



General Assembly

Amendment

January Session, 2025

LCO No. 8878



Offered by:

REP. KAVROS DEGRAW, 17th Dist.

To: Subst. House Bill No. 7153

File No. 627

Cal. No. 388

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

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (NEW) (*Effective from passage*) (a) As used in this section
4 and section 2 of this act:

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

15 to the southerly street line of Pitkin Street; thence running easterly along
16 said southerly street line of Pitkin Street a distance of 616 feet, more or
17 less; thence running southerly along the westerly line of land now or
18 formerly of Milton East Hartford Investments, LLC and land now or
19 formerly of Infinity IV, LLC, partly by each, a distance of 715 feet, more
20 or less, to the northerly street line of Hartland Street; thence running
21 westerly along said northerly street line of Hartland Street a distance of
22 101 feet, more or less; thence running southerly crossing Hartland Street
23 a distance of 60 feet to the southerly street line of Hartland Street; thence
24 running southeasterly along the westerly line of land now or formerly
25 of the Connecticut Natural Gas Corporation a distance of 818 feet, more
26 or less; thence running westerly and northwesterly along the southerly
27 and easterly lines of land now or formerly of the Town of East Hartford
28 a distance of 1,143 feet, more or less, to the southerly street line of
29 Hartland Street; thence running northwesterly crossing Hartland Street
30 a distance of 95 feet, more or less, to the point of beginning;

31 (2) "District improvements" means improvements for any or all of the
32 following public purposes: To (A) light streets, (B) plant and care for
33 shade and ornamental trees, (C) plan, lay out, acquire, construct,
34 maintain and finance roads, sidewalks, crosswalks, drains, sewers,
35 water lines, parking facilities, open space, waterside improvements,
36 environmental remediation and other infrastructure improvements,
37 and (D) acquire, construct, maintain and regulate the use of recreational
38 facilities. "District improvements" includes any off-site locations or
39 improvements made outside the district but related to or made
40 necessary by the establishment of the district, including, but not limited
41 to, any transit enhancements, bridges, roadways, traffic signalization,
42 easements, environmental protection devices or structures, storm or
43 sanitary sewer lines, water lines, utility lines, and waterfront
44 improvements along the Connecticut River;

45 (3) "Approval for district improvements" means the issuance of any
46 permit or approval or the performance of any administrative action
47 required for any work performed in connection with the district

48 improvements;

49 (4) "Benefit assessment" means an assessment by the district for the
50 proportion of any cost, or estimated cost, and any associated finance cost
51 whenever the district constructs, improves, extends, equips,
52 rehabilitates, repairs, acquires or provides a grant for any district
53 improvements or finances the cost of such improvements;

54 (5) "Commissioner" means the commissioner or commissioners of a
55 state agency or state agencies that have jurisdiction over an approval for
56 district improvements;

57 (6) "Public entity" means the state and any agency thereof;

58 (7) "Voter" means (A) any person who is an elector of the district, (B)
59 any citizen of the United States eighteen years of age or older who,
60 jointly or severally, is liable to the district for taxes assessed against such
61 citizen on an assessment of not less than one thousand dollars on the
62 last-completed grand list of such district, as the case may be, or who
63 would be so liable if not entitled to an exemption under subdivision (17),
64 (19), (22), (23) or (26) of section 12-81 of the general statutes, or (C) any
65 holder of record of an interest in real property within the district;

66 (8) "Bonds" means bonds, notes or other obligations authorized by
67 this section, and refunding bonds, notes or other obligations to refinance
68 the same; and

69 (9) "Interlocal agreement" means an agreement, entered into in
70 accordance with section 7-339c of the general statutes, between the
71 district and the town of East Hartford relating to the sharing of
72 incremental tax revenues collected on real property within the district.

73 (b) (1) The mayor of the town of East Hartford shall, upon the petition
74 of fifteen or more persons eligible to vote in said town specifying the
75 district for any or all of the purposes set forth in this section, call a
76 meeting of the voters to act upon such petition. Not later than thirty
77 days after receipt of such petition, the mayor shall designate the time

78 and place for such meeting. Not less than fourteen days before such
79 meeting, the mayor shall publish notice of such meeting in two
80 successive issues of a newspaper published or having general
81 circulation in the town of East Hartford. Not later than twenty-four
82 hours before such meeting, (A) two hundred or more voters or ten per
83 cent of the total number of voters of such proposed district, whichever
84 is less, may petition the mayor, in writing, for a referendum of the voters
85 of such proposed district, or (B) the mayor may, in the mayor's
86 discretion, order a referendum of the voters of such proposed district on
87 the sole question of whether the proposed district should be established.
88 Any such referendum shall be held not less than seven and not more
89 than fourteen days after the receipt of such petition or the date of such
90 order, on a date to be set by the mayor for a vote by paper ballots or by
91 a "yes" or "no" vote on the voting machines, during the hours between
92 twelve o'clock noon and eight o'clock p.m. Notwithstanding the
93 provisions of any special act, the town may provide for an earlier hour
94 for opening the polls by vote of its town council, provided such opening
95 of the polls is not earlier than six o'clock a.m. If voters representing at
96 least two-thirds of the assessments of holders of record within the
97 proposed district cast votes in favor of establishing the proposed district
98 in such referendum, the mayor shall reconvene such meeting not later
99 than seven days after such referendum. Upon approval of the petition
100 for the proposed district by voters representing at least two-thirds of the
101 assessments of holders of record within the proposed district present at
102 such meeting, or, if a referendum is held, upon the reconvening of such
103 meeting after such referendum, the voters may establish the district. The
104 district shall, upon the filing of the first report filed as provided in
105 subsection (c) of section 7-325 of the general statutes, be a body
106 corporate and politic and have the powers provided in sections 7-324 to
107 7-329, inclusive, of the general statutes, not inconsistent with the general
108 statutes, this section and section 2 of this act, concerning the purposes
109 for which the district was established and that are necessary for the
110 accomplishment of such purposes, including the power to lay and
111 collect taxes. The clerk of the district shall cause the name of the district
112 and a description of the district's territorial limits to be recorded in, and

113 a caveat be placed upon, the land records of the town of East Hartford.
114 Nothing in this subsection shall be construed to limit the power of the
115 town of East Hartford to lay and collect taxes upon property in the
116 district.

117 (2) At the meeting called for the purpose of establishing the district
118 as provided in subdivision (1) of this subsection, the voters may
119 establish the district for the purpose of making any or all of the district
120 improvements. The district may contract with a town, city, borough or
121 other district for the carrying out of any of the purposes specified in this
122 subsection or for the purchase or sale of any of the improvements for
123 which the district was established.

124 (3) (A) At the meeting called for the purpose of establishing the
125 district as provided in subdivision (1) of this subsection, the voters shall
126 fix the date of the annual meeting of the voters for the election of district
127 officers and the transaction of such other business as may properly come
128 before such annual meeting. At such meeting of the district, the voters
129 shall elect a president, vice-president, five directors, a clerk and a
130 treasurer to serve until the first annual meeting for the election of
131 officers and thereafter such officers shall be elected annually. Upon the
132 district's organization and at all times thereafter, one director shall be
133 appointed by, and serve at the pleasure of, the mayor of the town of East
134 Hartford.

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

140 (C) Special meetings of the district may be called on the application
141 of ten per cent of the total number of voters of such district or twenty of
142 the voters of such district, whichever is less, or by the president or any
143 three directors upon giving notice as provided in this section. Any
144 special meeting called on the application of the voters shall be held not

145 later than twenty-one days after receiving such application.

146 (D) Notice of the holding of the annual meeting and all special
147 meetings shall (i) be given by publication of a notice of such meetings in
148 a newspaper having a general circulation in the town of East Hartford
149 not less than ten days before the day of any such meeting, (ii) be signed
150 by the president or any three directors, and (iii) designate the time and
151 place of such meeting and the business to be transacted at such meeting.

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

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

175 (4) (A) A quorum for the transaction of business at the meeting called
176 for the purpose of establishing the district, as provided in subdivision

177 (1) of this subsection, shall be either fifteen voters of such district or a
178 majority of the holders of record of interests in real property within such
179 district, as long as the assessments of such holders of record constitute
180 more than one-half of the total of assessments for all interests in real
181 property within such district. If fifteen voters or a majority of the holders
182 of record of interests in real property within such district are not present
183 at such meeting or the assessments of such holders of record constitute
184 less than one-half of the total of assessments for all interests in real
185 property within such district, the mayor may adjourn such meeting
186 until at least fifteen voters or a majority of the holders of record of
187 interests in real property within such district are present and the
188 assessments of such holders of record constitute more than one-half of
189 the total of assessments for all interests in real property within such
190 district.

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

208 (5) In any case in which an action for a vote by the voters of the district
209 is to be initiated by the petition of such voters, in addition to such other

210 requirements as the general statutes or any special act may impose, such
211 petition shall be on a form prescribed or approved by the clerk of such
212 district, and each page of such petition shall contain a statement, signed
213 under penalties of false statement, by the person who circulated the
214 same, setting forth such person's name and address, and stating that (A)
215 each voter whose name appears on such page signed the same in person
216 in the presence of the person who circulated the petition, (B) such person
217 either knows each such voter or that the voter satisfactorily identified
218 such voter to such person, and (C) each signature on such page was
219 obtained not earlier than six months before the filing of such petition.
220 Any page of a petition that does not contain such a statement by the
221 person who circulated such petition shall be invalid. Any person who
222 makes a false statement in the statement required by this subdivision
223 shall be subject to the penalty for false statements pursuant to section
224 53a-157b of the general statutes. Any petition circulated pursuant to this
225 subdivision by a person who is not a voter of the district shall be invalid.

226 (c) If (1) the officers of the district vote to terminate the district's
227 corporate existence, or (2) the district clerk receives a petition signed by
228 ten per cent of the total voters of such district or twenty of the voters of
229 such district, whichever is less, applying for a special meeting to vote on
230 the termination of the district, the clerk shall call a special meeting of the
231 voters of such district. The notice of such meeting shall be signed by the
232 officers of the district and be advertised as required by section 7-325 of
233 the general statutes. Not later than twenty-four hours before any such
234 meeting, two hundred or more voters or ten per cent of the total number
235 of voters, whichever is less, may petition the clerk of the district, in
236 writing, that a referendum on the question of whether the district should
237 be terminated be held in the manner provided in section 7-327 of the
238 general statutes. If, at such meeting, a two-thirds majority of the voters
239 present vote to terminate the corporate existence of the district, or, if a
240 referendum is held, two-thirds of the voters casting votes in such
241 referendum vote to terminate the corporate existence of the district, the
242 officers shall terminate the affairs of such district. The district shall pay
243 all outstanding indebtedness of the district and transfer the balance of

244 the assets of such district to the town in which the district is located
245 upon the approval of the town council of the town of East Hartford. The
246 district shall not be terminated under this section until all of its
247 outstanding indebtedness is paid unless the town council of the town of
248 East Hartford agrees, in writing, to assume such indebtedness. On
249 completion of the duties of the officers of such district, the clerk shall
250 cause a certificate of the vote of such meeting to be recorded in the land
251 records of the town of East Hartford and the clerk shall notify the
252 Secretary of the Office of Policy and Management of such district's
253 termination.

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

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

272 (e) Notwithstanding any provision of the general statutes, including
273 sections 7-324 to 7-329, inclusive, the district shall have the power to
274 assess, levy and collect benefit assessments upon the land and buildings
275 in the district which, in its judgment, are benefited by the district
276 improvements. Nothing in this subsection shall limit the power of the

277 town of East Hartford to duly assess, levy and collect benefit
278 assessments upon land and buildings in the district.

279 (f) (1) Notwithstanding any provision of the general statutes,
280 including sections 7-324 to 7-329, inclusive, of the general statutes, the
281 district shall have the power to fix, revise, charge, collect, abate and
282 forgive taxes, fees, rents and benefit assessments, and other charges for
283 the cost of the district improvements, financing costs, operating
284 expenses and other services and commodities furnished or supplied to
285 the real property in the district in accordance with the provisions of the
286 general statutes applicable to districts established under section 7-325 of
287 the general statutes as provided in this section and in the manner
288 prescribed by the district. Notwithstanding any provision of the general
289 statutes, the district may pay the entire cost of any such improvements,
290 including the costs of financing such improvements, capitalized interest
291 and the funding of any reserve funds necessary to secure such financing
292 or the debt service of bonds or notes issued to finance such costs, from
293 taxes, fees, rents, benefit assessments or other revenues and may assess,
294 levy and collect such taxes, fees, rents or benefit assessments
295 concurrently with the issuance of bonds, notes or other obligations to
296 finance such improvements based on the estimated cost of the
297 improvements before the acquisition or construction of the district
298 improvements or upon the completion or acquisition of such
299 improvements. Nothing in this subdivision shall limit the power of the
300 town of East Hartford to duly fix, revise, charge, collect, abate and
301 forgive taxes, fees, rents and benefit assessments upon property in the
302 district.

303 (2) Notwithstanding any provision of the general statutes, whenever
304 the district constructs, improves, extends, equips, rehabilitates, repairs,
305 acquires or provides a grant for any district improvements or finances
306 the cost of such improvements, the district may assess a benefit
307 assessment, in a manner prescribed by the district, upon any property
308 benefited by such improvements. The balance of such costs not
309 recovered by a benefit assessment shall be paid from the general funds

310 of the district. The district may provide for the payment of such benefit
311 assessments in annual installments, not exceeding thirty such
312 installments, and may forgive such benefit assessments in any single
313 year without causing the remainder of installments of benefit
314 assessments to be forgiven. Benefit assessments to buildings or
315 structures constructed or expanded after the initial benefit assessment
316 may be assessed as if the new or expanded buildings or structures had
317 existed at the time of the original benefit assessment. The provision of
318 open space within the district is deemed a benefit to all the property in
319 the district. Nothing in this subdivision shall limit the power of the town
320 of East Hartford to duly assess benefit assessments upon property in the
321 district.

322 (3) To provide for the collection and enforcement of its taxes, fees,
323 rents, benefit assessments and other charges, the district is granted all
324 the powers and privileges as districts organized pursuant to section 7-
325 325 of the general statutes, and as held by the town of East Hartford or
326 as otherwise provided in this section. Such taxes, fees, rents or benefit
327 assessments, if not paid when due, shall constitute a lien upon the
328 premises served and a charge against the owners of such premises,
329 which lien and charge shall bear interest at the same rate as delinquent
330 property taxes pursuant to section 12-146 of the general statutes. Each
331 such lien may be continued, recorded and released in the manner
332 provided for property tax liens and shall take precedence over all other
333 liens or encumbrances except a lien for taxes of the town of East
334 Hartford. Each such lien may be continued, recorded and released in the
335 manner provided for property tax liens.

336 (4) The board shall adopt and revise the budget, taxes, fees, rents,
337 benefit assessments and any other charges of the district of general
338 application at least annually, not more than thirty days before the
339 beginning of the fiscal year in accordance with procedures established
340 by the board at a meeting called by the board, which shall include a
341 requirement that interested persons be given notice and an opportunity
342 to be heard. The board shall hold at least two public hearings on its

343 schedule of fees, rates, rents, benefit assessments and other charges or
344 any revision of such fees, rates, rents, benefit assessments and charges
345 before adoption, notice of which shall be delivered to the mayor and
346 town council of the town of East Hartford and be published in a
347 newspaper of general circulation in said town not less than ten days
348 before the hearing. Not later than the date of the publication, the board
349 shall make available to the public and deliver to the mayor and the town
350 council of the town of East Hartford the proposed schedule of fees, rates,
351 rents, benefit assessments and other charges.

352 (5) No benefit assessment shall be made without a public hearing
353 before the board. The owner of the property to be assessed shall have an
354 opportunity to be heard concerning the proposed assessment at such
355 hearing. Notice of the time, place and purpose of such hearing shall be
356 published not less than ten days before the date of such hearing in a
357 newspaper having a general circulation in the town of East Hartford,
358 and a copy of such notice shall be mailed to the owner of any property
359 that may be impacted by such assessment at such owner's address on
360 the most recent grand list of the town or at any address of which the
361 board may have knowledge. A copy of any proposed assessment shall
362 be made available for inspection in the office of the district clerk for not
363 less than ten days before the date of such hearing.

364 (6) When the board has determined the amount of the assessment to
365 be levied, the board shall file a copy of such assessment in the office of
366 the district clerk. Not later than five days after such filing, the board
367 shall cause a copy of such assessment to be published in a newspaper
368 having a general circulation in the town of East Hartford, and the district
369 shall mail a copy of such assessment to the owner of any property that
370 may be impacted by such assessment at such owner's address on the
371 most recent grand list of the town or at any other address of which the
372 board may have knowledge. Such publication and mailing shall state
373 the date on which such assessment was filed and that any appeals from
374 such assessment must be taken within twenty-one days after such filing.
375 Any person aggrieved by an assessment pursuant to this section may

376 appeal to the superior court for the judicial district in which the property
377 is located. The return date of such appeal shall be not less than twelve
378 and not more than thirty days after the service of such appeal. Such
379 appeal shall be privileged in assignment for trial. The court may appoint
380 a state referee to appraise the benefits to such property and to make a
381 report of such referee's doings to the court. The judgment of the court,
382 either confirming or altering such assessment, shall be final. No such
383 appeal shall stay proceedings for the collection of the particular
384 assessment upon which the appeal is predicated, but the appellant shall
385 be reimbursed for any overpayments made if, as a result of such appeal,
386 such appellant's assessment is reduced.

387 (7) If a benefit assessment is assessed and levied before the
388 acquisition or construction of the district improvements, the amount of
389 the benefit assessment shall be adjusted to reflect the actual cost of the
390 district improvements, including all financing costs, once such
391 improvements have been completed, should the actual cost be greater
392 than or less than the estimated costs. Benefit assessments shall be due
393 and payable at such times as are fixed by the board, provided the district
394 shall give notice of such due date not less than thirty days prior to such
395 due date by publication in a newspaper of general circulation in the
396 town of East Hartford and by mailing such notice to the owners of an
397 assessed property at such owner's last-known address.

398 (g) (1) Notwithstanding any provision of the general statutes,
399 including sections 7-324 to 7-329, inclusive, whenever the district has
400 authorized the acquisition or construction of the district improvements
401 or has made an appropriation therefor, the district may authorize the
402 issuance of (A) up to one hundred twenty-five million dollars of bonds,
403 notes or other obligations which may be secured as to both principal and
404 interest by (i) the full faith and credit of the district, (ii) taxes, fees,
405 revenues or benefit assessments, or (iii) a combination of both; (B)
406 bonds, notes or obligations exclusively secured as to both principal and
407 interest by fees, revenues, benefit assessments or charges imposed by
408 the district in relation to the property financed by the bonds, notes or

409 obligations; and (C) bonds, notes or obligations to refund outstanding
410 bonds, notes or obligations of the district. All such bonds shall be issued
411 to finance or refinance the cost of the district improvements, the creation
412 and maintenance of reserves required to sell the bonds, notes or
413 obligations and the cost of issuance of the bonds, notes or obligations,
414 provided no bonds shall be issued prior to the district entering into an
415 interlocal agreement with the town of East Hartford, including at least
416 one public hearing on the proposed agreement and ratification by the
417 town council of the town of East Hartford. Such bonds, notes or
418 obligations shall be authorized by resolution of the board. The district is
419 authorized to secure such bonds by the full faith and credit of the district
420 or by a pledge of or lien on all or part of its taxes, fees, revenues, benefit
421 assessments or charges. The bonds of each issue shall be dated, shall
422 bear interest at the rates and shall mature at the time or times not
423 exceeding thirty years from their date or dates, as determined by the
424 board, and may be redeemable before maturity, at the option of the
425 board, at the price or prices and under the terms and conditions fixed
426 by the board before the issuance of the bonds. The board shall determine
427 the form of the bonds, and the manner of execution of the bonds, and
428 shall fix the denomination of the bonds and the place or places of
429 payment of principal and interest, which may be at any bank or trust
430 company within this state and other locations as designated by the
431 board. In case any officer whose signature or a facsimile of whose
432 signature shall appear on any bonds or coupons shall cease to be an
433 officer before the delivery of the bonds, the signature or facsimile shall
434 nevertheless be valid and sufficient for all purposes the same as if the
435 officer had remained in office until the delivery.

436 (2) While any bonds or notes issued by the district remain
437 outstanding, the powers, duties or existence of the district shall not be
438 diminished or impaired in any way that will adversely affect the
439 interests and rights of the holders of the bonds or notes. The bonds or
440 notes issued under this section shall be payable solely by the district or
441 as special obligations payable from particular district revenues, and,
442 unless otherwise authorized by law, shall not be considered to

443 constitute a debt of the state or the town of East Hartford, or a pledge of
444 the full faith and credit of the state or the town of East Hartford. Any
445 bonds or notes issued by the district shall contain on their face a
446 statement to the effect that neither the state nor the town of East
447 Hartford shall be obliged to pay the principal of or the interest thereon,
448 and that neither the full faith and credit or taxing power of the state or
449 the town of East Hartford is pledged to the payment of the bonds or
450 notes. All bonds or notes issued under this section shall have all the
451 qualities and incidents of negotiable instruments as provided in title 42a
452 of the general statutes.

453 (h) (1) The board may authorize that the bonds be secured by a trust
454 agreement by and between the district and a corporate trustee. Such
455 trustee shall be any trust company or bank having the powers of a trust
456 company within this state. Such trust agreement may pledge or assign
457 the revenues. Either the resolution providing for the issuance of bonds
458 or the trust agreement may contain covenants or provisions for
459 protecting and enforcing the rights and remedies of the bondholders as
460 may be lawful, necessary, reasonable or appropriate.

461 (2) Any expenses incurred in carrying out the trust agreement may
462 be treated as an operating cost of the district. The pledge by any trust
463 agreement or resolution shall be valid and binding from when the
464 pledge is made. Any revenues or other moneys so pledged and held or
465 thereafter received by the board shall immediately be subject to the lien
466 of the pledge without any physical delivery thereof or further act, and
467 the lien of the pledge shall be valid and binding as against all parties
468 having claims of any kind in tort, contract or otherwise against the
469 board, irrespective of whether the parties have notice thereof.
470 Notwithstanding any provision of the Uniform Commercial Code,
471 neither this subsection nor the resolution or any trust agreement by
472 which a pledge is created need be filed or recorded except in the records
473 of the board, and no filing need be made under title 42a of the general
474 statutes.

475 (i) Bonds or notes issued under this section are hereby made

476 securities in which all public officers and public bodies of the state and
477 its political subdivisions, all insurance companies, trust companies,
478 banking associations, investment companies, executors, administrators,
479 trustees and other fiduciaries may properly and legally invest funds,
480 including capital in their control and belonging to them, and such bonds
481 shall be securities which may properly and legally be deposited with
482 and received by any state or municipal officer or any agency or political
483 subdivision of the state for any purpose for which the deposit of bonds
484 or notes of the state is now or may hereafter be authorized by law.

485 (j) Bonds may be issued under this section without obtaining the
486 consent of the state or the town of East Hartford and without any
487 proceedings or conditions unless required by this section, and the
488 validity of and security for any bonds issued by the district shall not be
489 affected by the existence or nonexistence of such consent or other
490 proceedings or conditions.

491 (k) The district and all its receipts, revenues, income and real and
492 personal property used for public purposes shall be exempt from
493 taxation and benefit assessments, and the district shall not be required
494 to pay any tax, excise or assessment to or from the state or any of its
495 political subdivisions. The principal and interest on bonds or notes
496 issued by the district shall be free from taxation, except for estate and
497 gift, franchise and excise taxes imposed by the state or any political
498 subdivision thereof, provided nothing in this section shall act to limit or
499 restrict the ability of the state or the town of East Hartford to tax the
500 individuals and companies, or their real or personal property or any
501 person living or business operating within the boundaries of the district.

502 (l) The board shall at all times keep accounts of its receipts,
503 expenditures, disbursements, assets and liabilities, which shall be open
504 to inspection by a duly appointed officer or duly appointed agent of the
505 state or the town of East Hartford. The fiscal year of the district shall
506 begin on July first and end on the following June thirtieth unless
507 otherwise established by section 7-327 of the general statutes. The
508 district shall be subject to an audit of its accounts in the manner

509 provided in the general statutes.

510 (m) (1) The district clerk shall submit quarterly project activity
511 reports to the Secretary of the Office of Policy and Management and to
512 the chairpersons of the joint standing committee of the General
513 Assembly having cognizance of matters relating to finance, revenue and
514 bonding. Such reports shall provide information and updates on the
515 projects undertaken by the district, including the status of the design,
516 financing, construction, sales and such other items as the secretary or
517 chairpersons may request.

518 (2) The district shall provide for the full disclosure of information
519 relating to the public financing and maintenance of the district
520 improvements. Such information shall be provided to any existing
521 residents and to all prospective residents of the district. The district shall
522 furnish each developer of a residential development within the district
523 with sufficient copies of such information to provide each prospective
524 initial purchaser of property in such district with a copy, and any
525 developer of a residential development within the district, when
526 required by law to provide a public offering statement, shall include a
527 copy of such information relating to the public financing and
528 maintenance of such improvements in the public offering statement.

529 (n) (1) This section shall be deemed to provide an additional,
530 alternative and complete method of accomplishing the purposes of this
531 section and exercising the powers authorized hereby and shall be
532 deemed and construed to be supplemental and additional to, and not in
533 derogation of, powers conferred upon the district by law and
534 particularly by sections 7-324 to 7-329, inclusive, of the general statutes,
535 provided if any provision of this section is inconsistent with any general
536 statute or special act, or any resolution or ordinance of the town of East
537 Hartford, this section shall control.

538 (2) Except as provided in this section and section 2 of this act, all other
539 statutes, ordinances, resolutions, rules and regulations of the state and
540 the town of East Hartford shall be applicable to the property, residents

541 and businesses located in the district. Nothing in this section or section
542 2 of this act shall in any way obligate the town of East Hartford to pay
543 any costs for the acquisition, construction, equipping or operation and
544 administration of the district improvements or to pledge any money or
545 taxes to pay debt service on bonds or notes issued by the district except
546 as may be agreed to in any interlocal agreements executed by the town
547 of East Hartford and the district.

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

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

557 Sec. 2. (NEW) (*Effective from passage*) (a) Notwithstanding any
558 provision of the general statutes, unless otherwise required by federal
559 law, the provisions of this section shall govern the issuance of any state
560 approval for district improvements concerning the Port Eastside
561 Infrastructure Improvement District established pursuant to section 1 of
562 this act. If the district enters into a written agreement with any public
563 entity for work to be performed in connection with the district
564 improvements, including, but not limited to, obtaining a permit, license
565 or governmental approval, acquiring real property or construction of
566 sewer, water, steam or other utility connections, any administrative
567 action taken by such public entity in connection with such work shall be
568 governed by the provisions of this section unless otherwise required by
569 federal law or any other agreement to which such public entity is bound.

570 (b) Any approval for district improvements shall be issued by the
571 commissioner with jurisdiction over such approval, or such other state
572 official as such commissioner shall designate, and no other agency,

573 commission, council, committee, panel or other body other than such
574 commissioner, unless specifically designated by such commissioner,
575 shall have jurisdiction over any such approval. No notice of a tentative
576 or final determination regarding any such approval and no notice of any
577 such approval shall be required except as provided in this section.

578 (c) Any application for an approval for district improvements
579 required by any applicable provision of the general statutes shall be
580 submitted to the commissioner having jurisdiction as provided in this
581 subsection. The commissioner shall, to the extent practicable in the
582 discretion of the commissioner, adopt a master process to consider
583 multiple licenses, permits, approvals and administrative actions
584 pursuant to this section. Unless denied by the commissioner, any license
585 or permit shall be issued, approval shall be granted as requested and
586 administrative action shall be taken not later than ten business days
587 after the date of submission of any such application unless a hearing is
588 required to be held concerning such application. Such application shall
589 be deemed granted as requested on the eleventh business day after a
590 hearing is held on such application unless the commissioner has denied
591 such application or approved such application with conditions. Any
592 requirement for a permit or inspection by the State Building Inspector
593 or State Fire Marshal shall be satisfied if the district obtains a
594 certification from an engineer or other appropriate professional duly
595 certified or licensed in the state certifying that the work in connection
596 with the district improvements, to the extent such work is subject to
597 approval by the State Building Inspector or State Fire Marshal, is in
598 compliance with the State Building Code or fire code and safety
599 regulations, as applicable.

600 (d) Any hearing regarding all or part of the district improvements
601 shall be conducted by the commissioner. Notice of any such hearing
602 shall be published in a newspaper having a general circulation in the
603 town of East Hartford not more than ten and not less than five days
604 before such hearing.

605 (e) Any application, documentation or other records (1) submitted to

606 a commissioner, and (2) pertaining to an application for an approval for
607 district improvements, together with all records of the proceedings of
608 the commissioner relating to any such application, shall be a public
609 record and shall be made, maintained and disclosed in accordance with
610 the provisions of chapter 14 of the general statutes.

611 (f) In rendering a decision on any application for an approval for
612 district improvements, a commissioner shall weigh all competent
613 material and substantial evidence presented by the applicant and the
614 public. The commissioner shall issue written findings and
615 determinations upon which any such decision is based. Such findings
616 and determinations shall consist of evidence presented, including such
617 information as the commissioner deems appropriate, provided such
618 information, to the extent applicable, relates to any major adverse health
619 or environmental impact of the overall district improvements. The
620 commissioner may reverse or modify any order or action at any time
621 upon the commissioner's own motion. The procedure for such reversal
622 or modification shall be the same as the procedure for the original
623 proceeding.

624 (g) Any administrative action taken by any commissioner in
625 connection with the district improvements may be appealed by a party
626 aggrieved by such action to the superior court for the judicial district of
627 Hartford in accordance with the provisions of section 4-183 of the
628 general statutes. Such appeal shall be brought not more than ten days
629 after the date the commissioner mails to the parties to the proceeding a
630 notice of such order, decision or action by certified mail, return receipt
631 requested. The appellant shall serve a copy of the appeal on each party
632 listed in the final order, decision or action at the address shown in such
633 decision. Failure to make such service within the ten days on parties
634 other than the commissioner who rendered the final order, decision or
635 action may not, in the discretion of the court, deprive the court of
636 jurisdiction over the appeal. Not later than ten days following the
637 service of such appeal, or within such further time as may be allowed
638 by the court, the commissioner who rendered such decision shall cause

639 any portion of the record that had not been transcribed to be transcribed
640 and shall cause the original or a certified copy of the entire record of the
641 proceeding appealed from to be transmitted to the reviewing court. The
642 record shall include the commissioner's findings of fact and conclusions
643 of law, separately stated. If more than one commissioner has jurisdiction
644 over the matter, such commissioners shall issue joint findings of fact and
645 conclusions of law. The appeal shall state the reasons upon which such
646 appeal is predicated and, notwithstanding any provisions of the general
647 statutes, shall not stay the development of the improvements. The
648 commissioner who rendered the decision shall appear as the
649 respondent. Appeals to the superior court shall be privileged matters
650 and shall be heard as soon after the return date as practicable. The court
651 shall render its decision not later than twenty-one days after the date
652 that the entire record with the transcript is filed with the court by the
653 commissioner who rendered the decision.

654 (h) (1) In an appeal pursuant to subsection (g) of this section, the court
655 shall not substitute its judgment for that of the commissioner as to the
656 weight of the evidence presented on a question of fact. The court shall
657 affirm the decision of the commissioner unless the court finds that
658 substantial rights of the party appealing the decision have been
659 materially prejudiced because the administrative findings, inferences,
660 conclusions or decisions of the commissioner are: (A) In violation of
661 constitutional or statutory provisions, (B) in excess of the statutory
662 authority of the commissioner, (C) made upon unlawful procedure, (D)
663 affected by an error of law, (E) clearly erroneous in view of the reliable,
664 probative and substantial evidence on the whole record, or (F) arbitrary,
665 capricious or characterized by abuse of discretion or clearly
666 unwarranted exercise of discretion.

667 (2) If the court finds material prejudice, it may sustain the appeal, and
668 upon sustaining an appeal may render a judgment that modifies the
669 decision of the commissioner, orders particular action of the
670 commissioner or orders the commissioner to take such action as may be
671 necessary to effect a particular action. The commissioner may issue a

672 permit consistent with such judgment. An applicant may file an
673 amended application, and the commissioner may consider such
674 amended application for an approval for district improvements
675 following such court action.

676 (i) Except as provided in this section, the district improvements shall
677 be exempt from the provisions of sections 14-311 to 14-314d, inclusive,
678 of the general statutes.

679 Sec. 3. (*Effective from passage*) (a) As used in this section:

680 (1) "District" means the Park City Landing Infrastructure
681 Improvement District, which may be established as a body politic and
682 corporate pursuant to subsection (b) of this section, situated in the city
683 of Bridgeport, county of Fairfield and state of Connecticut and bounded
684 and described as follows: Beginning at the intersection of the northern
685 right-of-way line of I-95 and centerline of Kossuth Street; thence
686 southwesterly along the northern right-of-way line of I-95 to the
687 northern right-of-way line of Stratford Avenue-CT Route 130; thence
688 westerly along the northern right-of-way-line of Stratford Avenue-CT
689 Route 130 to the United States Pierhead Line along the eastern side of
690 the Pequonnock River; thence northerly along the United States
691 Pierhead Line to the intersection of the United States Pierhead Line and
692 the United States Bulkhead Line; thence northerly along the United
693 States Pierhead Line, the United States Bulkhead Line and the mean
694 high water line of the Pequonnock River to the southwestern line of The
695 State of Connecticut Metro North Railroad right-of-way; thence
696 northeasterly along the State of Connecticut Metro North Railroad right-
697 of-way to the southern right-of-way line of Pulaski Street; thence
698 easterly along the southern right-of-way line of Pulaski Street to the
699 discontinued western right-of-way line of Noble Avenue; thence
700 southerly along the discontinued western right-of-way line of Noble
701 Avenue to the discontinued southern right-of-way line of Burroughs
702 Street; thence easterly along the discontinued southern right-of-way line
703 of Burroughs Street to the discontinued eastern right-of-way line of
704 Noble Avenue; thence northerly along the discontinued eastern right-

705 of-way line of Noble Avenue to the discontinued northern right-of-way
706 line of Burroughs Street; thence easterly along the discontinued
707 northern right-of-way line of Burroughs Street to the westerly boundary
708 line of 363 Kossuth Street; thence northerly along the boundary line of
709 363 Kossuth Street and 1 Noble Avenue to the southerly boundary line
710 of 401 Pulaski Street; thence easterly along the boundary of 401 Pulaski
711 Street and 363 Pulaski Street to the centerline of Kossuth Street; thence
712 southerly along the centerline of Kossuth Street to an extension of the
713 northern boundary of 83 Howe Street; thence easterly crossing Kossuth
714 Street and continuing along the boundary of 83 Howe Street and 46, 68
715 and 76 Seymour Street to the eastern boundary of 83 Howe Street; thence
716 southerly along the boundary of 83 Howe Street and 523 and 503 East
717 Main Street to the northern right-of-way line of Howe Street; thence
718 westerly along the northern right-of-way line of Howe Street and
719 continuing to the centerline of Kossuth Street; thence southerly along
720 the centerline of Kossuth Street to the point of beginning;

721 (2) "District improvements" means improvements for any or all of the
722 following public purposes: To (A) light streets, (B) plant and care for
723 shade and ornamental trees, (C) plan, lay out, acquire, construct,
724 maintain and finance roads, sidewalks, crosswalks, drains, sewers,
725 water lines, parking facilities, open space, bulkhead repairs, dredging
726 and construction, environmental remediation and other infrastructure
727 improvements, (D) acquire, construct, maintain and regulate the use of
728 recreational facilities, and (E) plan, lay out, acquire, construct,
729 reconstruct, repair, maintain, supervise and manage a flood or erosion
730 control system. District improvements include any off-site locations or
731 improvements made outside the district but related to or made
732 necessary by the establishment of the district, including, but not limited
733 to any transit enhancements, bridges, roadways, traffic signalization,
734 easements, environmental protection devices or structures, storm or
735 sanitary sewer lines, water lines, utility lines, and waterfront
736 improvements along the Pequonnock River;

737 (3) "Benefit assessment" means an assessment by the district for the

738 proportion of any cost, or estimated cost, and any associated finance cost
739 whenever the district constructs, improves, extends, equips,
740 rehabilitates, repairs, acquires or provides a grant for any district
741 improvements or finances the cost of such improvements;

742 (4) "Voter" means (A) any person who is an elector of the district, (B)
743 any citizen of the United States eighteen years of age or older who,
744 jointly or severally, is liable to the district for taxes assessed against such
745 citizen on an assessment of not less than one thousand dollars on the
746 last-completed grand list of such district, as the case may be, or who
747 would be so liable if not entitled to an exemption under subdivision (17),
748 (19), (22), (23) or (26) of section 12-81 of the general statutes, or (C) any
749 holder of record of an interest in real property within the district;

750 (5) "Bonds" means bonds, notes or other obligations authorized by
751 this section, and refunding bonds, notes or other obligations to refinance
752 the same; and

753 (6) "Interlocal agreement" means an agreement, entered into in
754 accordance with section 7-339c of the general statutes, between the
755 district and the city of Bridgeport relating to the sharing of incremental
756 tax revenues collected on real property within the district.

757 (b) (1) The mayor of the city of Bridgeport shall, upon the petition of
758 fifteen or more persons eligible to vote in said city specifying the district
759 for any or all of the purposes set forth in this section, call a meeting of
760 the voters to act upon such petition. Not later than thirty days after
761 receipt of such petition, the mayor shall designate the time and place for
762 such meeting. Not less than fourteen days before such meeting, the
763 mayor shall publish notice of such meeting in two successive issues of a
764 newspaper published or having general circulation in the city of
765 Bridgeport. Not later than twenty-four hours before such meeting, (A)
766 two hundred or more voters or ten per cent of the total number of voters
767 of such proposed district, whichever is less, may petition the mayor, in
768 writing, for a referendum of the voters of such proposed district, or (B)
769 the mayor may, in the mayor's discretion, order a referendum of the

770 voters of such proposed district on the sole question of whether the
771 proposed district should be established. Any such referendum shall be
772 held not less than seven and not more than fourteen days after the
773 receipt of such petition or the date of such order, on a date to be set by
774 the mayor for a vote by paper ballots or by a "yes" or "no" vote on the
775 voting machines, during the hours between twelve o'clock noon and
776 eight o'clock p.m. Notwithstanding the provisions of any special act, the
777 city may provide for an earlier hour for opening the polls by vote of its
778 city council, provided such opening of the polls is not earlier than six
779 o'clock a.m. If voters representing at least two-thirds of the assessments
780 of holders of record within the proposed district cast votes in favor of
781 establishing the proposed district in such referendum, the mayor shall
782 reconvene such meeting not later than seven days after such
783 referendum. Upon approval of the petition for the proposed district by
784 voters representing at least two-thirds of the assessments of holders of
785 record within the proposed district present at such meeting, or, if a
786 referendum is held, upon the reconvening of such meeting after such
787 referendum, the voters may establish the district. The district shall, upon
788 the filing of the first report filed as provided in subsection (c) of section
789 7-325 of the general statutes, be a body corporate and politic and have
790 the powers provided in sections 7-324 to 7-329, inclusive, of the general
791 statutes, not inconsistent with the general statutes and this section,
792 concerning the purposes for which the district was established and that
793 are necessary for the accomplishment of such purposes, including the
794 power to lay and collect taxes. The clerk of the district shall cause the
795 name of the district and a description of the district's territorial limits to
796 be recorded in, and a caveat be placed upon, the land records of the city
797 of Bridgeport. Nothing in this subdivision shall limit the power of the
798 city of Bridgeport to lay and collect taxes upon property in the district.

799 (2) At the meeting called for the purpose of establishing the district
800 as provided in subdivision (1) of this subsection, the voters may
801 establish the district for the purpose of making any or all of the district
802 improvements. The district may contract with a town, city, borough or
803 other district for the carrying out of any of the purposes specified in this

804 subsection or for the purchase or sale of any of the improvements for
805 which the district was established.

806 (3) (A) At the meeting called for the purpose of establishing the
807 district as provided in subdivision (1) of this subsection, the voters shall
808 fix the date of the annual meeting of the voters for the election of district
809 officers and the transaction of such other business as may properly come
810 before such annual meeting. At such meeting of the district, the voters
811 shall elect a president, vice-president, five directors, a clerk and a
812 treasurer to serve until the first annual meeting for the election of
813 officers and thereafter such officers shall be elected annually. Upon the
814 district's organization and at all times thereafter, one director shall be
815 appointed by and serve at the pleasure of the mayor of the city of
816 Bridgeport.

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

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

828 (D) Notice of the holding of the annual meeting and all special
829 meetings shall (i) be given by publication of a notice of such meetings in
830 a newspaper having a general circulation in the city of Bridgeport not
831 less than ten days before the day of any such meeting, (ii) be signed by
832 the president or any three directors, and (iii) designate the time and
833 place of such meeting and the business to be transacted at such meeting.

834 (E) Two hundred or more persons or ten per cent of the total number

835 of voters of such district, whichever is less, may submit a written
836 petition to the clerk of such district not less than twenty-four hours prior
837 to any such meeting, requesting that any item or items on the call of such
838 meeting be submitted to the voters of the district not less than seven nor
839 more than fourteen days thereafter, on a day to be set by the district
840 meeting or, if the district meeting does not set a date, by the board of
841 directors, for a vote by paper ballots or by a "yes" or "no" vote on the
842 voting machines, during the hours between twelve o'clock noon and
843 eight o'clock p.m., except that the district may, by vote of its board of
844 directors, provide for an earlier hour for opening the polls but not earlier
845 than six o'clock a.m. The paper ballots or voting machine ballot labels,
846 as the case may be, shall be provided by the clerk. When such a petition
847 has been filed with the clerk, the president, after completion of other
848 business and after discussion, shall adjourn such meeting and order
849 such vote on such item or items in accordance with the petition, and any
850 item so voted may be rescinded in the same manner. The clerk shall
851 phrase such item or items in a form suitable for printing on such paper
852 ballots or ballot labels.

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

857 (4) (A) A quorum for the transaction of business at the meeting called
858 for the purpose of establishing the district, as provided in subdivision
859 (1) of this subsection, shall be either fifteen voters of such district or a
860 majority of the holders of record of interests in real property within such
861 district, as long as the assessments of such holders of record constitute
862 more than one-half of the total of assessments for all interests in real
863 property within such district. If fifteen voters or a majority of the holders
864 of record of interests in real property within such district are not present
865 at such meeting or the assessments of such holders of record constitute
866 less than one-half of the total of assessments for all interests in real
867 property within such district, the mayor may adjourn such meeting

868 until at least fifteen voters or a majority of the holders of record of
869 interests in real property within such district are present and the
870 assessments of such holders of record constitute more than one-half of
871 the total of assessments for all interests in real property within such
872 district.

873 (B) For the transaction of business at any other meeting of the district,
874 a quorum shall be either fifteen voters of the district or a majority of the
875 holders of record of interests in real property within such district,
876 provided the assessments for such holders of record constitute more
877 than one-half of the total of assessments for all interests in real property
878 within such district. If fifteen voters or a majority of the holders of record
879 of interests in real property within such district are not present at such
880 meeting or the assessments of such holders of record constitute less than
881 one-half of the total assessments for all interests in real property within
882 such district, the president of the district or, in such president's absence,
883 the vice-president may adjourn such meeting until at least fifteen voters
884 or a majority of the holders of record of interests in real property within
885 such district are present and the assessments of such holders of record
886 constitute more than one-half of the total of assessments for all interests
887 in real property within such district. Any meeting of the district where
888 a quorum is present may be adjourned by a vote of a majority of the
889 voters voting on the question.

890 (5) In any case in which an action for a vote by the voters of the district
891 is to be initiated by the petition of such voters, in addition to such other
892 requirements as the general statutes or any special act may impose, such
893 petition shall be on a form prescribed or approved by the clerk of such
894 district, and each page of such petition shall contain a statement, signed
895 under penalties of false statement, by the person who circulated the
896 same, setting forth such person's name and address, and stating that (A)
897 each voter whose name appears on such page signed the same in person
898 in the presence of the person who circulated the petition, (B) such person
899 either knows each such voter or that the voter satisfactorily identified
900 such voter to such person, and (C) each signature on such page was

901 obtained not earlier than six months before the filing of such petition.
902 Any page of a petition that does not contain such a statement by the
903 person who circulated such petition shall be invalid. Any person who
904 makes a false statement in the statement required by this subdivision
905 shall be subject to the penalty for false statements pursuant to section
906 53a-157b of the general statutes. Any petition circulated pursuant to this
907 subdivision by a person who is not a voter of the district shall be invalid.

908 (c) If (1) the officers of the district vote to terminate the district's
909 corporate existence, or (2) the district clerk receives a petition signed by
910 ten per cent of the total voters of such district or twenty of the voters of
911 such district, whichever is less, applying for a special meeting to vote on
912 the termination of the district, the clerk shall call a special meeting of the
913 voters of such district. The notice of such meeting shall be signed by the
914 officers of the district and be advertised as required by section 7-325 of
915 the general statutes. Not later than twenty-four hours before any such
916 meeting, two hundred or more voters or ten per cent of the total number
917 of voters, whichever is less, may petition the clerk of the district, in
918 writing, that a referendum on the question of whether the district should
919 be terminated be held in the manner provided in section 7-327 of the
920 general statutes. If, at such meeting, a two-thirds majority of the voters
921 present vote to terminate the corporate existence of the district, or, if a
922 referendum is held, two-thirds of the voters casting votes in such
923 referendum vote to terminate the corporate existence of the district, the
924 officers shall terminate the affairs of such district. The district shall pay
925 all outstanding indebtedness of the district and transfer the balance of
926 the assets of such district to the city in which the district is located upon
927 the approval of the city council of the city of Bridgeport. The district
928 shall not be terminated under this section until all of its outstanding
929 indebtedness is paid unless the city council of the city of Bridgeport
930 agrees, in writing, to assume such indebtedness. On completion of the
931 duties of the officers of such district, the clerk shall cause a certificate of
932 the vote of such meeting to be recorded in the land records of the city of
933 Bridgeport and the clerk shall notify the Secretary of the Office of Policy
934 and Management of such district's termination.

935 (d) (1) At any meeting of the district, any tenant in common of any
936 interest in real property shall have a vote equal to the fraction of such
937 tenant in common's ownership of such interest. Any joint tenant of any
938 interest in real property shall vote as if each such tenant owned an equal
939 fractional share of such real property. A corporation shall have its vote
940 cast by the chief executive officer of such corporation, or such officer's
941 designee. An entity eligible to vote in the district that is not a corporation
942 shall have its vote cast by a person authorized by such entity to cast its
943 vote. No owner shall have more than one vote.

944 (2) No holder of record of an interest in real property shall be
945 precluded from participating in any district meeting or referendum
946 because of the form of entity that holds such interest, whether such
947 holder of record is (A) a corporation, partnership, unincorporated
948 association, trustee, fiduciary, guardian, conservator or other form of
949 entity, or any combination thereof, or (B) an individual who holds
950 interests jointly or in common with another individual or individuals,
951 or with any one or more of the entities listed in subparagraph (A) of this
952 subdivision.

953 (e) Notwithstanding any provision of the general statutes, including
954 sections 7-324 to 7-329, inclusive, the district shall have the power to
955 assess, levy and collect benefit assessments upon the land and buildings
956 in the district which, in its judgment, are benefited by the district
957 improvements. Nothing in this subsection shall limit the power of the
958 city of Bridgeport to duly assess, levy and collect benefit assessments
959 upon land and buildings in the district.

960 (f) (1) Notwithstanding any provision of the general statutes,
961 including sections 7-324 to 7-329, inclusive, of the general statutes, the
962 district shall have the power to fix, revise, charge, collect, abate and
963 forgive taxes, fees, rents and benefit assessments, and other charges for
964 the cost of the district improvements, financing costs, operating
965 expenses and other services and commodities furnished or supplied to
966 the real property in the district in accordance with the provisions of the
967 general statutes applicable to districts established under section 7-325 of

968 the general statutes as provided in this section and in the manner
969 prescribed by the district. Notwithstanding any provision of the general
970 statutes, the district may pay the entire cost of any such improvements,
971 including the costs of financing such improvements, capitalized interest
972 and the funding of any reserve funds necessary to secure such financing
973 or the debt service of bonds or notes issued to finance such costs, from
974 taxes, fees, rents, benefit assessments or other revenues and may assess,
975 levy and collect such taxes, fees, rents or benefit assessments
976 concurrently with the issuance of bonds, notes or other obligations to
977 finance such improvements based on the estimated cost of the
978 improvements before the acquisition or construction of the district
979 improvements or upon the completion or acquisition of such
980 improvements. Nothing in this subdivision shall limit the power of the
981 city of Bridgeport to duly fix, revise, charge, collect, abate and forgive
982 taxes, fees, rents and benefit assessments upon property in the district.

983 (2) Notwithstanding any provision of the general statutes, whenever
984 the district constructs, improves, extends, equips, rehabilitates, repairs,
985 acquires or provides a grant for any district improvements or finances
986 the cost of such improvements, the district may assess a benefit
987 assessment, in a manner prescribed by the district, upon any property
988 benefited by such improvements. The balance of such costs not
989 recovered by a benefit assessment shall be paid from the general funds
990 of the district. The district may provide for the payment of such benefit
991 assessments in annual installments, not exceeding thirty such
992 installments, and may forgive such benefit assessments in any single
993 year without causing the remainder of installments of benefit
994 assessments to be forgiven. Benefit assessments to buildings or
995 structures constructed or expanded after the initial benefit assessment
996 may be assessed as if the new or expanded buildings or structures had
997 existed at the time of the original benefit assessment. The provision of
998 open space within the district is deemed a benefit to all the property in
999 the district. Nothing in this subdivision shall limit the power of the city
1000 of Bridgeport to duly assess benefit assessments upon property in the
1001 district.

1002 (3) To provide for the collection and enforcement of its taxes, fees,
1003 rents, benefit assessments and other charges, the district is granted all
1004 the powers and privileges as districts organized pursuant to section 7-
1005 325 of the general statutes, and as held by the city of Bridgeport or as
1006 otherwise provided in this section. Such taxes, fees, rents or benefit
1007 assessments, if not paid when due, shall constitute a lien upon the
1008 premises served and a charge against the owners of such premises,
1009 which lien and charge shall bear interest at the same rate as delinquent
1010 property taxes pursuant to section 12-146 of the general statutes. Each
1011 such lien may be continued, recorded and released in the manner
1012 provided for property tax liens and shall take precedence over all other
1013 liens or encumbrances except a lien for taxes of the city of Bridgeport.
1014 Each such lien may be continued, recorded and released in the manner
1015 provided for property tax liens.

1016 (4) The board shall adopt and revise the budget, taxes, fees, rents,
1017 benefit assessments and any other charges of the district of general
1018 application at least annually, not more than thirty days before the
1019 beginning of the fiscal year in accordance with procedures established
1020 by the board at a meeting called by the board, which shall include a
1021 requirement that interested persons be given notice and an opportunity
1022 to be heard. The board shall hold at least two public hearings on its
1023 schedule of fees, rates, rents, benefit assessments and other charges or
1024 any revision of such fees, rates, rents, benefit assessments and charges
1025 before adoption, notice of which shall be delivered to the mayor and city
1026 council of the city of Bridgeport and be published in a newspaper of
1027 general circulation in said city not less than ten days before the hearing.
1028 Not later than the date of the publication, the board shall make available
1029 to the public and deliver to the mayor and the city council of the city of
1030 Bridgeport the proposed schedule of fees, rates, rents, benefit
1031 assessments and other charges.

1032 (5) No benefit assessment shall be made without a public hearing
1033 before the board. The owner of the property to be assessed shall have an
1034 opportunity to be heard concerning the proposed assessment at such

1035 hearing. Notice of the time, place and purpose of such hearing shall be
1036 published not less than ten days before the date of such hearing in a
1037 newspaper having a general circulation in the city of Bridgeport, and a
1038 copy of such notice shall be mailed to the owner of any property that
1039 may be impacted by such assessment at such owner's address on the
1040 most recent grand list of the city or at any address of which the board
1041 may have knowledge. A copy of any proposed assessment shall be made
1042 available for inspection in the office of the district clerk for not less than
1043 ten days before the date of such hearing.

1044 (6) When the board has determined the amount of the assessment to
1045 be levied, the board shall file a copy of such assessment in the office of
1046 the district clerk. Not later than five days after such filing, the board
1047 shall cause a copy of such assessment to be published in a newspaper
1048 having a general circulation in the city of Bridgeport, and the district
1049 shall mail a copy of such assessment to the owner of any property that
1050 may be impacted by such assessment at such owner's address on the
1051 most recent grand list of the city or at any other address of which the
1052 board may have knowledge. Such publication and mailing shall state
1053 the date on which such assessment was filed and that any appeals from
1054 such assessment must be taken within twenty-one days after such filing.
1055 Any person aggrieved by an assessment pursuant to this section may
1056 appeal to the superior court for the judicial district in which the property
1057 is located. The return date of such appeal shall be not less than twelve
1058 and not more than thirty days after the service of such appeal. Such
1059 appeal shall be privileged in assignment for trial. The court may appoint
1060 a state referee to appraise the benefits to such property and to make a
1061 report of such referee's doings to the court. The judgment of the court,
1062 either confirming or altering such assessment, shall be final. No such
1063 appeal shall stay proceedings for the collection of the particular
1064 assessment upon which the appeal is predicated, but the appellant shall
1065 be reimbursed for any overpayments made if, as a result of such appeal,
1066 such appellant's assessment is reduced.

1067 (7) If a benefit assessment is assessed and levied before the

1068 acquisition or construction of the district improvements, the amount of
1069 the benefit assessment shall be adjusted to reflect the actual cost of the
1070 district improvements, including all financing costs, once such
1071 improvements have been completed, should the actual cost be greater
1072 than or less than the estimated costs. Benefit assessments shall be due
1073 and payable at such times as are fixed by the board, provided the district
1074 shall give notice of such due date not less than thirty days prior to such
1075 due date by publication in a newspaper of general circulation in the city
1076 of Bridgeport and by mailing such notice to the owners of an assessed
1077 property at such owner's last-known address.

1078 (g) (1) Notwithstanding any provision of the general statutes,
1079 including sections 7-324 to 7-329, inclusive, of the general statutes
1080 whenever the district has authorized the acquisition or construction of
1081 the district improvements or has made an appropriation therefor, the
1082 district may authorize the issuance of (A) up to one hundred ninety
1083 million dollars of bonds, notes or other obligations which may be
1084 secured as to both principal and interest by (i) the full faith and credit of
1085 the district, (ii) taxes, fees, revenues or benefit assessments, or (iii) a
1086 combination of both; (B) bonds, notes or obligations exclusively secured
1087 as to both principal and interest by fees, revenues, benefit assessments
1088 or charges imposed by the district in relation to the property financed
1089 by the bonds, notes or obligations; and (C) bonds, notes or obligations
1090 to refund outstanding bonds, notes or obligations of the district. All such
1091 bonds shall be issued to finance or refinance the cost of the district
1092 improvements, the creation and maintenance of reserves required to sell
1093 the bonds, notes or obligations and the cost of issuance of the bonds,
1094 notes or obligations, provided no bonds shall be issued prior to the
1095 district entering into an interlocal agreement with the city of Bridgeport,
1096 including at least one public hearing on the proposed agreement and
1097 ratification by the city council of the city of Bridgeport. Such bonds,
1098 notes or obligations shall be authorized by resolution of the board. The
1099 district is authorized to secure such bonds by the full faith and credit of
1100 the district or by a pledge of or lien on all or part of its taxes, fees,
1101 revenues, benefit assessments or charges. The bonds of each issue shall

1102 be dated, shall bear interest at the rates and shall mature at the time or
1103 times not exceeding thirty years from their date or dates, as determined
1104 by the board, and may be redeemable before maturity, at the option of
1105 the board, at the price or prices and under the terms and conditions fixed
1106 by the board before the issuance of the bonds. The board shall determine
1107 the form of the bonds, and the manner of execution of the bonds, and
1108 shall fix the denomination of the bonds and the place or places of
1109 payment of principal and interest, which may be at any bank or trust
1110 company within this state and other locations as designated by the
1111 board. In case any officer whose signature or a facsimile of whose
1112 signature shall appear on any bonds or coupons shall cease to be an
1113 officer before the delivery of the bonds, the signature or facsimile shall
1114 nevertheless be valid and sufficient for all purposes the same as if the
1115 officer had remained in office until the delivery.

1116 (2) While any bonds or notes issued by the district remain
1117 outstanding, the powers, duties or existence of the district shall not be
1118 diminished or impaired in any way that will adversely affect the
1119 interests and rights of the holders of the bonds or notes. The bonds or
1120 notes issued under this section shall be payable solely by the district or
1121 as special obligations payable from particular district revenues, and,
1122 unless otherwise authorized by law, shall not be considered to
1123 constitute a debt of the state or the city of Bridgeport, or a pledge of the
1124 full faith and credit of the state or the city of Bridgeport. Any bonds or
1125 notes issued by the district shall contain on their face a statement to the
1126 effect that neither the state nor the city of Bridgeport shall be obliged to
1127 pay the principal of or the interest thereon, and that neither the full faith
1128 and credit or taxing power of the state or the city of Bridgeport is
1129 pledged to the payment of the bonds or notes. All bonds or notes issued
1130 under this section shall have all the qualities and incidents of negotiable
1131 instruments as provided in title 42a of the general statutes.

1132 (h) (1) The board may authorize that the bonds be secured by a trust
1133 agreement by and between the district and a corporate trustee. Such
1134 trustee shall be any trust company or bank having the powers of a trust

1135 company within this state. Such trust agreement may pledge or assign
1136 the revenues. Either the resolution providing for the issuance of bonds
1137 or the trust agreement may contain covenants or provisions for
1138 protecting and enforcing the rights and remedies of the bondholders as
1139 may be lawful, necessary, reasonable or appropriate.

1140 (2) Any expenses incurred in carrying out the trust agreement may
1141 be treated as an operating cost of the district. The pledge by any trust
1142 agreement or resolution shall be valid and binding from when the
1143 pledge is made. Any revenues or other moneys so pledged and held or
1144 thereafter received by the board shall immediately be subject to the lien
1145 of the pledge without any physical delivery thereof or further act, and
1146 the lien of the pledge shall be valid and binding as against all parties
1147 having claims of any kind in tort, contract or otherwise against the
1148 board, irrespective of whether the parties have notice thereof.
1149 Notwithstanding any provision of the Uniform Commercial Code,
1150 neither this subsection nor the resolution or any trust agreement by
1151 which a pledge is created need be filed or recorded except in the records
1152 of the board, and no filing need be made under title 42a of the general
1153 statutes.

1154 (i) Bonds or notes issued under this section are hereby made
1155 securities in which all public officers and public bodies of the state and
1156 its political subdivisions, all insurance companies, trust companies,
1157 banking associations, investment companies, executors, administrators,
1158 trustees and other fiduciaries may properly and legally invest funds,
1159 including capital in their control and belonging to them, and such bonds
1160 shall be securities which may properly and legally be deposited with
1161 and received by any state or municipal officer or any agency or political
1162 subdivision of the state for any purpose for which the deposit of bonds
1163 or notes of the state is now or may hereafter be authorized by law.

1164 (j) Bonds may be issued under this section without obtaining the
1165 consent of the state or the city of Bridgeport and without any
1166 proceedings or conditions unless required by this section, and the
1167 validity of and security for any bonds issued by the district shall not be

1168 affected by the existence or nonexistence of such consent or other
1169 proceedings or conditions.

1170 (k) The district and all its receipts, revenues, income and real and
1171 personal property used for public purposes shall be exempt from
1172 taxation and benefit assessments, and the district shall not be required
1173 to pay any tax, excise or assessment to or from the state or any of its
1174 political subdivisions. The principal and interest on bonds or notes
1175 issued by the district shall be free from taxation, except for estate and
1176 gift, franchise and excise taxes imposed by the state or any political
1177 subdivision thereof, provided nothing in this section shall act to limit or
1178 restrict the ability of the state or the city of Bridgeport to tax the
1179 individuals and companies, or their real or personal property or any
1180 person living or business operating within the boundaries of the district.

1181 (l) The board shall at all times keep accounts of its receipts,
1182 expenditures, disbursements, assets and liabilities, which shall be open
1183 to inspection by a duly appointed officer or duly appointed agent of the
1184 state or the city of Bridgeport. The fiscal year of the district shall begin
1185 on July first and end on the following June thirtieth unless otherwise
1186 established by section 7-327 of the general statutes. The district shall be
1187 subject to an audit of its accounts in the manner provided in the general
1188 statutes.

1189 (m) (1) The district clerk shall submit quarterly project activity
1190 reports to the Secretary of the Office of Policy and Management and to
1191 the chairpersons of the joint standing committee of the General
1192 Assembly having cognizance of matters relating to finance, revenue and
1193 bonding. Such reports shall provide information and updates on the
1194 projects undertaken by the district, including the status of the design,
1195 financing, construction, sales and such other items as the secretary or
1196 chairpersons may request.

1197 (2) The district shall provide for the full disclosure of information
1198 relating to the public financing and maintenance of the district
1199 improvements. Such information shall be provided to any existing

1200 residents and to all prospective residents of the district. The district shall
1201 furnish each developer of a residential development within the district
1202 with sufficient copies of such information to provide each prospective
1203 initial purchaser of property in such district with a copy, and any
1204 developer of a residential development within the district, when
1205 required by law to provide a public offering statement, shall include a
1206 copy of such information relating to the public financing and
1207 maintenance of such improvements in the public offering statement.

1208 (n) (1) This section shall be deemed to provide an additional,
1209 alternative and complete method of accomplishing the purposes of this
1210 section and exercising the powers authorized hereby and shall be
1211 deemed and construed to be supplemental and additional to, and not in
1212 derogation of, powers conferred upon the district by law and
1213 particularly by sections 7-324 to 7-329, inclusive, of the general statutes,
1214 provided if any provision of this section is inconsistent with any general
1215 statute or special act, or any resolution or ordinance of the city of
1216 Bridgeport, this section shall control.

1217 (2) Except as provided in this section, all other statutes, ordinances,
1218 resolutions, rules and regulations of the state and the city of Bridgeport
1219 shall be applicable to the property, residents and businesses located in
1220 the district. Nothing in this section shall in any way obligate the city of
1221 Bridgeport to pay any costs for the acquisition, construction, equipping
1222 or operation and administration of the district improvements or to
1223 pledge any money or taxes to pay debt service on bonds or notes issued
1224 by the district except as may be agreed to in any interlocal agreements
1225 executed by the city of Bridgeport and the district.

1226 (o) The city of Bridgeport may, by vote of the city council, merge the
1227 district into the city of Bridgeport if no bonds are issued by the district
1228 not later than ten years after the effective date of this section or after the
1229 bonds authorized by this section are no longer outstanding. Upon such
1230 merger, any property that is owned by the district shall be conveyed to
1231 the city of Bridgeport.

1232 (p) This section, being necessary for the welfare of the city of
1233 Bridgeport and its inhabitants, shall be liberally construed to effect the
1234 purposes hereof."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	New section