



General Assembly

January Session, 2003

Amendment

LCO No. 7482

SB0100407482SD0

Offered by:

SEN. COLEMAN, 2nd Dist.

SEN. DEFRONZO, 6th Dist.

SEN. MCKINNEY, 28th Dist.

To: Subst. Senate Bill No. 1004

File No. 704

Cal. No. 454

**"AN ACT CONCERNING THE REVITALIZATION AND
REDEVELOPMENT OF CERTAIN HOUSING PROJECTS."**

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. (*Effective from passage*) (a) As used in this section,
4 "authority" means the Fairfield Hills Authority.

5 (b) (1) Notwithstanding the provisions of any charter or special act,
6 on and after the transfer of the land and buildings of the Fairfield Hills
7 Campus to the town of Newtown, there is created an authority in said
8 town to be known as the "Fairfield Hills Authority".

9 (2) The authority shall consist of six members appointed by the first
10 selectman of the town of Newtown, with the approval of the board of
11 selectmen of said town. Each such member shall be an elector and
12 owner of real property in the town of Newtown. The terms of one-

13 third of the initial appointments shall expire one year after the date of
14 such appointment; the terms of one-third of the initial appointments
15 shall expire two years after the date of such appointment and the terms
16 of one-third of the initial appointments shall expire three years after
17 the date of such appointment. Thereafter, the term of each member
18 shall be three years. Any vacancy on the authority shall be filled
19 immediately for the unexpired portion of the term by the first
20 selectman of the town of Newtown, with the approval of the board of
21 selectmen of said town. The provisions of the charter of the town of
22 Newtown concerning minority representation shall apply to the
23 membership of the authority.

24 (3) The members of the authority shall be sworn to the faithful
25 performance of their duties. At its first meeting the authority shall
26 select a chairperson and a clerk. The clerk shall keep a record of the
27 votes and other business of the authority. The chairperson shall
28 preside at all meetings of the authority and in the absence of the
29 chairperson a chairperson pro tempore shall be chosen. At all meetings
30 of the authority four members shall constitute a quorum for the
31 transaction of business and on all questions an affirmative vote of four
32 members shall be required for approval.

33 (c) The authority shall administer and otherwise exercise the powers
34 granted under this section relative to land designated under subsection
35 (e) of this section as the Fairfield Hills Campus.

36 (d) The authority shall have the power to:

37 (1) Undertake and carry out the master plan authorized under
38 subsection (e) of this section, including, without limitation, the power
39 to clear, demolish, repair, rehabilitate, construct or insure real property
40 in its possession;

41 (2) Make site improvements essential to the preparation of land for
42 its use in accordance with the provisions of the master plan;

43 (3) Install, construct or reconstruct street, utilities and other

44 improvements necessary to carry out the objectives of the Fairfield
45 Hills Campus;

46 (4) Lease all or any part of the land and buildings of the Fairfield
47 Hills Campus in the name of the town of Newtown in accordance with
48 the provisions of the master plan; and

49 (5) Employ a staff and fix their duties and retain by contract or
50 employ private contracts necessary to the performance of its duties to
51 implement the master plan.

52 (e) The authority shall designate and adopt a legal description of the
53 property to be included in the Fairfield Hills Campus. After such
54 designation and adoption, the authority shall prepare and adopt a
55 master plan for the Fairfield Hills Campus. Such plan shall become
56 effective upon approval of the planning and zoning commission of the
57 town of Newtown. The plan may be amended by the board of
58 selectmen of the town of Newtown and the legislative council of said
59 town.

60 (f) Any lessee selected by the authority under subsection (d) of this
61 section shall be determined by the authority based upon consistency
62 with the master plan, quality of the proposed improvements to the
63 land and buildings and the extent of public benefit. The financial terms
64 of each lease shall be based on fair market value, as determined by an
65 "as-built appraisal" of the buildings and land. Notwithstanding the
66 provisions of this subsection, the management and development of the
67 portions of the Fairfield Hills Campus designated in the master plan
68 for municipal use shall remain with the town of Newtown, unless
69 delegated to the authority.

70 (g) All lease payments, common charges income and miscellaneous
71 income received by the authority from the operation of the Fairfield
72 Hills Campus shall be kept apart and separate from the receipts and
73 funds by the financial director of the town of Newtown and be subject
74 only to the order of the authority for any of the purposes identified in
75 subsection (d) of this section.

76 (h) The authority shall not collect any property taxes on behalf of
77 the town of Newtown. All property taxes shall be imposed in
78 accordance with standard assessment practices. Land and buildings on
79 the Fairfield Hills Campus not leased shall be considered public
80 property exempt from taxation."