



General Assembly

Amendment

January Session, 2001

LCO No. 8858

Offered by:

SEN. GAFFEY, 13th Dist.

To: Subst. Senate Bill No. 1299

File No. 532

Cal. No. 182

"AN ACT CONCERNING THE AUTHORITY OF THE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT REGARDING AN AIRPORT DEVELOPMENT ZONE AT BRADLEY INTERNATIONAL AIRPORT AND THE ROUTE 34 PARCEL IN NEW HAVEN."

1 After line 66, insert the following and renumber the remaining
2 section accordingly:

3 "Sec. 3. Section 32-70 of the general statutes is repealed and the
4 following is substituted in lieu thereof:

5 (a) Any municipality that was a distressed municipality under the
6 provisions of subsection (b) of section 32-9p on February 1, 1986, may,
7 with the approval of the Commissioner of Economic and Community
8 Development, designate an area of such municipality as an enterprise
9 zone. Any such area shall consist of one or two contiguous United
10 States census tracts, contiguous portions of such census tracts or a
11 portion of an individual census tract, as determined in accordance with
12 the most recent United States census and, if such area is covered by
13 zoning, a portion of it shall be zoned to allow commercial or industrial

14 activity. The census tracts within which such designated area is located
15 shall also meet at least one of the following criteria: (1) Twenty-five per
16 cent or more of the persons within the individual census tracts shall
17 have income below the poverty level, as determined by the most recent
18 United States census, as officially updated by the appropriate state
19 agency or institution; (2) twenty-five per cent or more of the families
20 within the individual census tracts shall receive public assistance or
21 welfare income, as determined by the most recent United States
22 census, as officially updated by the appropriate state agency or
23 institution; or (3) the unemployment rate of the individual census
24 tracts shall be at least two hundred per cent of the state's average, as
25 determined by the most recent United States census, as officially
26 updated by the appropriate state agency or institution. In calculating
27 any such percentage for one or two contiguous census tracts,
28 contiguous portions of census tracts or a portion of an individual
29 census tract, the commissioner shall round up to the nearest whole
30 percentage number. If a census tract qualifies under the eligibility
31 criteria for designation as an enterprise zone and if the commissioner
32 determines that a census tract which is contiguous to such tract has
33 significant job creation potential, the commissioner may include such
34 contiguous census tract, or a portion thereof, in the enterprise zone in
35 lieu of a second qualified census tract if such contiguous census tract
36 meets at least one of the following reduced criteria: (A) Fifteen per cent
37 or more of the persons within the census tract shall have income below
38 the poverty level, as determined by the most recent United States
39 census, as officially updated by the appropriate state agency or
40 institution; (B) fifteen per cent or more of the families within the census
41 tract shall receive public assistance or welfare income, as determined
42 by the most recent United States census, as officially updated by the
43 appropriate state agency or institution; or (C) the unemployment rate
44 of the census tract shall be at least one hundred fifty per cent of the
45 state's average, as determined by the most recent United States census,
46 as officially updated by the appropriate state agency or institution. If a
47 census tract boundary line is the center line of a street, the
48 commissioner may include within the enterprise zone that portion of

49 the property fronting on such street which is outside of but adjacent to
50 the census tract. The depth of such property so included in the
51 enterprise zone shall be determined by the commissioner at the time of
52 the designation of the zone. If a census tract boundary line is located
53 along a railroad right-of-way, railroad property or natural stream of
54 water, the commissioner may include within the enterprise zone any
55 private properties under common ownership which are traversed by
56 the railroad right-of-way, railroad property or natural stream of water.
57 Any private properties so affected shall be included in the enterprise
58 zone at the time of the designation of the zone except, in the case of an
59 enterprise zone designated prior to October 1, 1983, the commissioner
60 may include within the zone any such property if the municipality in
61 which the zone is located requests the commissioner to include such
62 property not later than sixty days after October 1, 1983. If more than
63 twenty-five per cent of the project area of a development project under
64 chapter 132 is located in an area eligible for designation as an
65 enterprise zone and the project plan for such development project is
66 approved by the Commissioner of Economic and Community
67 Development in accordance with section 8-191, the commissioner may
68 include the entire project area of such development project area in an
69 enterprise zone. If more than twenty-five per cent of the project area of
70 a municipal development project under chapter 588l is located in an
71 area eligible for designation as an enterprise zone and the
72 development plan for such project is approved by the Commissioner
73 of Economic and Community Development in accordance with section
74 32-224, the commissioner may include the entire project area of such
75 project in an enterprise zone. If more than fifty per cent of an approved
76 redevelopment area under chapter 130 is located in an area eligible for
77 designation as an enterprise zone, the commissioner may include the
78 entire redevelopment area in an enterprise zone. The commissioner
79 may also include in the area designated as an enterprise zone (i) any
80 facility, as defined in section 32-9p, which is located outside of but
81 contiguous to a census tract included in the zone, (ii) any private
82 properties which are (I) under common ownership, (II) located outside
83 of a census tract included in the zone and (III) contiguous to a railroad

84 right-of-way which is the boundary of such a census tract, or (iii) any
85 private properties which are located outside of a census tract included
86 in the zone, but between the zone and a railroad right-of-way, where
87 other segments of such railroad right-of-way serve as boundaries for
88 the zone. The commissioner may, at any time after the designation of
89 an area as an enterprise zone, include in such zone any area
90 contiguous to such zone which, at the time of the designation of such
91 zone, was eligible to be included in such zone but was not so included.
92 The commissioner may, at any time after the designation of an area as
93 an enterprise zone, include in such zone any property which is located
94 within one hundred fifty feet of a stream, the center line of which is the
95 boundary of a census tract included in such zone, and which property
96 contains an existing building or facility, having an area equal to or
97 greater than one hundred thousand square feet, that is or was formerly
98 used for manufacturing purposes but is underutilized or vacant at the
99 time the property is included in such zone. If the commissioner
100 determines that the necessary data is not available from the most
101 recent United States census, [he] the commissioner may use such data
102 as [he] the commissioner deems appropriate. The commissioner shall
103 include in the designation of the enterprise zone in the city of Meriden
104 the entire parcel of land bordered by Cook Avenue, Hanover Street,
105 Perkins Street Square, and South Colony Street."