restructure the debts, or
34 assist with the financial rehabilitation and recovery of the
35 municipality in need of stabilization and recovery;

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

43 (s) exercising on behalf of the municipality in need of
44 stabilization and recovery any authority granted to a municipality
45 pursuant to the "Long Term Tax Exemption Law," P.L.1991, c.431
46 (C.40A:20-1 et seq.) and the "Five-Year Exemption and Abatement
47 Law," P.L.1991, c.441 (C. 40A:21-1 et seq.) when the director
48 deems it necessary or appropriate to help stabilize the finances,

1 restructure the debts, or assist the financial rehabilitation and
2 recovery of the municipality in need of stabilization and recovery;

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

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

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

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

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

40 b. (1) Notwithstanding the provisions of any law, rule, or
41 regulation to the contrary, including any requirements set forth in
42 R.S.40:49-1 et seq., the "Senator Byron M. Baer Open Public
43 Meetings Act," P.L.1975, c.231 (C.10:4-6 et seq.), or R.S.52:27-41,
44 the director shall have the exclusive authority to pass, adopt, repeal,
45 or amend any ordinance or resolution of the municipality in need of
46 stabilization and recovery, modify any meeting agenda of the
47 governing body of the municipality in need of stabilization and
48 recovery, and negotiate, enter into, amend, or terminate any contract
49 or agreement, on behalf of the municipality in need of stabilization

1 and recovery, provided that the director deems the action necessary
2 or appropriate to help stabilize the finances, restructure the debts, or
3 assist with the financial rehabilitation and recovery of the
4 municipality in need of stabilization and recovery.

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

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

25
26 4. Section 12 of P.L.1984, c.218 (C.5:12-160) is amended to
27 read as follows:

28 12. The purposes of the Casino Reinvestment Development
29 Authority shall be:

30 a. to maintain public confidence in the casino gaming industry
31 as a unique tool of urban redevelopment for the city of Atlantic City
32 and to directly facilitate the redevelopment of existing blighted
33 areas and to address the pressing social and economic needs of the
34 residents of the city of Atlantic City and the State of New Jersey by
35 providing eligible projects in which licensees shall invest;

36 b. to provide licensees with an effective method of encouraging
37 new capital investment in Atlantic City which investment capital
38 would not otherwise be attracted by major casino-hotel convention
39 complexes or by normal market conditions and which will not
40 supplant capital, either public or private, that would otherwise be
41 invested in the city of Atlantic City or in the jurisdiction in which
42 the investment is to be made and which will have the effect of
43 benefiting the public at large and increasing opportunities and
44 choices of those of low and moderate income in particular;

45 c. to provide, further and promote tourist industries in New
46 Jersey and especially Atlantic county, by providing financial
47 assistance for the planning, acquisition, construction, improvement,
48 maintenance and operation of facilities for the recreation and

- 1 entertainment of the public which may include an arts center,
2 cultural center, historic site or landmark, or sports center;
- 3 d. to provide loans and other financial assistance for the
4 planning, acquisition, construction, reconstruction, demolition,
5 rehabilitation, conversion, repair or alteration of buildings or
6 facilities to provide decent, safe and sanitary dwelling units for
7 persons of low, moderate, median range, and middle income in need
8 of housing, and to provide mortgage financing for such units;
- 9 e. to assist in the financing of structures, franchises, equipment
10 and facilities for operation of, expansion of and the development of
11 public transportation or for terminal purposes, including but not
12 limited to development and improvement of port terminal
13 structures, facilities and equipment for public use;
- 14 f. to provide loans and other financial assistance for the
15 construction, reconstruction, demolition, rehabilitation, conversion,
16 repair or alteration of convention halls in Atlantic county and the
17 State of New Jersey, including but not limited to office facilities,
18 commercial facilities, community service facilities, parking
19 facilities, hotel facilities and other facilities for the accommodation
20 and entertainment of tourists and visitors;
- 21 g. to make loans and assist in the financing of the construction,
22 reconstruction, rehabilitation, repair or acquisition of infrastructure
23 projects, including but not limited to sewage disposal facilities,
24 water facilities, solid waste disposal facilities, roads, highways and
25 bridges;
- 26 h. to assist in financing buildings, structures and other property
27 to increase opportunities in manufacturing, industrial, commercial,
28 recreational, retail and service enterprises in the State so as to
29 induce and to accelerate opportunity for employment in these
30 enterprises, particularly of unemployed and underemployed
31 residents of the jurisdiction in which the investment is to be made;
32 to provide loans and other financial assistance for the planning,
33 developing or preservation of new and existing small businesses as
34 well as the planning, acquisition, construction, reconstruction,
35 rehabilitation, conversion or alteration of the facilities that house
36 these enterprises, particularly those which provide services or
37 employment to unemployed or underemployed residents of the
38 State; and to provide loans and other financial assistance to provide
39 employment training and retraining, particularly for unemployed
40 and underemployed residents of the State;
- 41 i. to cooperate with and assist local governmental units in
42 financing any eligible project;
- 43 j. to encourage investment in, or financing of, any plan,
44 project, facility, or program which directly serves pressing social
45 and economic needs of the residents of the jurisdiction or region in
46 which the investment is to be made, including but not limited to
47 supermarkets, commercial establishments, day care centers, parks
48 and community service centers, and any other plan, project, facility
49 or program which best serves the interest of the public in

1 accordance with section 25 of this 1984 amendatory and
2 supplementary act;

3 k. to encourage investment in, or financing of, projects which
4 are made as part of a comprehensive plan to improve blighted or
5 redevelopment areas or are targeted to benefit low through middle
6 income residents of the jurisdiction or region in which the
7 investments are to be made;

8 l. to make loans for those eligible projects according to the
9 projected allocated amounts to be available;

10 m. to establish and exercise authority over the Atlantic City
11 Tourism District pursuant to the provisions of P.L.2011, c.18
12 (C.5:12-218 et al.), including administration of the pilot program to
13 acquire abandoned properties pursuant to P.L. , c. (C.)
14 (pending before the Legislature as this bill).; **[and]**

15 n. any combination of the foregoing; and

16 o. coordinating and consulting with the Division of Local
17 Government Services in the Department of Community Affairs in
18 the administration of the pilot program to acquire abandoned
19 properties pursuant to P.L. , c. (C.) (pending before the
20 Legislature as this bill) for properties not located within the Atlantic
21 City Tourism District.

22 (cf: P.L.2011, c.18, s.3)

23

24 5. Section 13 of P.L.1984, c.218 (C.5:12-161) is amended to
25 read as follows:

26 13. The Casino Reinvestment Development Authority shall have
27 the following powers:

28 a. To adopt and have a common seal and to alter the same at
29 pleasure;

30 b. To sue or be sued;

31 c. To acquire, hold, use and dispose of any eligible project in
32 which it is making an investment;

33 d. To acquire, rent, hold, use, and dispose of other personal
34 property for the purposes of the Casino Reinvestment Development
35 Authority;

36 e. To acquire by purchase, gift, or otherwise, or lease as lessee,
37 real property or easements or interests therein necessary or useful
38 and convenient for the purposes of the Casino Reinvestment
39 Development Authority which real property, easements or interests
40 may be subject to mortgages, deeds of trust, or other liens or
41 otherwise, and to hold and to use the same, and to dispose of the
42 property so acquired no longer necessary for the purposes of the
43 Casino Reinvestment Development Authority;

44 f. To make and enforce bylaws or rules and regulations for the
45 management and regulation of its business and affairs and for the
46 use, maintenance, and operation of any facility, and to amend the
47 same;

48 g. To enter into any agreements or contracts, execute any
49 instruments, and do and perform any acts or things necessary,

1 convenient, or desirable for the purposes of the Casino
2 Reinvestment Development Authority, including the entering into
3 of cooperative purchasing agreements for the purchase of fuel, or
4 other goods or services deemed necessary, convenient, or desirable
5 by a majority vote of the members of the Casino Reinvestment
6 Development Authority, with any governmental unit, including a
7 county or municipal authority, and the entering into of agreements
8 or contracts with any such governmental unit to provide for the
9 payment of principal of and interest on any obligation issued by that
10 governmental unit, the maintenance of necessary reserves in
11 connection with these obligations or the payments under any lease
12 entered into in connection with any eligible project;

13 h. To determine eligibility for investments in eligible projects
14 in order to accomplish the purposes of the Casino Reinvestment
15 Development Authority;

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

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

22 k. To make agreements of any kind with any governmental unit
23 or person for the use or operation of all or any part of any eligible
24 project for consideration and for periods of time and upon other
25 terms and conditions as the Casino Reinvestment Development
26 Authority may fix and agree upon, which agreements may include a
27 partnership, limited partnership, joint venture or association in
28 which the Casino Reinvestment Development Authority is a general
29 or limited partner or participant;

30 l. To require and collect fees and charges as the Casino
31 Reinvestment Development Authority shall determine to be
32 reasonable in connection with the exercise of any power given to
33 the Casino Reinvestment Development Authority under the act;

34 m. To the extent permitted under a contract of the Casino
35 Reinvestment Development Authority with purchasers of its bonds
36 entered into pursuant to section 3 of this 1984 amendatory and
37 supplementary act, to invest and reinvest any of its moneys not
38 required for immediate use, including moneys received for the
39 purchase of its bonds prior to the bonds being issued as it shall
40 deem prudent. A pro rata share of 66 2/3 **[%]** percent of all interest
41 earned by the Casino Reinvestment Development Authority on any
42 such investments shall be paid to the licensees who entered into a
43 contract with the Casino Reinvestment Development Authority for
44 the purchase of its bonds and who contributed to the moneys which
45 were received by the Casino Reinvestment Development Authority
46 and were invested pursuant to this subsection. All functions,
47 powers and duties relating to the investment or reinvestment of
48 these funds, including the purchase, sale or exchange of any
49 investments or securities, may, upon the request of the Casino

1 Reinvestment Development Authority, be exercised and performed
2 by the Director of the Division of Investment, in accordance with
3 written directions of the Casino Reinvestment Development
4 Authority signed by an authorized officer, without regard to any
5 other law relating to investments by the Director of the Division of
6 Investment;

7 n. To the extent permitted under the contract of the Casino
8 Reinvestment Development Authority with the holders of its bonds,
9 to invest and reinvest any of its moneys not required for immediate
10 use, including proceeds from the sale of any obligations, securities
11 or other investments as it shall deem prudent. All functions, powers
12 and duties relating to the investment or reinvestment of these funds,
13 including the purchase, sale or exchange of any investments or
14 securities, may upon the request of the Casino Reinvestment
15 Development Authority be exercised and performed by the Director
16 of the Division of Investment, in accordance with written directions
17 of the Casino Reinvestment Development Authority signed by an
18 authorized officer, without regard to any other law relating to
19 investments by the Director of the Division of Investment;

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

25 p. To exercise the right of eminent domain in the city of
26 Atlantic City;

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

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

34 s. To establish, develop, construct, acquire, own, operate,
35 manage, promote, maintain, repair, reconstruct, restore, improve
36 and otherwise effectuate, either directly or indirectly, through
37 lessees, licensees or agents, projects consisting of facilities, at a site
38 or sites within the State of New Jersey, that are related to, incidental
39 to, necessary for or complementary to, the accomplishment of any
40 of the purposes of the authority or of any project of the authority
41 authorized in accordance with P.L.1984, c.218 (C.5:12-144.1 et
42 seq.), as amended.

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

44
45 6. This act shall take effect immediately.

STATEMENT

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

(1) purchase or gift; or

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

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

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

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

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

The bill provides that an abandoned property the director deems habitable is to be subject to a tax sale, sheriff sale, or other property auction within one year of a property's designation as abandoned, or within six months of the effective date of the bill for properties

1 that have been previously designated as abandoned by the
2 municipality in need of stabilization and recovery. An abandoned
3 property the director determines is in need of rehabilitation or
4 demolition is to be subject to a tax sale, sheriff sale, or other
5 property auction after the required work is completed or three years
6 from the date the DCA takes possession of the property's title,
7 whichever is earlier.

8 The commissioner is to submit, for the duration of the pilot
9 program, and in consultation with the Executive Director of the
10 CRDA, a biennial report to the Governor and to the Legislature,
11 providing certain information enumerated in the bill. The final
12 report is to include recommendations from the redevelopment
13 consultant appointed by the director concerning prospective
14 changes to planning and zoning board development and
15 redevelopment processes in the municipality in need of stabilization
16 and recovery.

17 Within six months of the effective date of the bill, the director, in
18 collaboration with the Executive Director of the CRDA, is to
19 develop a land bank agreement pursuant to the "New Jersey Land
20 Bank Law," sections 1 through 16 of P.L.2019, c.159 (C.40A:12A-
21 74 et seq.). The land bank agreement is to establish the
22 responsibilities of a land bank entity in acquiring property on behalf
23 of the director in a municipality in need of stabilization and
24 recovery, in addition to any other responsibilities deemed necessary
25 by the director. The director is to determine whether the land bank
26 entity subject to the agreement is to be the DCA, a "nonprofit land
27 bank entity," as defined in section 3 of P.L.2019, c.159
28 (C.40A:12A-76), or a municipality in need of stabilization and
29 recovery. The director, in collaboration with a municipality in need
30 of stabilization and recovery and the CRDA, is to determine the
31 date of establishment of the land bank in accordance with the land
32 bank agreement developed pursuant to the bill. The redevelopment
33 consultant is to serve as the executive director of the land bank.

34 Lastly, the bill amends the "Municipal Stabilization and
35 Recovery Act" to require the director to appoint a redevelopment
36 consultant, who is to be a resident of the municipality in need of
37 stabilization and recovery, within 30 days of the enactment of this
38 bill.