



House of Representatives

File No. 594

General Assembly

January Session, 2005

(Reprint of File No. 371)

House Bill No. 6712
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
April 29, 2005

**AN ACT AUTHORIZING MUNICIPALITIES TO ESTABLISH MUNICIPAL
DEVELOPMENT AGENCIES.**

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. (NEW) (*Effective July 1, 2005*) On or before December 31,
2 2005, any municipality that (1) has a population between twenty-five
3 and thirty thousand persons as enumerated in the 2000 federal
4 decennial census, (2) occupies a total area of not less than fifty-nine
5 square miles, and (3) is the site of a correctional institution operated by
6 the Department of Correction, may, by ordinance adopted by its
7 legislative body, establish an authority to oversee development or
8 redevelopment of a specified area or parcel of land that is located in
9 and owned by the municipality. Such ordinance shall prescribe (A) the
10 boundaries of the area or parcel of land within the jurisdiction of the
11 authority; (B) the method of appointment and terms of office of
12 members of the authority; (C) the powers and duties of the authority
13 which shall include implementation of a master plan of development,
14 hiring employees, building, maintaining and operating improvements
15 to the land in accordance with such master plan and negotiating and

16 entering into leases for any part of the land and improvements
17 thereon, provided (i) any lease shall be subject to the approval of the
18 executive authority of the municipality, and (ii) no master plan of
19 development may be implemented by the authority unless there has
20 been opportunity for public comment on such master plan of
21 development at a properly-noticed public hearing in the municipality;
22 (D) a schedule for reporting progress on the implementation of the
23 master plan of development to the legislative body and other
24 appropriate municipal officials or agencies; and (E) any other
25 provisions deemed necessary by the legislative body.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2005</i>	New section

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect
Various Municipalities	See Below

Explanation

Since establishment of an authority to plan and implement development or redevelopment is discretionary, it is anticipated that municipalities would establish an authority only when resources were available. Under the specific criteria of the bill, Newtown appears to be the only municipality that would currently be affected.

House "A" adds criteria to the underlying bill, reducing the towns that could be impacted.

OLR Bill Analysis

HB 6712 (as amended by House "A")*

AN ACT AUTHORIZING MUNICIPALITIES TO ESTABLISH MUNICIPAL DEVELOPMENT AGENCIES**SUMMARY:**

The bill allows municipalities that meet certain narrow criteria to establish, by ordinance, an authority to plan and implement development or redevelopment of a specified area or parcel of land in the municipality. The criteria are that the municipality (1) have a 2000 population between 25,000 and 30,000, (2) have an area of at least 59 square miles, and (3) be the site of a Department of Correction institution. (It appears that only Newtown meets these criteria.)

The ordinance must be approved on or before December 31, 2005, by a majority vote of the municipality's legislative body. It must prescribe (1) the boundaries of the area or parcel; (2) the appointment and terms of office of members; and (3) the authority's powers and duties, which may include adopting and implementing a development plan, hiring employees, building and operating improvements to the land, and leasing of any part of the land and its improvements. An authority cannot adopt a plan unless there has been an opportunity for public comments at a hearing in the municipality. The ordinance must also specify (1) a schedule for reporting progress on development and implementation of the development plan to the legislative body and other appropriate municipal officials and (2) other provisions the legislative body deems necessary.

*House Amendment "A" adds the three narrow criteria, limits the bill to municipalities that meet them, and only allows them to establish an authority on or before December 31, 2005.

EFFECTIVE DATE: Upon passage

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable Report
Yea 11 Nay 7