Special Improvement Districts

For three decades, Greenbaum has represented and counselled Special Improvement Districts (SIDs) throughout New Jersey – in fact, out of roughly 100 SIDs in the state, the firm has previously or continues to represent approximately one-half of them, demonstrating our holistic understanding of urban revitalization and the value of SIDs as a tool for redevelopment and economic enhancement.

SIDs are unique public-private partnerships that often serve as an integral component to redevelopment and land use in downtown environments. The firm's redevelopment lawyers have played a significant role in the establishment, implementation, operation and success of SIDs throughout the state encompassing both transactional representation and significant litigation. Our experience representing both municipalities and business communities gives us a broad perspective on the legal requirements and strategic opportunities inherent in these revitalization efforts.

We serve as strategic advocates for commercial stakeholders seeking to form a SID, guiding property and business owners through the intricate process of organizing, building consensus, and securing the necessary legal approvals from the municipality. Our work encompasses advising on the legal requirements for formation and drafting the SID ordinance and the bylaws for the District Management Corporate (DMC), a nonprofit entity with a board of directors comprised of property and business owners from within the district who collectively manage the SID. We represent clients in negotiations with the municipality and at public hearings, advise on the governance and legal compliance of the DMC, and provide counsel on the use of assessment revenue for services including public safety, sanitation, marketing, and capital improvements. On behalf of municipalities, we assist in creating legally sound SIDs that foster economic development and community engagement, guiding the municipality through all phases of the SID creation process and providing ongoing legal advice to the municipality on matters related to SID operations and special assessment collection.

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Experience

Representative Matters

- The firm has provided counsel to Special Improvement Districts throughout New Jersey, including those located in Newark (both Downtown District and Ironbound), Teaneck, Bayonne, Atlantic City, Westfield, Keyport, Collingswood, Jersey City (both Central Avenue and McGinley Square), Haddon Township, Bergenfield, Gloucester City, Teaneck, the Highlands, West Orange, Red Bank, Bound Brook, Seaside Heights,

Ocean City, Summit, Rahway, Montclair, Bunker Hill, Hackensack, Freehold, Spring Lake, Boonton, Toms River, Washington, Pompton Lakes, Newton, Cranford, North Wildwood, Wildwood, Millburn, Gloucester City, Hackettstown, Livingston and Springfield.

- Served as counsel to the Morristown Partnership, a Special Improvement District established in Morristown, NJ in 1994.

Published Cases

- In *2nd Roc-Jersey Associates v. Town of Morristown*, 158 N.J. 581 (N.J. 1999), Greenbaum partner Robert S. Goldsmith successfully argued before the New Jersey Supreme Court on behalf of a municipal redevelopment partner in a landmark case defining the lawful scope of Special Improvement District (SID) assessments, providing critical guidance on the financing and operation of downtown redevelopment districts statewide.

Insights & More

Publications

Private Governments or Public Policy Tools? The Law and Public Policy of New Jersey's Special Improvements Districts
2008

Seminars & Events

The Changing Roles, Rules and Regulation of New Jersey's Special Improvement Districts
11.19.15