

CHAPTER 158

AN ACT authorizing the execution of leases between the State Treasurer and the New Jersey Economic Development Authority for the New Jersey Wind Port.

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

1. The Legislature finds and declares:

a. Executive Order No. 8 of 2018 commits the State to immediately pursue an initial 1,100 megawatts of offshore wind power and a total of 3,500 megawatts of offshore wind energy by 2030, and Executive Order No. 92 of 2019 increased this power procurement target to 7,500 megawatts by 2035;

b. Recent awards of offshore wind energy projects along the country's east coast have created an unprecedented opportunity to source parts and materials from the United States instead of Europe, and several states are in a time sensitive competition to become major supply chain hubs for the offshore wind energy industry;

c. The development of a local offshore wind energy supply chain is critical to realizing the full economic benefits of this new industry, and the development of port infrastructure, especially a marshalling, installation, and manufacturing port is critical to anchoring major offshore wind energy supply chain investments within the State and creating the high-paying port and manufacturing jobs associated therewith;

d. A site located in Lower Alloways Creek Township, Salem County was identified in the New Jersey Offshore Wind Strategic Plan, issued by the Board of Public Utilities in 2020, as a high-potential option for marshalling and installation activities for offshore wind energy projects; and

e. To ensure the development of the wind energy supply chain necessary to capture the benefits of the burgeoning offshore wind energy economy, the New Jersey Economic Development Authority has entered into negotiations to lease or purchase real property at the Lower Alloways Creek Township identified in the New Jersey Offshore Wind Strategic Plan to develop a marshalling, installation, and manufacturing wind port to be named the New Jersey Wind Port.

2. a. Notwithstanding the provisions of the "New Jersey Building Authority Act," P.L.1981, c.120 (C.52:18A-78.1 et seq.) or any other law, rule, or regulation to the contrary, the State Treasurer may enter into a lease for real property and improvements with the New Jersey Economic Development Authority for real property and improvements acquired, leased, or caused to be constructed by the New Jersey Economic Development Authority for the New Jersey Wind Port in Lower Alloways Creek Township, Salem County, provided, however, the State Treasurer shall notify, in writing, the President of the Senate and the Speaker of the General Assembly seven days prior to entering into a lease pursuant to this section.

b. Notwithstanding the provisions of P.L.1962, c.220 (C.52:31-1.1 et seq.), as amended by P.L.1993, c.38 (C.13:1D-51 et seq.) and P.L.1997, c.135 (C.52:31-1.3a et al.), or any other law, rule, or regulation to the contrary, the State Treasurer may enter into a lease with the New Jersey Economic Development Authority for real property and improvements for the New Jersey Wind Port in Lower Alloways Creek Township, Salem County. A lease of real property and improvements by the State Treasurer to the New Jersey Economic Development Authority for the purposes described in this section shall not require the

approval of the State House Commission, nor shall the lease of real property and improvements by the State Treasurer to the New Jersey Economic Development Authority for the New Jersey Wind Port require any further approval of the Legislature.

3. This act shall take effect immediately.

Approved July 2, 2021.