



General Assembly

January Session, 2025

Raised Bill No. 7153

LCO No. 5731



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

***AN ACT CONCERNING THE ESTABLISHMENT OF THE PORT
EASTSIDE INFRASTRUCTURE IMPROVEMENT DISTRICT IN THE
TOWN OF EAST HARTFORD.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (*Effective October 1, 2025*) (a) As used in this section and
2 section 2 of this act:

3 (1) "District" means the Port Eastside Infrastructure Improvement
4 District, which may be established as a body politic and corporate
5 pursuant to subsection (b) of this section, situated in the town of East
6 Hartford, county of Hartford and state of Connecticut and bounded and
7 described as follows: Beginning at the intersection of the northerly street
8 line of Hartland Street and the easterly street line of East River Drive;
9 thence running northerly along the easterly street line of East River
10 Drive a distance of 883 feet, more or less; thence running easterly and
11 northerly along the southerly and westerly lines of land now or formerly
12 of Merchant Founders Lodging, LLC a distance of 792 feet, more or less,
13 to the southerly street line of Pitkin Street; thence running easterly along
14 said southerly street line of Pitkin Street a distance of 616 feet, more or

15 less; thence running southerly along the westerly line of land now or
16 formerly of Milton East Hartford Investments, LLC and land now or
17 formerly of Infinity IV, LLC, partly by each, a distance of 715 feet, more
18 or less, to the northerly street line of Hartland Street; thence running
19 westerly along said northerly street line of Hartland Street a distance of
20 101 feet, more or less; thence running southerly crossing Hartland Street
21 a distance of 60 feet to the southerly street line of Hartland Street; thence
22 running southeasterly along the westerly line of land now or formerly
23 of the Connecticut Natural Gas Corporation a distance of 818 feet, more
24 or less; thence running westerly and northwesterly along the southerly
25 and easterly lines of land now or formerly of the Town of East Hartford
26 a distance of 1,143 feet, more or less, to the southerly street line of
27 Hartland Street; thence running northwesterly crossing Hartland Street
28 a distance of 95 feet, more or less, to the point of beginning;

29 (2) "District improvements" means any transit enhancements,
30 bridges, roadways, traffic signalization, easements, sewage or water
31 treatment facilities or other environmental protection devices or
32 structures, storm or sanitary sewer lines, utility lines, improvements to
33 fire stations and waterfront improvements along the Connecticut River
34 located within the district;

35 (3) "Approval for district improvements" means the issuance of any
36 permit or approval or the performance of any administrative action
37 required for any work performed in connection with the district
38 improvements;

39 (4) "Benefit assessment" means an assessment by the district for the
40 proportion of any cost, or estimated cost, and associated finance cost
41 whenever the district constructs, improves, extends, equips,
42 rehabilitates, repairs, acquires or provides a grant for any district
43 improvements or finances the cost of such improvements;

44 (5) "Commissioner" means the commissioner or commissioners
45 having jurisdiction over an approval for district improvements;

46 (6) "Voter" means (A) any person who is an elector of the district, (B)
47 any citizen of the United States eighteen years of age or older who,
48 jointly or severally, is liable to the district for taxes assessed against such
49 citizen on an assessment of not less than one thousand dollars on the
50 last-completed grand list of such district, as the case may be, or who
51 would be so liable if not entitled to an exemption under subdivision (17),
52 (19), (22), (23) or (26) of section 12-81 of the general statutes, or (C) any
53 holder of record of an interest in real property within the district; and

54 (7) "Bonds" means bonds, notes or other obligations authorized by
55 this section, and refunding bonds, notes or other obligations to refinance
56 the same.

57 (b) (1) The mayor of the town of East Hartford shall, upon the petition
58 of fifteen or more persons eligible to vote in said town, specifying the
59 district for any or all of the purposes set forth in this section, call a
60 meeting of the voters to act upon such petition. Not later than thirty
61 days after receipt of such petition, the mayor shall designate the time
62 and place for such meeting. Not less than fourteen days prior to such
63 meeting, the mayor shall publish notice of such meeting in two
64 successive issues of a newspaper published or having substantial
65 circulation in the town. Not later than twenty-four hours before such
66 meeting, (A) two hundred or more voters or ten per cent of the total
67 number of voters of such proposed district, whichever is less, may
68 petition the mayor, in writing, for a referendum of the voters of such
69 proposed district, or (B) the mayor may, in the mayor's discretion, order
70 a referendum of the voters of such proposed district on the sole question
71 of whether the proposed district should be established. Any such
72 referendum shall be held not less than seven and not more than fourteen
73 days after the receipt of such petition or the date of such order, on a date
74 to be set by the mayor for a vote by paper ballots or by a "yes" or "no"
75 vote on the voting machines, during the hours between twelve o'clock
76 noon and eight o'clock p.m. Notwithstanding the provisions of any
77 special act, the town may provide for an earlier hour for opening the
78 polls by vote of its town council, provided such opening of the polls is

79 not earlier than six o'clock a.m. If voters representing at least two-thirds
80 of the assessments of holders of record within the proposed district cast
81 votes in such referendum in favor of establishing the proposed district,
82 the mayor shall reconvene such meeting not later than seven days after
83 such referendum. Upon approval of the petition for the proposed
84 district by voters representing at least two-thirds of the assessments of
85 holders of record within the proposed district present at such meeting,
86 or if a referendum is held, upon the reconvening of such meeting after
87 such referendum, the voters may establish the district. The district shall,
88 upon the filing of the first report filed as provided in subsection (c) of
89 section 7-325 of the general statutes, be a body corporate and politic and
90 have the powers provided in sections 7-324 to 7-329, inclusive, of the
91 general statutes, not inconsistent with the general statutes, this section
92 and section 2 of this act, concerning the purposes for which the district
93 was established and that are necessary for the accomplishment of such
94 purposes, including the power to lay and collect taxes. The clerk of the
95 district shall cause the name of the district and a description of the
96 district's territorial limits to be recorded in, and a caveat be placed upon,
97 the land records of the town of East Hartford.

98 (2) At the meeting called for the purpose of establishing the district
99 as provided in subdivision (1) of this subsection, the voters may
100 establish the district for any or all of the following purposes: To (A)
101 extinguish fires, (B) light streets, (C) plant and care for shade and
102 ornamental trees, (D) plan, lay out, acquire, construct, maintain and
103 finance roads, sidewalks, crosswalks, drains, sewers and sewage
104 treatment facilities, parking facilities, open space, bulkhead repairs,
105 dredging and construction, environmental remediation and other
106 infrastructure improvements, (E) acquire, construct, maintain and
107 regulate the use of recreational facilities, (F) plan, lay out, acquire,
108 construct, reconstruct, repair, maintain, supervise and manage a flood
109 or erosion control system, and (G) plan, lay out, acquire, construct,
110 maintain, operate, finance and regulate the use of a community water
111 system, including any off-site locations or improvements made outside

112 the district but related to or are made necessary by the establishment or
113 operation of the activities conducted within the district, including, but
114 not limited to, the district improvements. The district may contract with
115 a town, city, borough or other district for the carrying out of any of the
116 purposes specified in this subsection or for the purchase or sale of any
117 of the improvements for which the district was established.

118 (3) (A) At the meeting called for the purpose of establishing the
119 district as provided in subdivision (1) of this subsection, the voters shall
120 fix the date of the annual meeting of the voters for the election of district
121 officers and the transaction of such other business as may properly come
122 before such annual meeting. At such meeting of the district, the voters
123 shall elect a president, vice-president, five directors, a clerk and a
124 treasurer to serve until the first annual meeting for the election of
125 officers and thereafter such officers shall be elected annually, provided,
126 upon its organization and at all times thereafter, one director may be
127 appointed by the mayor of the town of East Hartford.

128 (B) At the first annual meeting of the district, the directors not
129 appointed by the mayor shall be elected to serve for one, two, three or
130 four years, respectively, and thereafter, such directors shall be elected to
131 serve for four-year terms as each term ends. Not fewer than three
132 members of the board of directors shall be residents of this state.

133 (C) Special meetings of the district may be called on the application
134 of ten per cent of the total number of voters of such district or twenty of
135 the voters of such district, whichever is less, or by the president or any
136 three directors upon giving notice as provided in this section. Any
137 special meeting called on the application of the voters shall be held not
138 later than twenty-one days after receiving such application.

139 (D) Notice of the holding of the annual meeting and all special
140 meetings shall be given by publication of a notice of such meetings in a
141 newspaper having a general circulation in the district not less than ten
142 days before the day of any such meeting, signed by the president or any

143 three directors, and designate the time and place of such meeting and
144 the business to be transacted at such meeting.

145 (E) Two hundred or more persons or ten per cent of the total number
146 of voters of such district, whichever is less, may submit a written
147 petition to the clerk of such district not less than twenty-four hours prior
148 to any such meeting, requesting (i) that any item or items on the call of
149 such meeting be submitted to the voters of the district not less than
150 seven nor more than fourteen days thereafter, on a day to be set by the
151 district meeting or, if the district meeting does not set a date, by the
152 board of directors, or (ii) a vote by paper ballots or by a "yes" or "no"
153 vote on the voting machines, during the hours between twelve o'clock
154 noon and eight o'clock p.m., except that any district may, by vote of its
155 board of directors, provide for an earlier hour for opening the polls but
156 not earlier than six o'clock a.m. The paper ballots or voting machine
157 ballot labels, as the case may be, shall be provided by the clerk. When
158 such a petition has been filed with the clerk, the president, after
159 completion of other business and after discussion, shall adjourn such
160 meeting and order such vote on such item or items in accordance with
161 the petition, and any item so voted may be rescinded in the same
162 manner. The clerk shall phrase such item or items in a form suitable for
163 printing on such paper ballots or ballot labels.

164 (F) At any annual or special meeting, the voters may, by a majority
165 vote of those present, discontinue any purposes for which the district is
166 established or undertake any additional purpose or purposes
167 enumerated in subdivision (2) of this subsection.

168 (4) (A) A quorum for the transaction of business at the meeting called
169 for the purpose of establishing the district, as provided in subdivision
170 (1) of this subsection, shall be either fifteen voters of such district or a
171 majority of the holders of record of interests in real property within such
172 district, as long as the assessments of such holders of record constitute
173 more than one-half of the total of assessments for all interests in real
174 property within such district. If fifteen voters or a majority of the holders

175 of record of interests in real property within such district are not present
176 at such meeting or the assessments of such holders of record constitute
177 less than one-half of the total of assessments for all interests in real
178 property within such district, the mayor may adjourn such meeting
179 until at least fifteen voters or a majority of the holders of record of
180 interests in real property within such district are present and the
181 assessments of such holders of record constitute more than one-half of
182 the total of assessments for all interests in real property within such
183 district.

184 (B) For the transaction of business at any other meeting of the district,
185 a quorum shall be either fifteen voters of the district or a majority of the
186 holders of record of interests in real property within such district, as
187 long as the assessments for such holders of record constitute more than
188 one-half of the total of assessments for all interests in real property
189 within such district. If fifteen voters or a majority of the holders of record
190 of interests in real property within such district are not present at such
191 meeting or the assessments of such holders of record constitute less than
192 one-half of the total assessments for all interests in real property within
193 such district, the president of the district or, in such president's absence,
194 the vice-president, may adjourn such meeting until at least fifteen voters
195 or a majority of the holders of record of interests in real property within
196 such district are present and the assessments of such holders of record
197 constitute more than one-half of the total of assessments for all interests
198 in real property within such district. Any meeting of the district where
199 a quorum is present may be adjourned by a vote of a majority of the
200 voters voting on the question.

201 (5) In any case in which an action for a vote by the voters of the district
202 is to be initiated by the petition of such voters, in addition to such other
203 requirements as the general statutes or any special act may impose, such
204 petition shall be on a form prescribed or approved by the clerk of such
205 district, and each page of such petition shall contain a statement, signed
206 under penalties of false statement, by the person who circulated the
207 same, setting forth such person's name and address, and stating that (A)

208 each voter whose name appears on such page signed the same in person
209 in the presence of the person who circulated the petition, (B) such person
210 either knows each such voter or that the voter satisfactorily identified
211 himself to such person, and (C) each signature on such page was
212 obtained not earlier than six months before the filing of such petition.
213 Any page of a petition that does not contain such a statement by the
214 person who circulated such petition shall be invalid. Any person who
215 makes a false statement in the statement required by this subdivision
216 shall be subject to the penalty provided for false statement pursuant to
217 section 53a-157b of the general statutes. Any petition circulated
218 pursuant to this subdivision by a person who is not a voter of the district
219 shall be invalid.

220 (c) If (1) the officers of the district vote to terminate the district's
221 corporate existence, or (2) the district clerk receives a petition signed by
222 ten per cent of the total voters of such district or twenty of the voters of
223 such district, whichever is less, applying for a special meeting to vote on
224 the termination of the district, the clerk shall call a special meeting of the
225 voters of such district. The notice of such meeting shall be signed by the
226 officers of the district and be advertised as required by section 7-325 of
227 the general statutes. Not later than twenty-four hours before any such
228 meeting, two hundred or more voters or ten per cent of the total number
229 of voters, whichever is less, may petition the clerk of the district, in
230 writing, that a referendum on the question of whether the district should
231 be terminated be held in the manner provided in section 7-327 of the
232 general statutes. If, at such meeting, a two-thirds majority of the voters
233 present vote to terminate the corporate existence of the district, or, if a
234 referendum is held, two-thirds of the voters casting votes in such
235 referendum vote to terminate the corporate existence of the district, the
236 officers shall terminate the affairs of such district. The district shall pay
237 all outstanding indebtedness of the district and transfer the balance of
238 the assets of such district to the town in which the district is located
239 upon the approval of the town council. No district shall be terminated
240 under this section until all of its outstanding indebtedness is paid unless

241 the town council agrees, in writing, to assume such indebtedness. On
242 completion of the duties of the officers of such district, the clerk shall
243 cause a certificate of the vote of such meeting to be recorded in the land
244 records of the town of East Hartford and the clerk shall notify the
245 Secretary of the Office of Policy and Management of such district's
246 termination.

247 (d) (1) At any meeting of the district, any tenant in common of any
248 interest in real property shall have a vote equal to the fraction of such
249 tenant in common's ownership of such interest. Any joint tenant of any
250 interest in real property shall vote as if each such tenant owned an equal
251 fractional share of such real property. A corporation shall have its vote
252 cast by the chief executive officer of such corporation, or such officer's
253 designee. An entity eligible to vote in the district that is not a corporation
254 shall have its vote cast by a person authorized by such entity to cast its
255 vote. No owner shall have more than one vote.

256 (2) No holder of record of an interest in real property shall be
257 precluded from participating in any district meeting or referendum
258 because of the form of entity that holds such interest, whether such
259 holder of record is (A) a corporation, partnership, unincorporated
260 association, trustee, fiduciary, guardian, conservator or other form of
261 entity, or any combination thereof, or (B) an individual who holds
262 interests jointly or in common with another individual or individuals,
263 or with any one or more of the entities listed in subparagraph (A) of this
264 subdivision.

265 (e) Notwithstanding any provision of the general statutes, including
266 sections 7-324 to 7-329, inclusive, the district shall have the power to
267 assess, levy and collect benefit assessments upon the land and buildings
268 in the district which, in its judgment, are benefited by the district
269 improvements.

270 (f) (1) Notwithstanding any provision of the general statutes,
271 including sections 7-324 to 7-329, inclusive, the district shall have the

272 power to fix, revise, charge, collect, abate and forgive taxes, fees, rents
273 and benefit assessments, and other charges for the cost of the district
274 improvements, financing costs, operating expenses and other services
275 and commodities furnished or supplied to the real property in the
276 district in accordance with the applicable provisions of the general
277 statutes which apply to districts established under section 7-325 of the
278 general statutes and this section and in the manner prescribed by the
279 district. Notwithstanding any provision of the general statutes, the
280 district may pay the entire cost of any such improvements, including the
281 costs of financing such improvements, capitalized interest and the
282 funding of any reserve funds necessary to secure such financing or the
283 debt service of bonds or notes issued to finance such costs, from taxes,
284 fees, rents, benefit assessments or other revenues and may assess, levy
285 and collect such taxes, fees, rents or benefit assessments concurrently
286 with the issuance of bonds, notes or other obligations to finance such
287 improvements based on the estimated cost of the improvements prior
288 to the acquisition or construction of the improvements or upon the
289 completion or acquisition of the improvements.

290 (2) Notwithstanding any provision of the general statutes, whenever
291 the district constructs, improves, extends, equips, rehabilitates, repairs,
292 acquires or provides a grant for any district improvements or finances
293 the cost of such improvements, the district may assess a benefit
294 assessment, in a manner prescribed by such district, upon any property
295 benefited by such improvements. The balance of such costs not
296 recovered by a benefit assessment shall be paid from the general funds
297 of the district. The district may provide for the payment of such benefit
298 assessments in annual installments, not exceeding thirty such
299 installments, and may forgive such benefit assessments in any single
300 year without causing the remainder of installments of benefit
301 assessments to be forgiven. Benefit assessments to buildings or
302 structures constructed or expanded after the initial benefit assessment
303 may be assessed as if the new or expanded buildings or structures had
304 existed at the time of the original benefit assessment. The provision of

305 open space within the district or in the town of East Hartford is deemed
306 a benefit to all the property in the district.

307 (3) To provide for the collection and enforcement of its taxes, fees,
308 rents, benefit assessments and other charges, the district is granted all
309 the powers and privileges as districts organized pursuant to section 7-
310 325 of the general statutes, and as held by the town of East Hartford or
311 as otherwise provided in this section. Such taxes, fees, rents or benefit
312 assessments, if not paid when due, shall constitute a lien upon the
313 premises served and a charge against the owners of such premises,
314 which lien and charge shall bear interest at the same rate as delinquent
315 property taxes pursuant to section 12-146 of the general statutes. Each
316 such lien may be continued, recorded and released in the manner
317 provided for property tax liens and shall take precedence over all other
318 liens or encumbrances except a lien for taxes of the town of East
319 Hartford. Each such lien may be continued, recorded and released in the
320 manner provided for property tax liens.

321 (4) The board shall adopt and revise the budget, taxes, fees, rents,
322 benefit assessments and any other charges of the district of general
323 application at least annually, not more than thirty days before the
324 beginning of the fiscal year in accordance with procedures established
325 by the board at a meeting called by the board, which shall include a
326 requirement that interested persons be given notice and an opportunity
327 to be heard. The board shall hold at least two public hearings on its
328 schedule of fees, rates, rents, benefit assessments and other charges or
329 any revision of such fees, rates, rents, benefit assessments and charges
330 before adoption, notice of which shall be delivered to the mayor and
331 town council of the town of East Hartford and be published in a
332 newspaper of general circulation in said town not less than ten days
333 before the hearing. Not later than the date of the publication, the board
334 shall make available to the public and deliver to the mayor and the town
335 council of the town of East Hartford the proposed schedule of fees, rates,
336 rents, benefit assessments and other charges.

337 (5) No benefit assessment shall be made until after a public hearing
338 before the board at which the owner of the property to be assessed shall
339 have an opportunity to be heard concerning the proposed assessment.
340 Notice of the time, place and purpose of such hearing shall be published
341 at least ten days before the date thereof in a newspaper having a general
342 circulation in the district, and a copy of such notice shall be mailed to
343 the owner of any property to be affected thereby at such owner's address
344 as shown in the last-completed grand list of the town or at any later
345 address of which the board may have knowledge. A copy of the
346 proposed assessment shall be on file in the office of the clerk of the
347 district and available for inspection by the public for at least ten days
348 before the date of such hearing. When the board has determined the
349 amount of the assessment to be levied, it shall file a copy thereof in the
350 office of the clerk of the district. Not later than five days after such filing,
351 the board shall cause a copy of such assessment to be published in a
352 newspaper having a general circulation in the district, and the district
353 shall mail a copy of such assessment to the owner of any property to be
354 affected thereby at such owner's address as shown in the last-completed
355 grand list of the town or at any later address of which the board may
356 have knowledge. Such publication and mailing shall state the date on
357 which such assessment was filed and that any appeals from such
358 assessment must be taken within twenty-one days after such filing. Any
359 person aggrieved by any assessment may appeal to the superior court
360 for the judicial district wherein the property is located and shall bring
361 any such appeal to a return day of the court not less than twelve nor
362 more than thirty days after service thereof and such appeal shall be
363 privileged in respect to its assignment for trial. The court may appoint a
364 state referee to appraise the benefits to such property and to make a
365 report of such referee's doings to the court. The judgment of the court,
366 either confirming or altering such assessment, shall be final. No such
367 appeal shall stay proceedings for the collection of the particular
368 assessment upon which the appeal is predicated, but the appellant shall
369 be reimbursed for any overpayments made if, as a result of such appeal,
370 such appellant's assessment is reduced.

371 (6) If a benefit assessment is assessed and levied before the
372 acquisition or construction of the district improvements, the amount of
373 the benefit assessment shall be adjusted to reflect the actual cost of the
374 district improvements, including all financing costs, once such
375 improvements have been completed, should the actual cost be greater
376 than or less than the estimated costs. Benefit assessments shall be due
377 and payable at such times as are fixed by the board, provided the district
378 shall give notice of such due date not less than thirty days prior to such
379 due date by publication in a newspaper of general circulation in the
380 district and by mailing such notice to the owners of an assessed property
381 at such owner's last-known address.

382 (g) (1) Notwithstanding any provision of the general statutes,
383 including sections 7-324 to 7-329, inclusive, whenever the district has
384 authorized the acquisition or construction of the district improvements
385 or has made an appropriation therefor, the district may authorize the
386 issuance of (A) up to one hundred twenty-five million dollars of bonds,
387 notes or other obligations which may be secured as to both principal and
388 interest by (i) the full faith and credit of the district, (ii) fees, revenues or
389 benefit assessments, or (iii) a combination of both; (B) bonds, notes or
390 obligations exclusively secured as to both principal and interest by fees,
391 revenues, benefit assessments or charges imposed by the district in
392 relation to the property financed by the bonds, notes or obligations; and
393 (C) bonds, notes or obligations to refund outstanding bonds, notes or
394 obligations of the district. All such bonds shall be issued to finance or
395 refinance the cost of the district improvements, the creation and
396 maintenance of reserves required to sell the bonds, notes or obligations
397 and the cost of issuance of the bonds, notes or obligations, provided no
398 bonds shall be issued prior to the district entering into an interlocal
399 agreement with the town of East Hartford in accordance with section 7-
400 339c of the general statutes, including at least one public hearing on the
401 proposed agreement and ratification by the town council. Such bonds,
402 notes or obligations shall be authorized by resolution of the board. The
403 district is authorized to secure such bonds by the full faith and credit of

404 the district or by a pledge of or lien on all or part of its fees, revenues,
405 benefit assessments or charges. The bonds of each issue shall be dated,
406 shall bear interest at the rates and shall mature at the time or times not
407 exceeding thirty years from their date or dates, as determined by the
408 board, and may be redeemable before maturity, at the option of the
409 board, at the price or prices and under the terms and conditions fixed
410 by the board before the issuance of the bonds. The board shall determine
411 the form of the bonds, and the manner of execution of the bonds, and
412 shall fix the denomination of the bonds and the place or places of
413 payment of principal and interest, which may be at any bank or trust
414 company within this state and other locations as designated by the
415 board. In case any officer whose signature or a facsimile of whose
416 signature shall appear on any bonds or coupons shall cease to be an
417 officer before the delivery of the bonds, the signature or facsimile shall
418 nevertheless be valid and sufficient for all purposes the same as if the
419 officer had remained in office until the delivery.

420 (2) While any bonds or notes issued by the district remain
421 outstanding, the powers, duties or existence of the district shall not be
422 diminished or impaired in any way that will adversely affect the
423 interests and rights of the holders of the bonds or notes. Bonds or notes
424 issued under this section, unless otherwise authorized by law, shall not
425 be considered to constitute a debt of the state or the town of East
426 Hartford, or a pledge of the full faith and credit of the state or the town
427 of East Hartford, but the bonds or notes shall be payable solely by the
428 district or as special obligations payable from particular district
429 revenues. Any bonds or notes issued by the district shall contain on their
430 face a statement to the effect that neither the state nor the town of East
431 Hartford shall be obliged to pay the principal of or the interest thereon,
432 and that neither the full faith and credit or taxing power of the state or
433 the town of East Hartford is pledged to the payment of the bonds or
434 notes. All bonds or notes issued under this section shall have and are
435 hereby declared to have all the qualities and incidents of negotiable
436 instruments, as provided in title 42a of the general statutes.

437 (h) (1) The board may authorize that the bonds be secured by a trust
438 agreement by and between the district and a corporate trustee, which
439 may be any trust company or bank having the powers of a trust
440 company within this state. The trust agreement may pledge or assign
441 the revenues. Either the resolution providing for the issuance of bonds
442 or the trust agreement may contain covenants or provisions for
443 protecting and enforcing the rights and remedies of the bondholders as
444 may be necessary, reasonable or appropriate and not in violation of law.

445 (2) Any expenses incurred in carrying out the trust agreement may
446 be treated as a part of the cost of the operation of the district. The pledge
447 by any trust agreement or resolution shall be valid and binding from
448 time to time when the pledge is made; the revenues or other moneys so
449 pledged and then held or thereafter received by the board shall
450 immediately be subject to the lien of the pledge without any physical
451 delivery thereof or further act; and the lien of the pledge shall be valid
452 and binding as against all parties having claims of any kind in tort,
453 contract or otherwise against the board, irrespective of whether the
454 parties have notice thereof. Notwithstanding any provision of the
455 Uniform Commercial Code, neither this subsection nor the resolution or
456 any trust agreement by which a pledge is created need be filed or
457 recorded except in the records of the board, and no filing need be made
458 under title 42a of the general statutes.

459 (i) Bonds or notes issued under this section are hereby made
460 securities in which all public officers and public bodies of the state and
461 its political subdivisions, all insurance companies, trust companies,
462 banking associations, investment companies, executors, administrators,
463 trustees and other fiduciaries may properly and legally invest funds,
464 including capital in their control and belonging to them, and such bonds
465 shall be securities which may properly and legally be deposited with
466 and received by any state or municipal officer or any agency or political
467 subdivision of the state for any purpose for which the deposit of bonds
468 or notes of the state is now or may hereafter be authorized by law.

469 (j) Bonds may be issued under this section without obtaining the
470 consent of the state or the town of East Hartford, and without any
471 proceedings or the happening of any other conditions or things other
472 than those proceedings, conditions or things that are specifically
473 required thereof by this section, and the validity of and security for any
474 bonds issued by the district shall not be affected by the existence or
475 nonexistence of the consent or other proceedings, conditions or things.

476 (k) The district and all its receipts, revenues, income and real and
477 personal property shall be exempt from taxation and benefit
478 assessments, and the district shall not be required to pay any tax, excise
479 or assessment to or from the state or any of its political subdivisions. The
480 principal and interest on bonds or notes issued by the district shall be
481 free from taxation at all times, except for estate and gift, franchise and
482 excise taxes, imposed by the state or any political subdivision thereof,
483 provided nothing in this section shall act to limit or restrict the ability of
484 the state or the town of East Hartford to tax the individuals and
485 companies, or their real or personal property or any person living or
486 business operating within the boundaries of the district.

487 (l) The board shall at all times keep accounts of its receipts,
488 expenditures, disbursements, assets and liabilities, which shall be open
489 to inspection by a duly appointed officer or duly appointed agent of the
490 state or the town of East Hartford. The fiscal year of the district shall
491 begin on July first and end on the following June thirtieth or as
492 otherwise established by section 7-327 of the general statutes. The
493 district shall be subject to an audit of its accounts in the manner
494 provided in the general statutes.

495 (m) (1) The clerk of the district shall submit project activity reports
496 quarterly to the Secretary of the Office of Policy and Management and
497 to the chairpersons of the joint standing committee of the General
498 Assembly having cognizance of matters relating to finance, revenue and
499 bonding. Such reports shall provide information and updates on the
500 projects undertaken by the district, including the status of the design,

501 financing, construction, sales and such other items as the secretary or
502 chairpersons may request.

503 (2) The district shall provide for the full disclosure of information
504 relating to the public financing and maintenance of the district
505 improvements. Such information shall be provided to any existing
506 residents and to all prospective residents of the district. The district shall
507 furnish each developer of a residential development within the district
508 with sufficient copies of such information to provide each prospective
509 initial purchaser of property in such district with a copy, and any
510 developer of a residential development within the district, when
511 required by law to provide a public offering statement, shall include a
512 copy of such information relating to the public financing and
513 maintenance of such improvements in the public offering statement.

514 (n) (1) This section shall be deemed to provide an additional,
515 alternative and complete method of accomplishing the purposes of this
516 section and exercising the powers authorized hereby and shall be
517 deemed and construed to be supplemental and additional to, and not in
518 derogation of, powers conferred upon the district by law and
519 particularly by sections 7-324 to 7-329, inclusive, of the general statutes;
520 provided insofar as the proceedings of this section are inconsistent with
521 any general statute or special act, or any resolution or ordinance of the
522 town of East Hartford, this section shall be controlling.

523 (2) Except as specifically provided in this section, all other statutes,
524 ordinances, resolutions, rules and regulations of the state and the town
525 of East Hartford shall be applicable to the property, residents and
526 businesses located in the district. Nothing in this section shall in any
527 way obligate the town of East Hartford to pay any costs for the
528 acquisition, construction, equipping or operation and administration of
529 the district improvements or to pledge any money or taxes to pay debt
530 service on bonds or notes issued by the district except as may be agreed
531 to in any interlocal agreements executed by the town of East Hartford
532 and the district.

533 (o) The town of East Hartford may, by vote of the town council,
534 merge the district into the town of East Hartford if no bonds are issued
535 by the district not later than ten years after the effective date of this
536 section or after the bonds authorized by this section are no longer
537 outstanding. Upon such merger, any property that is owned by the
538 district shall be conveyed to the town of East Hartford.

539 (p) This section, being necessary for the welfare of the town of East
540 Hartford and its inhabitants, shall be liberally construed to effect the
541 purposes hereof.

542 Sec. 2. (NEW) (*Effective October 1, 2025*) (a) Notwithstanding any
543 provision of the general statutes, unless otherwise required by federal
544 law, the provisions of this section shall govern the issuance of any
545 approval for district improvements. If the district enters into a written
546 agreement with any public entity for work to be performed in
547 connection with the district improvements, including, but not limited
548 to, obtaining a permit, license or governmental approval, acquiring real
549 property or construction of sewer, water, steam or other utility
550 connections, any administrative action taken by such public entity in
551 connection with such work shall be governed by the provisions of this
552 section unless otherwise required by federal law or any other agreement
553 to which such public entity is bound.

554 (b) Any approval for district improvements shall be issued by the
555 commissioner with jurisdiction over such approval, or such other state
556 official as such commissioner shall designate, and no other agency,
557 commission, council, committee, panel or other body other than such
558 commissioner, unless specifically designated by such commissioner,
559 shall have jurisdiction over any such approval. No notice of a tentative
560 or final determination regarding any such approval and no notice of any
561 such approval shall be required except as provided in this section.

562 (c) Any application for an approval for district improvements
563 required by any applicable provision of the general statutes shall be

564 submitted to the commissioner having jurisdiction as provided in this
565 subsection. The commissioner shall, to the extent practicable in the
566 discretion of the commissioner, adopt a master process to consider
567 multiple licenses, permits, approvals and administrative actions
568 pursuant to this section. Unless denied by the commissioner, any license
569 or permit shall be issued, approval shall be granted and administrative
570 action shall be taken not later than ten business days after the date of
571 submission of any such application. Any such application shall be
572 deemed granted as requested on the eleventh business day after the
573 submission of such application, or after a hearing is held on such
574 application as provided in this subsection, unless the commissioner has
575 denied such application or approved such application with conditions.
576 Any requirement for a permit or inspection by the State Building
577 Inspector or State Fire Marshal shall be satisfied if the district obtains a
578 certification from an engineer or other appropriate professional duly
579 certified or licensed in the state certifying that the work in connection
580 with the district improvements, to the extent such work is subject to
581 approval by the State Building Inspector or State Fire Marshal, is in
582 compliance with the State Building Code or fire code and safety
583 regulations, as applicable.

584 (d) Any hearing regarding all or part of the district improvements
585 shall be conducted by the commissioner. Notice of any such hearing
586 shall be published in a newspaper having a general circulation in the
587 district not more than ten and not less than five days before such
588 hearing.

589 (e) Any application, documentation or other records (1) submitted to
590 a commissioner, and (2) pertaining to an application for an approval for
591 district improvements, together with all records of the proceedings of
592 the commissioner relating to any such application, shall be a public
593 record and shall be made, maintained and disclosed in accordance with
594 the provisions of chapter 14 of the general statutes.

595 (f) In rendering a decision on any application for an approval for

596 district improvements, a commissioner shall weigh all competent
597 material and substantial evidence presented by the applicant and the
598 public. The commissioner shall issue written findings and
599 determinations upon which any such decision is based. Such findings
600 and determinations shall consist of evidence presented, including such
601 information as the commissioner deems appropriate, provided such
602 information, to the extent applicable, relates to any major adverse health
603 or environmental impact of the overall district improvements. The
604 commissioner may reverse or modify any order or action at any time
605 upon the commissioner's own motion. The procedure for such reversal
606 or modification shall be the same as the procedure for the original
607 proceeding.

608 (g) Any administrative action taken by any commissioner in
609 connection with the district improvements may be appealed by a party
610 aggrieved by such action to the superior court for the judicial district of
611 Hartford in accordance with the provisions of section 4-183 of the
612 general statutes. Such appeal shall be brought not more than ten days
613 after the date the commissioner mails to the parties to the proceeding a
614 notice of such order, decision or action by certified mail, return receipt
615 requested. The appellant shall serve a copy of the appeal on each party
616 listed in the final order, decision or action at the address shown in such
617 decision. Failure to make such service within the ten days on parties
618 other than the commissioner who rendered the final order, decision or
619 action may not, in the discretion of the court, deprive the court of
620 jurisdiction over the appeal. Not later than ten days following the
621 service of such appeal, or within such further time as may be allowed
622 by the court, the commissioner who rendered such decision shall cause
623 any portion of the record that had not been transcribed to be transcribed
624 and shall cause the original or a certified copy of the entire record of the
625 proceeding appealed from to be transmitted to the reviewing court. The
626 record shall include the commissioner's findings of fact and conclusions
627 of law, separately stated. If more than one commissioner has jurisdiction
628 over the matter, such commissioners shall issue joint findings of fact and

629 conclusions of law. The appeal shall state the reasons upon which such
630 appeal is predicated and, notwithstanding any provisions of the general
631 statutes, shall not stay the development of the improvements. The
632 commissioner who rendered the decision shall appear as the
633 respondent. Appeals to the superior court shall be privileged matters
634 and shall be heard as soon after the return date as practicable. The court
635 shall render its decision not later than twenty-one days after the date
636 that the entire record with the transcript is filed with the court by the
637 commissioner who rendered the decision.

638 (h) (1) In an appeal pursuant to subsection (g) of this section, the court
639 shall not substitute its judgment for that of the commissioner as to the
640 weight of the evidence presented on a question of fact. The court shall
641 affirm the decision of the commissioner unless the court finds that
642 substantial rights of the party appealing the decision have been
643 materially prejudiced because the administrative findings, inferences,
644 conclusions or decisions of the commissioner are: (A) In violation of
645 constitutional or statutory provisions, (B) in excess of the statutory
646 authority of the commissioner, (C) made upon unlawful procedure, (D)
647 affected by an error of law, (E) clearly erroneous in view of the reliable,
648 probative and substantial evidence on the whole record, or (F) arbitrary,
649 capricious or characterized by abuse of discretion or clearly
650 unwarranted exercise of discretion.

651 (2) If the court finds material prejudice, it may sustain the appeal, and
652 upon sustaining an appeal may render a judgment which modifies the
653 decision of the commissioner, orders particular action of the
654 commissioner or orders the commissioner to take such action as may be
655 necessary to effect a particular action. The commissioner may issue a
656 permit consistent with such judgment. An applicant may file an
657 amended application, and the commissioner may consider such
658 amended application for an approval for district improvements
659 following such court action.

660 (i) Except as provided in this section, the district improvements shall

661 be exempt from the provisions of sections 14-311 to 14-314c, inclusive,
662 of the general statutes.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>October 1, 2025</i>	New section
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Sec. 2	<i>October 1, 2025</i>	New section
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Statement of Purpose:

To allow for the establishment of the Port Eastside Infrastructure Improvement District.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]