



General Assembly

Amendment

January Session, 2001

LCO No. 8923

Offered by:

SEN. FINCH, 22nd Dist.

SEN. GUNTHER, 21st Dist.

To: Senate Bill No. 1452

File No. 612

Cal. No. 402

**"AN ACT CONCERNING EXPENDITURES FOR THE
DEPARTMENTS OF ADMINISTRATIVE SERVICES AND PUBLIC
WORKS AND THE STATE PROPERTIES REVIEW BOARD."**

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

3 "Subsection (c) of section 5 of public act 95-127, as amended by
4 special act 98-1 and section 2 of public act 00-168, is amended to read
5 as follows:

6 (c) The Stratford Festival Theater, Inc. shall agree to renovate the
7 current theater located thereon and to operate it as a theater, which
8 shall be known as the Connecticut-Stratford Shakespeare Festival
9 Theater, for live, theatrical performances. The Stratford Festival
10 Theater, Inc. shall further agree that (1) it shall, within four months of
11 the date of conveyance of said parcels, present to the commissioner a
12 plan of development for the theater and the parcels for the
13 commissioner's approval, (2) the commissioner shall have two months

14 to approve or disapprove such plan, provided, if the commissioner
15 does not act, such plan shall be deemed to be approved, and provided
16 further, if the commissioner disapproves the plan, it may be
17 resubmitted, but such disapproval and resubmittal shall not extend the
18 other time limits set forth in this subsection, (3) the Stratford Festival
19 Theater, Inc. shall, within [one year] two years of the date of
20 conveyance of said parcels, present to the commissioner construction
21 documents consisting of design drawings and specifications for the
22 development of the theater and the parcels for the commissioner's
23 approval, provided such drawings and specifications shall also be
24 under the jurisdiction of the local building official, (4) the
25 commissioner shall have two months to approve or disapprove such
26 documents, provided, if the commissioner does not act, such
27 documents shall be deemed to be approved, and provided further, if
28 the commissioner disapproves such documents, they may be
29 resubmitted, but such disapproval and resubmittal shall not extend the
30 other time limits set forth in this subsection, (5) the Stratford Festival
31 Theater, Inc. shall reopen the theater, within three years of the date of
32 conveyance of said parcels or within two years of the conclusion of any
33 lawsuit relating to said parcels which prohibits or substantially inhibits
34 development of said parcels, whichever is later. Approval by the
35 commissioner pursuant to subdivision (2) or (4) of this subsection shall
36 not be deemed to include any federal, state or local approvals or
37 permits necessary for the construction or siting of facilities or for other
38 regulated use of the property. The provisions of this subdivision
39 relating to reversion of title shall be automatically subordinated to any
40 bona fide mortgage or other instrument securing financing for said
41 theater. Such financing shall not exceed fifty per cent of the appraised
42 value of land and improvements. In the event of a proposed sale of the
43 property, the state shall have an option, prior in right to such mortgage
44 or other financing instrument to acquire the property. Should the state
45 elect not to pursue its rights under this subsection, such rights shall
46 inure to the town of Stratford. An option agreement containing the
47 terms set forth in this subsection shall be executed by the owner of the
48 property, the mortgagor, and the state, and recorded on the land

49 records of the town of Stratford. In order for the subordination of the
50 reversion of title to be effective, any such mortgage or other financing
51 agreement shall provide that it is subordinate in right to the interest of
52 the state under said option agreement. If said parcels are not, at any
53 time, used for the purposes set forth in this subsection and within the
54 time periods set forth in this subsection, they shall revert to the state of
55 Connecticut."