



General Assembly

January Session, 2003

**Amendment**

LCO No. 7456

\*HB0558907456SD0\*

Offered by:

SEN. FONFARA, 1<sup>st</sup> Dist.

SEN. MCKINNEY, 28<sup>th</sup> Dist.

SEN. CAPIELLO, 24<sup>th</sup> Dist.

REP. GODFREY, 110<sup>th</sup> Dist.

REP. WASSERMAN, 106<sup>th</sup> Dist.

REP. HOVEY, 112<sup>th</sup> Dist.

To: Subst. House Bill No. 5589

File No. 767

Cal. No. 518

**"AN ACT CONCERNING THE AUTHORITY OF SPECIAL DISTRICTS AND TERMINATION OF LOCAL BOARDS BY ORDINANCE."**

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 there is created an authority in the town of Newtown to be known as  
7 the "Fairfield Hills Authority".

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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