

ASSEMBLY, No. 5169

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED DECEMBER 17, 2020

Sponsored by:

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

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District 15 (Hunterdon and Mercer)

SYNOPSIS

Requires State agencies to vacate certain property in Trenton; allows EDA to offer incentives to private entities to locate to that property.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the vacating of State offices on certain property
2 and certain Economic Development Authority programs and
3 supplementing P.L.1974, c.180 (C.34:1B-1 et seq.).
4

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

8 1. Any State department or agency with offices located at 300
9 Riverview Plaza, Trenton, or 400 Riverview Plaza, Trenton, shall
10 relocate its offices from 300 Riverview Plaza, Trenton, and 400
11 Riverview Plaza, Trenton, to new locations within the city of Trenton
12 as expeditiously as is reasonably possible. Upon the effective date
13 of this act, the department or agency shall pursue all legal and
14 reasonable means available to terminate the leases for the Riverview
15 properties, and shall cooperate with the landlord of each property to
16 fill any space that becomes vacant as a result of the lease termination
17 and relocation with new tenants as quickly as possible. The new
18 location of a department or agency shall be suitable to the needs of
19 the department or agency. Relocation from a building shall occur
20 upon conclusion of an agreement to terminate the lease for that
21 building with the landlord of that building.
22

23 2. a. The New Jersey Economic Development Authority shall
24 take an active role in the redevelopment of the Delaware River
25 waterfront of the city of Trenton, which shall include, but not be
26 limited to, seeking to attract private entities to occupy any office
27 space vacated or to be vacated by a State agency pursuant to section
28 1 of P.L. , c. (C.) (pending before the Legislature as this
29 bill).

30 b. The authority shall give priority consideration for eligibility
31 of any authority-administered business assistance program to a
32 private entity seeking to occupy any office space vacated or to be
33 vacated by a State agency pursuant to section 1 of P.L. ,
34 c. (C.) (pending before the Legislature as this bill).

35 c. The authority, with the approval of the State Treasurer, shall
36 modify its existing business assistance programs, where permissible
37 by law, to give bonuses or other enhanced incentives to a private
38 entity that locates to an office space vacated or to be vacated by a
39 State agency pursuant to section 1 of P.L. , c. (C.) (pending
40 before the Legislature as this bill). Business assistance programs that
41 may be modified may include, but are not limited to, the Grow New
42 Jersey Assistance Program established pursuant to P.L.2011, c.149
43 (C.34:1B-242 et seq.) and the Economic Redevelopment and Growth
44 Grant Program established pursuant to P.L.2009, c.90 (C.52:27D-
45 489a et al.).

46 d. The authority is authorized to request assistance from any
47 department, authority, commission, board, office, division, or agency
48 of the State to provide any information, resources, or other assistance

1 deemed necessary to discharge their responsibilities under P.L. ,
2 c. (C.) (pending before the Legislature as this bill), including,
3 but not be limited to: the Department of Treasury for assistance with
4 business funding assistance programs; the Department of Labor and
5 Workforce Development for assistance in developing workforce
6 development strategies; the Department of Transportation and the
7 New Jersey Transit Corporation for assistance in enhancing public
8 transportation networks and infrastructure; the Department of State
9 to assist in business attraction efforts and advising on smart growth
10 development strategies; and the Department of Community Affairs
11 for assistance in expanding housing opportunities and the
12 coordination with the Urban Enterprise Zone program.

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14 3. This act shall take effect immediately.

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17 STATEMENT

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19 This bill would require State departments and agencies with
20 offices located at the Riverview Plaza in the city of Trenton to
21 relocate to other suitable locations within the city of Trenton.
22 Currently, the Department of Education maintains offices at
23 Riverview Plaza. Riverview Plaza is centrally located with access to
24 both the Delaware river and Route 29. Significant business and
25 recreational attractions could develop there. Relocation of State
26 departments and agencies from Riverview Plaza will enhance the
27 redevelopment potential of this prime real estate.

28 Additionally, this bill would require the New Jersey Economic
29 Development Authority (EDA) to take an active role in the
30 redevelopment of the Delaware river waterfront of the city of
31 Trenton. The bill specifically requires EDA to seek to attract private
32 entities to occupy office space at Riverview Plaza buildings which
33 will be vacated by the State pursuant to this bill.

34 The bill requires EDA to give priority consideration for eligibility
35 of any EDA-administered business assistance program to a private
36 entity seeking to occupy office space vacated by the State pursuant
37 to the bill. The bill authorizes EDA to modify its business assistance
38 programs, where permissible by law, to give bonuses or other
39 enhanced incentives to private entities that occupy this office space.
40 The bill also authorizes EDA to seek assistance from other State
41 entities that it deems necessary to discharge its responsibilities under
42 this bill.