



General Assembly

Amendment

February Session, 2026

LCO No. 6245



Offered by:
REP. LEMAR, 96th Dist.

To: Subst. House Bill No. 5224

File No. 185

Cal. No. 151

"AN ACT CONCERNING THE DEPARTMENT OF CONSUMER PROTECTION'S RECOMMENDATIONS REGARDING VARIOUS GUARANTY FUNDS."

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

3 "Section 1. (*Effective from passage*) Subdivision (1) of subsection (a) of
4 special act 14-12 is amended to read as follows:

5 (1) "District" means that certain real property, situated in the town of
6 Stratford, the county of Fairfield and the state of Connecticut, the Point
7 Stratford Infrastructure Improvement District, a body politic and
8 corporate, subject to sections 7-324 to 7-329, inclusive, of the general
9 statutes, except as otherwise provided in this section and consisting of
10 the area bounded and described as follows: [PARCEL 1: Beginning at an
11 iron pin found at the corner formed by the intersection of the
12 northeasterly right-of-way line of Main Street, a variable width
13 roadway, also known as Connecticut Route 113 and the southerly line
14 of property of lands now or formerly of AVCO Corporation. Said point

15 of Beginning having coordinates North 623,991.08 East 895,831.26 and
16 running thence from said point of Beginning the following several
17 courses: along the said lands of AVCO North 58°-57'-31" East for a
18 distance 708.00' to a point on the line of mean high water of the
19 Housatonic River as located on March 15, 2008; along the said mean high
20 water of the Housatonic River the following forty-five (45) courses:
21 thence South 07°-07'-47" West for a distance 54.82' to a point; thence
22 South 00°-58'-00" West for a distance of 105.46' to a point; thence South
23 14°-38'-00" West for a distance of 78.71' to a point; thence South 07°-37'-
24 06" West for a distance of 52.90' to a point; thence South 66°-50'-11" East
25 for a distance of 25.48' to a point; thence South 74°-57'-24" East for a
26 distance of 67.13' to a point; thence North 81°-38'-44" East for a distance
27 of 50.28' to a point; thence North 80°-20'-31" East for a distance of 47.25'
28 to a point; thence North 81°-00'-49" East for a distance of 81.33' to a point;
29 thence South 88°-38'-38" East for a distance of 102.76' to a point; thence
30 South 65°-15'-59" East for a distance of 65.98' to a point; thence South
31 48°-45'-42" East for a distance of 82.84' to a point; thence South 39°-55'-
32 47" East for a distance of 99.93' to a point; thence South 38°-48'-02" East
33 for a distance of 103.98' to a point; thence South 40°-56'-25" East for a
34 distance of 104.90' to a point; thence South 68°-02'-57" West for a distance
35 of 142.77' to a point; thence South 72°-19'-52" East for a distance of 180.88'
36 to a point; thence South 73°-00'-25" East for a distance of 152.62' to a
37 point; thence South 82°-02'-24" East for a distance 195.44' to a point;
38 thence North 31°-01'-29" East for a distance of 89.29' to a point; thence
39 North 33°-54'-44" East for a distance of 93.77' to a point; thence North
40 32°-28'-24" East for a distance of 150.78' to a point; thence North 35°-08'-
41 16" East for a distance of 156.23' to a point; thence North 32°-07'-10" East
42 for a distance of 132.35' to a point; thence North 37°-53'-18" East for a
43 distance of 150.41' to a point; thence South 84°-57'-26" East for a distance
44 of 74.85' to a point; thence South 44°-25'-02" East for a distance of 56.21'
45 to a point; thence South 43°-25'-54" West for a distance of 103.45' to a
46 point; thence South 41°-33'-07" West for a distance of 97.15' to a point;
47 thence South 37°-53'-51" West for a distance of 83.71' to a point; thence
48 South 31°-38'-56" West for a distance of 106.25' to a point; thence South
49 36°-29'-32" West for a distance of 104.13' to a point; thence South 35°-40'-

50 13" West for a distance of 102.78' to a point; thence South 30°-34'-37"
51 West for a distance of 93.59' to a point; thence South 21°-40'-25" West for
52 a distance of 41.66' to a point; thence South 16°-05'-41" East for a distance
53 of 73.36' to a point; thence South 63°-14'-58" East for a distance of 104.23'
54 to a point; thence South 67°-33'-47" East for a distance of 115.67' to a
55 point; thence North 88°-48'-09" East for a distance of 109.96' to a point;
56 thence North 83°-58'-36" East for a distance of 87.87' to a point; thence
57 South 82°-37'-41" East for a distance of 79.29' to a point; thence South
58 66°-40'-14" East for a distance of 51.52' to a point; thence South 60°-08'-
59 32" East for a distance of 55.12' to a point; thence North 80°-35'-12" East
60 for a distance of 85.21' to a point; thence North 73°-28'-08" East for a
61 distance of 41.25' to the lands now or formerly of Alice L. Sniffens;
62 thence along the said lands of Sniffens South 00°-16'-18" West for a
63 distance of 194.63' to a point and P.K. Nail Found on the Northerly line
64 of Sniffen Lane, 50' width; thence along said Sniffen Lane North 86°-14'-
65 22" West for a distance of 393.45' to a point, a Drill Hole found at an
66 angle point in the said Sniffen Lane line; thence crossing the existing
67 Sniffen Lane, (50' wide) South 18°-07'-01" East for a distance of 53.96' to
68 a point and Iron Pin Found on the Southerly line of Sniffen Lane; thence
69 South 40°-10'-22" East for a distance of 437.55' to a point; thence South
70 49°-49'-38" West for a distance of 233.16' to a point; thence South 20°-32'-
71 22" East for a distance of 27.70' to a point; thence North 61°-32'-42" East
72 for a distance of 67.63' to a point; thence South 89°-44'-13" East for a
73 distance of 39.20' to a point; thence South 70°-25'-28" East for a distance
74 of 37.95' to a point; thence South 20°-11'-30" West for a distance of 58.82'
75 to a point; thence South 42°-31'-38" East for a distance of 24.33' to a point;
76 thence South 59°-20'-33" East for a distance of 31.26' to a point; thence
77 South 04°-10'-54" East for a distance of 67.20' to a point; thence South
78 62°-00'-37" West for a distance of 328.81' to a point; thence South 26°-53'-
79 53" East for a distance of 114.18' to a point; thence North 89°-52'-26" East
80 for a distance of 210.43' to a point; thence South 49°-49'-38" West for a
81 distance of 790.00' to a point on the said easterly right-of-way line of
82 Main Street; thence along the said easterly right-of-way line of Main
83 Street North 52°-58'-22" West for a distance of 568.27' to a point; thence
84 still along the said easterly right-of-way line of Main Street North 44°-

85 56'-22" West for a distance of 296.88' to a point, at a Town of Stratford
86 Brass Monument at the corner formed by the intersection of the easterly
87 right-of-way line of Main Street, a variable width roadway, also known
88 as Connecticut Route 113 and the southerly line of Sniffen Lane (50'
89 Wide) and having coordinates North 622,306.37 East 897,171.93; thence
90 crossing existing Sniffen Lane North 44°-49'-21" West for a distance of
91 50.18' to a point, an X Cut Set at the corner formed by the intersection of
92 the said Sniffen Lane line and the Easterly line of Main Street, variable
93 width, also known as Connecticut Route 113 and having coordinates
94 North 622,341.96 East 897,136.56; thence along said Main Street North
95 44°-56'-22" West for a distance of 358.35' to a Rebar set; thence still along
96 Main Street line North 40°-09'-02" West for a distance of 504.76' to a
97 Rebar; thence still along Main Street line North 41°-04'-47" West for a
98 distance of 620.17' to a Concrete Connecticut Highway Department
99 (C.H.D.) Monument Found (poor condition); thence still along said
100 Main Street line North 35°-40'-47" West for a distance of 228.82' to a
101 point; thence still along said Main Street line North 29°-33'-17" West for
102 a distance of 104.35' to a T Cut; thence still along the said Main Street
103 line North 27°-05'-29" West for a distance of 231.58' to a point; thence
104 still along the said Main Street line North 25°-52'-39" West for a distance
105 of 65.98' to an Iron Pin found and to the point or place of the Beginning.
106 Parcel 1 contains an area of 3,256,596 square feet or 74.76 acres. PARCEL
107 2: Beginning at a concrete Connecticut Highway Department
108 Monument, found to be in fair condition, at the southerly line of lands
109 now or formerly of Timothy Ryan. Said point of Beginning having
110 coordinates North 622,895.12 East 896,543.86 also being located on the
111 westerly right-of-way line of Main Street, a variable width roadway,
112 also known as Connecticut Route 113, at a jog in the said right-of-way
113 line where the width changes from an approximate width of 60' to 65'
114 and running thence from said point of Beginning the following several
115 courses: along the said right-of-way line of said Main Street South 40°-
116 11'-51" East for a distance of 329.25 feet to a cross cut on the northerly
117 line of lands now or formerly of the City of Bridgeport; thence along the
118 said lands of the City of Bridgeport South 49°-48'-29" West for a distance
119 of 596.45 feet to a rebar on the easterly line of the lands now or formerly

120 of Bridgeport Airport; thence along the said easterly line of the lands
121 now or formerly of Bridgeport Airport North 28°-55'-11" West for a
122 distance of 218.22' to a rebar on the said southerly line of lands of Ryan;
123 thence along said lands of Ryan North 38°-03'-09" East for a distance of
124 565.63' to the point or place of Beginning. Parcel 2 contains an area of
125 154,989 square feet or 3.56 acres.]

126 Parcel 1 (Assessor Map 50.05, Block 1, Lots 1 and 3): All that certain
127 piece or parcel of land, together with the buildings and improvements
128 thereon, situated in the town of Stratford, county of Fairfield and state
129 of Connecticut, and bounded and described as follows: Beginning at an
130 iron pipe found at the corner formed by the intersection of the
131 northeasterly right-of-way line of Main Street, a variable width
132 roadway, also known as Connecticut Route 113 and the southerly line
133 of property of lands now or formerly of the town of Stratford: Thence
134 running along said lands now or formerly of the town of Stratford North
135 58° 58' 14" East for a distance 713 feet, more or less, to the mean high
136 water line of the Housatonic River (Elevation 3.15' NAVD 88 Datum as
137 located in October 2021), and passing over a point of tie-line located at
138 708.00 feet; thence running along the said mean high water line of the
139 Housatonic River, in a southerly and easterly direction, 1,819 feet, more
140 or less, to a point; thence continuing to run along the said mean high
141 water line of the Housatonic River, along a jetty of land extending into
142 the Housatonic River, in a generally northerly, easterly and southerly
143 direction, 1,757 feet, more or less, to a point; thence continuing to run
144 along the said mean high water line of the Housatonic River, in an
145 easterly direction, 719 feet, more or less, to a point, said point being
146 South 00° 16' 18" West 3.50 feet from a point of tie-line (said Housatonic
147 River boundary having an overall tie-line, provided for mathematical
148 closure, of South 66° 12' 50" East for a distance of 2,327.66 feet); thence
149 running along lands now or formerly MAM-TBD Sniffens LLC South
150 00° 16' 18" West for a distance of 221.5 feet, more or less, to a P.K. Nail
151 (now a hole in pavement) found on the northerly line of Sniffens Lane
152 (50 feet wide); thence running along said northerly line of Sniffens Lane
153 North 86° 14' 22" West for a distance of 393.45 feet to a Drill Hole found

154 at an angle point in said Sniffens Lane; thence running still along said
155 Sniffens Lane South 49° 49' 38" West for a distance of 1,358.18 feet to a
156 point at the intersection of said Sniffens Lane and the northeasterly line
157 of Main Street, variable width, also known as Connecticut Route 113;
158 thence running along said northeasterly line of Main Street North 44°
159 57' 31" West for a distance of 358.38 feet to an angle point; thence
160 running still along said northeasterly line of Main Street North 40° 10'
161 33" West for a distance of 504.68 feet to an angle point; thence running
162 still along said northeasterly line of Main Street North 41° 05' 56" West
163 for a distance of 620.26 feet to an angle point; thence running still along
164 said northeasterly line of Main Street North 35° 42' 37" West for a
165 distance of 228.78 feet to an angle point, and passing over a Connecticut
166 Highway Department Monument located at 225.14 feet; thence running
167 still along said northeasterly line of Main Street North 29° 09' 23" West
168 for a distance of 104.51 feet to an angle point, and passing over a mag
169 nail located at 33.0 feet; thence running still along the said northeasterly
170 line of Main Street North 27° 04' 32" West for a distance of 231.52 feet to
171 an angle point; thence running still along the said northeasterly line of
172 Main Street North 25° 51' 56" West for a distance of 65.98 feet to an iron
173 pipe found and the point and place of beginning. The above described
174 parcel does not include an "Excluded Area, Parcel 2 Block 1" which
175 contains an area of 2,500 square feet or 0.057 acres. The excluded area is
176 based on the record description contained in a deed to the Town of
177 Stratford recorded in Volume 195 Page 214. The above described Parcel
178 1 contains an area of 2,280,692 ± square feet or 52.35 ± acres.

179 Parcel 2 (Assessor Map 50.05, Block 2, Lot 4): All that certain piece or
180 parcel of land, together with the buildings and improvements thereon,
181 situated in the town of Stratford, county of Fairfield and state of
182 Connecticut, being more particularly bounded and described as follows:
183 Beginning at a point at the corner formed by the intersection of the
184 easterly right-of-way line of Main Street, a variable width roadway, also
185 known as Connecticut Route 113, and the southerly line of Sniffens Lane
186 (50' wide), thence running the following courses and distances: Thence
187 running along the said southerly right-of-way line of Sniffens Lane

188 North 49° 49' 38" East for a distance of 1,333.73 feet to a point on the
189 westerly line of lands now or formerly of Bremser Technologies, Inc.;
190 thence running South 40° 10' 22" East for a distance of 437.55 feet to a
191 point along said land of Bremser Technologies, Inc., and lands now or
192 formerly of Tompac Sniffens Lane, Inc., in part by each; thence running
193 the next eight (8) courses and distances along said land of Tompac
194 Sniffens Lane, Inc.: South 49° 49' 38" West for a distance of 233.16 feet to
195 a point; South 20° 32' 22" East for a distance of 27.71 feet to a point; North
196 61° 32' 42" East for a distance of 67.63 feet to a point; South 89° 44' 13"
197 East for a distance of 39.20 feet to a point; South 70° 25' 28" East for a
198 distance of 37.95 feet to a point; South 20° 11' 30" West for a distance of
199 58.82 feet to a point; South 42° 31' 38" East for a distance of 24.33 feet to
200 a point; South 59° 20' 33" East for a distance of 31.26 feet to a point on
201 the westerly line of lands now or formerly of the City of Bridgeport;
202 thence running the next five (5) courses and distances along said land of
203 the City of Bridgeport: South 04° 10' 54" East for a distance of 67.20 feet
204 to a point; South 62° 00' 37" West for a distance of 328.81 feet to a point;
205 South 26° 53' 37" East for a distance of 114.18 feet to a point; North 89°
206 52' 26" East for a distance of 210.43 feet to a point; South 49° 49' 38" West
207 for a distance of 544.04 feet to a point on the said easterly right-of-way
208 line of Main Street; thence running the next six (6) courses and distances
209 along said easterly right-of-way line of Main Street: North 85° 26' 41"
210 West for a distance of 228.55 feet to a point; along a curve to the right
211 having a radius of 650.00 feet, an arc length of 363.32 feet, a central angle
212 of 32° 01' 31", a chord bearing of North 69° 25' 53" West, and a chord
213 distance of 358.60 feet to a point; along a curve to the right having a
214 radius of 850.00 feet, an arc length of 129.94 feet, a central angle of 8° 45'
215 32", a chord bearing of North 49° 02' 29" West, and a chord distance of
216 129.81 feet to a point; North 44° 39' 37" West for a distance of 12.42 feet
217 to a point; South 45° 03' 38" West for a distance of 18.05 feet to a point;
218 North 44° 57' 31" West for a distance of 237.99 feet to the point and place
219 of Beginning. The above described parcel contains an area of 893,876
220 square feet or 20.52 acres.

221 Parcel 3 (Assessor Map 50.05, Block 3, Lot 1): All that certain piece or

222 parcel of land, together with the buildings and improvements thereon,
 223 situated in the town of Stratford, county of Fairfield and state of
 224 Connecticut, being more particularly bounded and described as follows:
 225 Beginning at a concrete Connecticut Highway Department Monument
 226 located on the westerly right-of-way line of Main Street, a variable width
 227 roadway, also known as Connecticut Route 113, at a jog in the said right-
 228 of-way line where the width changes from an approximate width of 60
 229 feet to 65 feet, said point being at the division line of land now or
 230 formerly of Gian Real Estate Co., and land now or formerly the United
 231 States of America, said point being the northerly corner of the property
 232 herein described; thence running along the said right-of-way line of
 233 Main Street South 40° 10' 44" East for a distance of 329.25 feet to a point
 234 on the northerly line of lands now or formerly of the City of Bridgeport;
 235 thence running along said lands now or formerly of the City of
 236 Bridgeport South 49° 49' 36" West for a distance of 596.45 feet to a rebar
 237 on the easterly line of lands now or formerly of 125 Access Road, LLC.;
 238 thence running along said easterly line of lands now or formerly of 125
 239 Access Road, LLC., North 28° 54' 04" West for a distance of 218.22 feet
 240 to a rebar on the said southerly line of lands now or formerly of said
 241 Gian Real Estate, Co.; thence running along said lands now or formerly
 242 of Gian Real Estate, Co., North 38° 04' 16" East for a distance of 565.63
 243 feet to the point or place of Beginning. The above described parcel
 244 contains an area of 154,989 square feet or 3.558 acres.

245 The project boundaries shall also include any off-site locations
 246 mandated by any agency, authority or other governmental entity for
 247 improvements associated with the project."

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