



General Assembly

**Amendment**

January Session, 2005

LCO No. 7908

\*HB0620507908SD0\*

Offered by:  
SEN. DAILY, 33<sup>rd</sup> Dist.

To: House Bill No. 6205

File No. 325

Cal. No. 536

**"AN ACT CONCERNING TAXING DISTRICTS TO PAY FOR SOUND BARRIERS."**

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

3 "Sec. 501. (Effective July 1, 2005) (a) For purposes of this section:

4 (1) "District" means that certain real property, situated in the city of  
5 Bridgeport, the County of Fairfield and the state of Connecticut, the  
6 Steel Point Infrastructure Improvement District, a body politic and  
7 corporate, consisting of the area bounded and described as follows:  
8 Beginning at the intersection of Nichols Street and Pembroke Street;  
9 thence proceeding easterly along the center line of Nichols Street to the  
10 western U.S. Channel Line of the Yellow Mill Channel; thence  
11 southerly along the western U.S. Channel Line of Yellow Mill Channel  
12 encompassing all waterborne structures contiguous to the peninsula to  
13 the U.S. Channel Line of Bridgeport Harbor; thence northwesterly  
14 along the U.S. Channel Line of Bridgeport Harbor encompassing all  
15 waterborne structures contiguous to the peninsula to the eastern U.S.

16 Channel Line of the Pequonnock River; thence northerly along the  
17 eastern U.S. Channel Line of the Pequonnock River to the northern  
18 street line of Stratford Avenue; thence easterly along the northern  
19 street line of Stratford Avenue to the western street line of Kossuth  
20 Street; thence northerly along the western street line of Kossuth Street  
21 to the northern right-of-way line of the entrance ramp to I-95; thence  
22 northerly along the I-95 ramps right-of-way to the southern street line  
23 of Nichols Street; thence proceeding easterly along the southern street  
24 line of Nichols Street to the point of the beginning. The project  
25 boundaries shall also include any off-site locations mandated by any  
26 permitting agency for improvements associated with the project's  
27 traffic management requirements.

28 (2) "Voter" means (A) any person who is an elector of the district, (B)  
29 any citizen of the United States of the age of eighteen years or more  
30 who, jointly or severally, is liable to the district for taxes assessed  
31 against such citizen on an assessment of not less than one thousand  
32 dollars on the last-completed grand list of such district, as the case may  
33 be, or who would be so liable if not entitled to an exemption under  
34 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general  
35 statutes, or (C) holders of record of an interest in real property within  
36 the district.

37 (b) (1) Upon the petition of fifteen or more persons eligible to vote in  
38 the city of Bridgeport, specifying the district for any or all of the  
39 purposes set forth in this section, the mayor of such city shall call a  
40 meeting of the voters to act upon such petition, which meeting shall be  
41 held at such place within such city and such hour as the mayor  
42 designates, not later than thirty days after such petition has been  
43 received by the mayor. Such meeting shall be called by publication of a  
44 written notice of the same, signed by the mayor, at least fourteen days  
45 before the time fixed for such meeting in two successive issues of some  
46 newspaper published or circulated in such city. Not later than twenty-  
47 four hours before such meeting, (A) two hundred or more voters or ten  
48 per cent of the total number of voters of such proposed district,  
49 whichever is less, may petition the mayor, in writing, for a referendum

50 of the voters of such proposed district, or (B) the mayor in his or her  
51 discretion may order a referendum of the voters of such proposed  
52 district, on the sole question of whether the proposed district should  
53 be established. Any such referendum shall be held not less than seven  
54 or more than fourteen days after the receipt of such petition or the date  
55 of such order, on a day to be set by the mayor for a vote by paper  
56 ballots or by a "yes" or "no" vote on the voting machines, during the  
57 hours between twelve o'clock noon and eight o'clock p.m.; except that  
58 such city may, by vote of its city council, provide for an earlier hour for  
59 opening the polls but not earlier than six o'clock a.m., notwithstanding  
60 the provisions of any special act. If voters representing at least two-  
61 thirds of the assessments of holders of record within the proposed  
62 district cast votes in such referendum in favor of establishing the  
63 proposed district, the mayor shall reconvene such meeting not later  
64 than seven days after the day on which the referendum is held. Upon  
65 approval of the petition for the proposed district by voters  
66 representing at least two-thirds of the assessments of holders of record  
67 within the proposed district present at such meeting, or if a  
68 referendum is held, upon the reconvening of such meeting after the  
69 referendum, the voters may name the district and, upon the vote of  
70 voters representing a majority of assessments of holders of record  
71 within the proposed district, choose necessary officers therefor to hold  
72 office until the first annual meeting thereof; and the district shall, upon  
73 the filing of the first report filed in the manner provided in subsection  
74 (c) of section 7-325 of the general statutes, thereupon be a body  
75 corporate and politic and have the powers provided in sections 7-324  
76 to 7-329, inclusive, of the general statutes, not inconsistent with the  
77 general statutes or this act, in relation to the objects for which it was  
78 established, that are necessary for the accomplishment of such objects,  
79 including the power to lay and collect taxes. The clerk of such district  
80 shall cause its name and a description of its territorial limits and of any  
81 additions that may be made thereto to be recorded in, and a caveat be  
82 placed upon, the land records of the city of Bridgeport.

83 (2) At the meeting called for the purpose of establishing the district

84 as provided in subdivision (1) of this subsection, the voters may  
85 establish the district for any or all of the following purposes: To  
86 extinguish fires, to light streets, to plant and care for shade and  
87 ornamental trees, to plan, lay out, acquire, construct, maintain and  
88 finance roads, sidewalks, crosswalks, drains, sewers and sewage  
89 treatment facilities, parking facilities, open space, bulkhead repairs,  
90 dredging and construction, environmental remediation and other  
91 infrastructure improvements and to acquire, construct, maintain and  
92 regulate the use of recreational facilities, to plan, lay out, acquire,  
93 construct, reconstruct, repair, maintain, supervise and manage a flood  
94 or erosion control system, to plan, lay out, acquire, construct, maintain,  
95 operate, finance and regulate the use of a community water system, all  
96 as hereinafter referred to as the "improvements". The district may  
97 contract with a town, city, borough or other district for carrying out  
98 any of the purposes or the purchase or sale of any of the improvements  
99 for which such district was established.

100 (3) At the meeting called for the purpose of establishing the district  
101 as provided in subdivision (1) of this subsection, the voters shall fix the  
102 date of the annual meeting of the voters for the election of district  
103 officers and the transaction of such other business as may properly  
104 come before such annual meeting. At such organization meeting of the  
105 district, the voters shall elect a president, vice-president, five directors,  
106 a clerk and a treasurer to serve until the first annual meeting for the  
107 election of officers and thereafter such officers shall be elected  
108 annually, provided, upon its organization and at all times thereafter,  
109 one director may be appointed by the mayor of the city of Bridgeport.  
110 Not less than three members of the board of directors shall be residents  
111 of the state of Connecticut. Subject to the provisions of subdivision (4)  
112 of this subsection, not fewer than fifteen voters of the district shall  
113 constitute a quorum for the transaction of business at such  
114 organizational meeting of the district; and if fifteen voters are not  
115 present at such meeting, the mayor may adjourn such meeting from  
116 time to time, until at least fifteen voters are present. Special meetings  
117 of the district may be called on the application of ten per cent of the

118 total number of voters of such district or twenty of the voters of such  
119 district, whichever is less, or by the president or any three directors  
120 upon giving notice as hereinafter provided. Any special meeting called  
121 on the application of the voters shall be held not later than twenty-one  
122 days after receiving such application. Notice of the holding of the  
123 annual meeting and all special meetings shall be given by publication  
124 of a notice of such meetings in a newspaper having a general  
125 circulation in such district at least ten days before the day of such  
126 meetings, signed by the president or any three directors, which notice  
127 shall designate the time and place of such meetings and the business to  
128 be transacted thereat. Two hundred or more persons or ten per cent of  
129 the total number of voters of such district, whichever is less, may  
130 petition the clerk of such district, in writing, at least twenty-four hours  
131 prior to any such meeting, requesting that any item or items on the call  
132 of such meeting be submitted to the voters not less than seven or more  
133 than fourteen days thereafter, on a day to be set by the district meeting  
134 or, if the district meeting does not set a date, by the board of directors,  
135 or a vote by paper ballots or by a "yes" or "no" vote on the voting  
136 machines, during the hours between twelve o'clock noon and eight  
137 o'clock p.m., except that any district may, by vote of its board of  
138 directors, provide for an earlier hour for opening the polls but not  
139 earlier than six o'clock a.m. The paper ballots or voting machine ballot  
140 labels, as the case may be, shall be provided by the clerk. When such a  
141 petition has been filed with the clerk, the president, after completion of  
142 other business and after reasonable discussion shall adjourn such  
143 meeting and order such vote on such item or items in accordance with  
144 the petition; and any item so voted may be rescinded in the same  
145 manner. The clerk shall phrase such item or items in a form suitable for  
146 printing on such paper ballots or ballot labels. Subject to the provisions  
147 of subdivision (4) of this subsection, not fewer than fifteen voters of the  
148 district shall constitute a quorum for the transaction of business at any  
149 meeting of the district; and if fifteen voters are not present at such  
150 meeting, the president of the district or, in such president's absence,  
151 the vice-president, may adjourn such meeting from time to time, until  
152 at least fifteen voters are present; and all meetings of the district where

153 a quorum is present may be adjourned from time to time by a vote of a  
154 majority of the voters voting on the question. At any annual or special  
155 meeting, the voters may, by a majority vote of those present,  
156 discontinue any purposes for which the district is established or  
157 undertake any additional purpose or purposes enumerated in  
158 subdivision (2) of this subsection.

159 (4) (A) A quorum for the transaction of business at the meeting  
160 called for the purpose of establishing the district, as provided in  
161 subdivision (1) of this subsection, shall be either fifteen voters of such  
162 district or a majority of the holders of record of interests in real  
163 property within such district, as long as the assessments of such  
164 holders of record constitute more than one-half of the total of  
165 assessments for all interests in real property within such district. If  
166 fifteen voters or a majority of the holders of record of interests in real  
167 property within such district are not present at such meeting or the  
168 assessments of such holders of record constitute less than one-half of  
169 the total of assessments for all interests in real property within such  
170 district, the mayor may adjourn such meeting, from time to time, until  
171 at least fifteen voters or a majority of the holders of record of interests  
172 in real property within such district are present and the assessments of  
173 such holders of record constitute more than one-half of the total of  
174 assessments for all interests in real property within such district.

175 (B) For the transaction of business at any other meeting of the  
176 district, a quorum shall be either fifteen voters of the district or a  
177 majority of the holders of record of interests in real property within  
178 such district, as long as the assessments for such holders of record  
179 constitute more than one-half of the total of assessments for all  
180 interests in real property within such district. If fifteen voters or a  
181 majority of the holders of record of interests in real property within  
182 such district are not present at such meeting or the assessments of such  
183 holders of record constitute less than one-half of the total assessments  
184 for all interests in real property within such district, the president of  
185 the district, or in such president's absence, the vice-president, may  
186 adjourn such meeting, from time to time, until at least fifteen voters or

187 a majority of the holders of record of interests in real property within  
188 such district are present and the assessments of such holders of record  
189 constitute more than one-half of the total of assessments for all  
190 interests in real property within such district.

191 (5) In any case in which an action for a vote by the voters of the  
192 district is to be initiated by the petition of such voters, in addition to  
193 such other requirements as the general statutes or any special act may  
194 impose, such petition shall be on a form prescribed or approved by the  
195 clerk of such district, and each page of such petition shall contain a  
196 statement, signed under penalties of false statement, by the person  
197 who circulated the same, setting forth such circulator's name and  
198 address, and stating that each person whose name appears on said  
199 page signed the same in person in the presence of such circulator, that  
200 the circulator either knows each such signer or that the signer  
201 satisfactorily identified himself to the circulator and that all the  
202 signatures on said page were obtained not earlier than six months  
203 prior to the filing of said petition. Any page of a petition which does  
204 not contain such a statement by the circulator shall be invalid. Any  
205 circulator who makes a false statement in the statement hereinbefore  
206 provided shall be subject to the penalty provided for false statement.  
207 No petition shall be valid for any action for a vote by the voters at any  
208 regular or special district meeting unless such petition shall be  
209 circulated by a voter eligible to vote in such district.

210 (c) Whenever the officers of such district vote to terminate its  
211 corporate existence and whenever a petition signed by ten per cent of  
212 the total voters of such district or twenty of the voters of such district,  
213 whichever is less, applying for a special meeting to vote on the  
214 termination of the district is received by the clerk, the clerk shall call a  
215 special meeting of the voters of such district, the notice of which shall  
216 be signed by the officers thereof, by advertising the same in the same  
217 manner as provided in section 7-325 of the general statutes. Not later  
218 than twenty-four hours before any such meeting, two hundred or more  
219 voters or ten per cent of the total number of voters, whichever is less,  
220 may petition the clerk of the district, in writing, that a referendum on

221 the question of whether the district should be terminated be held in the  
222 manner provided in section 7-327 of the general statutes. If, at such  
223 meeting, a two-thirds majority of the voters present vote to terminate  
224 the corporate existence of the district, or, if a referendum is held, two-  
225 thirds of the voters casting votes in such referendum vote to terminate  
226 the corporate existence of the district, the officers shall proceed to  
227 terminate the affairs of such district. The district shall pay all  
228 outstanding indebtedness and turn over the balance of the assets of  
229 such district to the city in which the district is located, if the legislative  
230 body of the city authorizes such action. No district shall be terminated  
231 under this section until all of its outstanding indebtedness is paid  
232 unless the legislative body of the city in which the district is located  
233 agrees in writing to assume such indebtedness. On completion of the  
234 duties of the officers of such district, the clerk shall cause a certificate  
235 of the vote of such meeting to be recorded in the land records of the  
236 city in which the district is located and the clerk shall notify the  
237 Secretary of the Office of Policy and Management.

238 (d) (1) For purposes of voting at meetings held by such district, any  
239 tenant in common of any interest in real property shall have a vote  
240 equal to the fraction of such tenant in common's ownership of such  
241 interest. Any joint tenant of any interest in real property shall vote as if  
242 each such tenant owned an equal fractional share of such real  
243 property. A corporation shall have its vote cast by the chief executive  
244 officer of such corporation, or such officer's designee. Any entity that is  
245 not a corporation shall have its vote cast by a person authorized by  
246 such entity to cast its vote. No owner shall have more than one vote.

247 (2) No holder of record of an interest in real property shall be  
248 precluded from participating in any district meeting or referendum  
249 because of the form of entity that holds such interest, whether such  
250 holder of record is (A) a corporation, partnership, unincorporated  
251 association, trustee, fiduciary, guardian, conservator or other form of  
252 entity, or any combination thereof, or (B) an individual who holds  
253 interests jointly or in common with another individual or individuals,  
254 or with any one or more of the entities listed in subparagraph (A) of

255 this subdivision.

256 (e) Notwithstanding any provision of the general statutes, including  
257 sections 7-324 to 7-329, inclusive, the district shall have the power to  
258 assess, levy and collect benefit assessments upon the land and  
259 buildings in the district which, in its judgment, are benefited by the  
260 improvements.

261 (f) (1) Notwithstanding any provision of the general statutes,  
262 including sections 7-324 to 7-329, inclusive, the district shall have the  
263 power to fix, revise, charge, collect, abate and forgive reasonable taxes,  
264 fees, rents and benefit assessments, and other charges for the cost of  
265 the improvements, financing costs, operating expenses and other  
266 services and commodities furnished or supplied to the real property in  
267 the district in accordance with the applicable provisions of the general  
268 statutes which apply to districts established under section 7-325 of the  
269 general statutes, and this section and in the manner prescribed by the  
270 district. Notwithstanding any provision of the general statutes, the  
271 district may pay the entire cost of any improvements, including the  
272 costs of financing such improvements, capitalized interest and the  
273 funding of any reserve funds necessary to secure such financing or the  
274 debt service of bonds or notes issued to finance such costs, from taxes,  
275 fees, rents, benefit assessments or other revenues and may assess, levy  
276 and collect said taxes, fees, rents or benefit assessments concurrently  
277 with the issuance of bonds, notes or other obligations to finance such  
278 improvements based on the estimated cost of the improvements prior  
279 to the acquisition or construction of the improvements or upon the  
280 completion or acquisition of the improvements.

281 (2) Notwithstanding any provision of the general statutes, whenever  
282 the district constructs, improves, extends, equips, rehabilitates, repairs,  
283 acquires or provides a grant for any improvements or finances the cost  
284 of such improvements, such proportion of the cost or estimated cost of  
285 the improvements and financing thereof as determined by the district,  
286 may be assessed by the district, herein referred to as "benefit  
287 assessments", in the manner prescribed by such district, upon the

288 property benefited by such improvements and the balance of such  
289 costs shall be paid from the general funds of the district. The district  
290 may provide for the payment of such benefit assessments in annual  
291 installments, not exceeding thirty, and may forgive such benefit  
292 assessments in any single year without causing the remainder of  
293 installments of benefit assessments to be forgiven. Benefit assessments  
294 to buildings or structures constructed or expanded after the initial  
295 benefit assessment may be assessed as if the new or expanded  
296 buildings or structures had existed at the time of the original benefit  
297 assessment. It is hereby determined that the provision of open space  
298 whether within the district or in the city of Bridgeport is a benefit to all  
299 the property in the district.

300 (3) In order to provide for the collection and enforcement of its  
301 taxes, fees, rents, benefit assessments and other charges, the district is  
302 hereby granted all the powers and privileges with respect thereto as  
303 districts organized pursuant to section 7-325 of the general statutes,  
304 and as held by the city of Bridgeport or as otherwise provided in this  
305 section. Such taxes, fees, rents or benefit assessments, if not paid when  
306 due, shall constitute a lien upon the premises served and a charge  
307 against the owners thereof, which lien and charge shall bear interest at  
308 the same rate as delinquent property taxes. Each such lien may be  
309 continued, recorded and released in the manner provided for property  
310 tax liens and shall take precedence over all other liens or  
311 encumbrances except a lien for taxes of the city of Bridgeport. Each  
312 such lien may be continued, recorded and released in the manner  
313 provided for property tax liens.

314 (4) The budget, taxes, fees, rents, benefit assessments and any other  
315 charges of the district of general application shall be adopted and  
316 revised by the board at least annually no more than thirty days before  
317 the beginning of the fiscal year in accordance with the procedures to be  
318 established by the board at a meeting called by the board, assuring that  
319 interested persons are afforded notice and an opportunity to be heard.  
320 The board shall hold at least two public hearings on its schedule of  
321 fees, rates, rents, benefit assessments and other charges or any revision

322 thereof before adoption, notice of which shall be delivered to the  
323 mayor and city council of the city of Bridgeport and be published in at  
324 least two newspapers of general circulation in the city of Bridgeport at  
325 least ten days in advance of the hearing. No later than the date of the  
326 publication, the board shall make available to the public and deliver to  
327 the mayor and the city council of the city of Bridgeport the proposed  
328 schedule of fees, rates, rents, benefit assessments and other charges.  
329 The procedures regarding public hearing and appeal provided by  
330 section 7-250 of the general statutes, shall apply for all benefit  
331 assessments made by the district except that the board shall be  
332 substituted for the water pollution control authority. Should the  
333 benefit assessments be assessed and levied prior to the acquisition or  
334 construction of the improvements, then the amount of the benefit  
335 assessments shall be adjusted to reflect the actual cost of the  
336 improvements, including all financing costs, once the improvements  
337 have been completed, should the actual cost be greater than or less  
338 than the estimated costs. Benefit assessments shall be due and payable  
339 at such times as are fixed by the board, provided the district shall give  
340 notice of such due date not less than thirty days prior to such due date  
341 by publication in a newspaper of general circulation in the city of  
342 Bridgeport and by mailing such notice to the owners of the property  
343 assessed at their last-known address.

344 (g) (1) Notwithstanding any provision of the general statutes,  
345 including sections 7-324 to 7-329, inclusive, whenever the district has  
346 authorized the acquisition or construction of the improvements or has  
347 made an appropriation therefor, the district may authorize the  
348 issuance of up to one hundred ninety million dollars of bonds, notes or  
349 other obligations to finance the cost of the improvements, the creation  
350 and maintenance of reserves required to sell the bonds, notes or  
351 obligations and the cost of issuance of the bonds, notes or obligations,  
352 provided no bonds shall be issued prior to the district entering into an  
353 interlocal agreement with the city of Bridgeport in accordance with the  
354 procedures provided by section 7-339c of the general statutes,  
355 including at least one public hearing on the proposed agreement and

356 ratification by the city council. The bonds, notes or other obligations  
357 may be secured as to both principal or interest by (A) the full faith and  
358 credit of the district, (B) fees, revenues or benefit assessments, or (C) a  
359 combination of subparagraphs (A) and (B) of this subdivision. Such  
360 bonds, notes or obligations shall be authorized by resolution of the  
361 board. The district is authorized to secure such bonds by the full faith  
362 and credit of the district or by a pledge of or lien on all or part of its  
363 revenues, fees or benefit assessments. The bonds of each issue shall be  
364 dated, shall bear interest at the rates and shall mature at the time or  
365 times not exceeding thirty years from their date or dates, as  
366 determined by the board, and may be redeemable before maturity, at  
367 the option of the board, at the price or prices and under the terms and  
368 conditions fixed by the board before the issuance of the bonds. The  
369 board shall determine the form of the bonds, and the manner of  
370 execution of the bonds, and shall fix the denomination of the bonds  
371 and the place or places of payment of principal and interest, which  
372 may be at any bank or trust company within the state of Connecticut  
373 and other locations as designated by the board. In case any officer  
374 whose signature or a facsimile of whose signature shall appear on any  
375 bonds or coupons shall cease to be an officer before the delivery of the  
376 bonds, the signature or facsimile shall nevertheless be valid and  
377 sufficient for all purposes the same as if the officer had remained in  
378 office until the delivery.

379 (2) While any bonds or notes issued by the district remain  
380 outstanding, the powers, duties or existence of the district shall not be  
381 diminished or impaired in any way that will affect adversely the  
382 interests and rights of the holders of the bonds or notes. Bonds or notes  
383 issued under this section, unless otherwise authorized by law, shall not  
384 be considered to constitute a debt of the state of Connecticut or the city  
385 of Bridgeport, or a pledge of the full faith and credit of the state of  
386 Connecticut or the city of Bridgeport, but the bonds or notes shall be  
387 payable solely by the district or as special obligations payable from  
388 particular district revenues. Any bonds or notes issued by the district  
389 shall contain on their face a statement to the effect that neither the state

390 of Connecticut nor the city of Bridgeport shall be obliged to pay the  
391 principal of or the interest thereon, and that neither the full faith and  
392 credit or taxing power of the state of Connecticut or the city of  
393 Bridgeport is pledged to the payment of the bonds or notes. All bonds  
394 or notes issued under this section shall have and are hereby declared  
395 to have all the qualities and incidents of negotiable instruments, as  
396 provided in title 42a of the general statutes.

397 (h) (1) The board may authorize that the bonds be secured by a trust  
398 agreement by and between the district and a corporate trustee, which  
399 may be any trust company or bank having the powers of a trust  
400 company within the state of Connecticut. The trust agreement may  
401 pledge or assign the revenues. Either the resolution providing for the  
402 issuance of bonds or the trust agreement may contain covenants or  
403 provisions for protecting and enforcing the rights and remedies of the  
404 bondholders as may be necessary, reasonable or appropriate and not in  
405 violation of law.

406 (2) All expenses incurred in carrying out the trust agreement may be  
407 treated as a part of the cost of the operation of the district. The pledge  
408 by any trust agreement or resolution shall be valid and binding from  
409 time to time when the pledge is made; the revenues or other moneys  
410 so pledged and then held or thereafter received by the board shall  
411 immediately be subject to the lien of the pledge without any physical  
412 delivery thereof or further act; and the lien of the pledge shall be valid  
413 and binding as against all parties having claims of any kind in tort,  
414 contract or otherwise against the board, irrespective of whether the  
415 parties have notice thereof. Notwithstanding any provision of the  
416 Uniform Commercial Code, neither this subsection, the resolution or  
417 any trust agreement by which a pledge is created need be filed or  
418 recorded except in the records of the board, and no filing need be  
419 made under title 42a of the general statutes.

420 (i) Bonds or notes issued under this section are hereby made  
421 securities in which all public officers and public bodies of the state of  
422 Connecticut and its political subdivisions, all insurance companies,

423 trust companies, banking associations, investment companies,  
424 executors, administrators, trustees and other fiduciaries may properly  
425 and legally invest funds, including capital in their control and  
426 belonging to them; and such bonds shall be securities which may  
427 properly and legally be deposited with and received by any state or  
428 municipal officer or any agency or political subdivision of the state of  
429 Connecticut for any purpose for which the deposit of bonds or notes of  
430 the state of Connecticut is now or may hereafter be authorized by law.

431 (j) Bonds may be issued under this section without obtaining the  
432 consent of the state of Connecticut or the city of Bridgeport, and  
433 without any proceedings or the happening of any other conditions or  
434 things other than those proceedings, conditions or things that are  
435 specifically required thereof by this section, and the validity of and  
436 security for any bonds issued by the district shall not be affected by the  
437 existence or nonexistence of the consent or other proceedings,  
438 conditions or things.

439 (k) The district and all its receipts, revenues, income and real and  
440 personal property shall be exempt from taxation and benefit  
441 assessments and the district shall not be required to pay any tax, excise  
442 or assessment to or from the state of Connecticut or any of its political  
443 subdivisions. The principal and interest on bonds or notes issued by  
444 the district shall be free from taxation at all times, except for estate and  
445 gift, franchise and excise taxes, imposed by the state of Connecticut or  
446 any political subdivision thereof, provided nothing in this section shall  
447 act to limit or restrict the ability of the state of Connecticut or the city  
448 of Bridgeport to tax the individuals and companies, or their real or  
449 personal property or any person living or business operating within  
450 the boundaries of the district.

451 (l) The board shall at all times keep accounts of its receipts,  
452 expenditures, disbursements, assets and liabilities, which shall be open  
453 to inspection by a duly appointed officer or duly appointed agent of  
454 the state of Connecticut or the city of Bridgeport. The fiscal year of the  
455 district shall begin on July first and end on the following June thirtieth

456 or as otherwise established by section 7-327 of the general statutes. The  
457 district shall be subject to an audit of its accounts in the manner  
458 provided in the general statutes.

459 (m) (1) The clerk of the district shall submit project activity reports  
460 quarterly to the Secretary of the Office of Policy and Management and  
461 to the chairpersons of the joint standing committee of the General  
462 Assembly having cognizance of matters relating to finance, revenue  
463 and bonding. Such reports shall provide information and updates on  
464 the projects undertaken by the district, including the status of the  
465 design, financing, construction, sales and such other items as the  
466 secretary or chairpersons may request.

467 (2) The district shall take affirmative steps to provide for the full  
468 disclosure of information relating to the public financing and  
469 maintenance of improvements to real property undertaken by the  
470 district. Such information shall be provided to any existing residents  
471 and to all prospective residents of the district. The district shall furnish  
472 each developer of a residential development within the district with  
473 sufficient copies of such information to provide each prospective initial  
474 purchaser of property in such district with a copy, and any developer  
475 of a residential development within the district, when required by law  
476 to provide a public offering statement, shall include a copy of such  
477 information relating to the public financing and maintenance of  
478 improvements in the public offering statement.

479 (n) (1) This section shall be deemed to provide an additional,  
480 alternative and complete method of accomplishing the purposes of this  
481 section and exercising the powers authorized hereby and shall be  
482 deemed and construed to be supplemental and additional to, and not  
483 in derogation of, powers conferred upon the district by law and  
484 particularly by sections 7-324 to 7-329, inclusive, of the general  
485 statutes; provided insofar as the proceedings of this section are  
486 inconsistent with any general statute or special act, or any resolution or  
487 ordinance of the city of Bridgeport, this section shall be controlling.

488 (2) Except as specifically provided in this section, all other statutes,  
489 ordinances, resolutions, rules and regulations of the state of  
490 Connecticut and the city of Bridgeport shall be applicable to the  
491 property, residents and businesses located in the district. Nothing in  
492 this section shall in any way obligate the city of Bridgeport to pay any  
493 costs for the acquisition, construction, equipping or operation and  
494 administration of the improvements located within the district or to  
495 pledge any money or taxes to pay debt service on bonds or notes  
496 issued by the district except as may be agreed to in any interlocal  
497 agreements executed by the city of Bridgeport and the district.

498 (o) At the option of the city of Bridgeport by vote of the city council  
499 of the city of Bridgeport, the district shall be merged into the city of  
500 Bridgeport if no bonds are issued by the district not later than four  
501 years after the effective date of this section or after the bonds  
502 authorized by this section are no longer outstanding and any property  
503 which is owned by the district shall be distributed to the city of  
504 Bridgeport.

505 (p) This section being necessary for the welfare of the city of  
506 Bridgeport and its inhabitants shall be liberally construed to affect the  
507 purposes hereof.

508 Sec. 502. (*Effective July 1, 2005*) (a) For purposes of this section:

509 (1) "District" means that certain real property within the town of  
510 East Lyme, the County of New London and the state of Connecticut,  
511 the Darrow Pond Infrastructure Improvement District, a body politic  
512 and corporate, consisting of the parcel of land shown on a map entitled  
513 "Map Showing Parcels A B & C located on Mostowy Road East Lyme  
514 Connecticut", and bounded and described by J. Robert Pfanner &  
515 Associates, P.C.

516 (2) "Voter" means (A) any person who is an elector of the district, (B)  
517 any citizen of the United States of the age of eighteen years or more  
518 who, jointly or severally, is liable to the district for taxes assessed  
519 against such citizen on an assessment of not less than one thousand

520 dollars on the last-completed grand list of such district, as the case may  
521 be, or who would be so liable if not entitled to an exemption under  
522 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general  
523 statutes, or (C) holders of record of an interest in real property within  
524 the district.

525 (b) (1) Upon the petition of fifteen or more persons eligible to vote in  
526 the town of East Lyme, specifying the district for any or all of the  
527 purposes set forth in this section, the board of selectmen of such town  
528 shall call a meeting of the voters to act upon such petition, which  
529 meeting shall be held at such place within such town and such hour as  
530 the board of selectmen designates after such petition has been received  
531 by the board of selectmen. Such meeting shall be called by publication  
532 of a written notice of the same, signed by the first selectman, at least  
533 fourteen days before the time fixed for such meeting in two successive  
534 issues of some newspaper published or circulated in such town. Not  
535 later than twenty-four hours before such meeting (A) two hundred or  
536 more voters or ten per cent of the total number of voters, whichever is  
537 less, may petition the board of selectmen, in writing, for a referendum,  
538 or (B) the board of selectmen in its discretion may order a referendum  
539 of the voters, on the sole question of whether the proposed district  
540 should be established. Any such referendum shall be held not less than  
541 seven or more than fourteen days after the receipt of such petition or  
542 the date of such order, on a day to be set by the board of selectmen for  
543 a vote by paper ballots or by a "yes" or "no" vote on the voting  
544 machines, during the hours between twelve o'clock noon and eight  
545 o'clock p.m.; except that such town may, by vote of its board of  
546 selectmen, provide for an earlier hour for opening the polls but not  
547 earlier than six o'clock a.m., notwithstanding the provisions of any  
548 special act. If two-thirds of the voters casting votes in such referendum  
549 vote in favor of establishing the proposed district, the board of  
550 selectmen shall reconvene such meeting not later than seven days after  
551 the day on which the referendum is held. Upon approval of the  
552 petition for the proposed district by two-thirds of the voters present at  
553 such meeting, or if a referendum is held, upon the reconvening of such

554 meeting after the referendum, the voters may name the district and,  
555 upon the vote of a majority of such voters, choose necessary officers  
556 therefor to hold office until the first annual meeting thereof; and the  
557 district shall, upon the filing of the first report in the manner required  
558 pursuant to subsection (c) of section 7-325 of the general statutes,  
559 thereupon be a body corporate and politic and have the powers  
560 provided in sections 7-324 to 7-329, inclusive, of the general statutes,  
561 not inconsistent with the general statutes or this act, in relation to the  
562 objects for which it was established, that are necessary for the  
563 accomplishment of such objects, including the power to lay and collect  
564 taxes. The clerk of such district shall cause its name and a description  
565 of its territorial limits and of any additions that may be made thereto to  
566 be recorded in, and a caveat be placed upon, the land records of the  
567 town of East Lyme.

568 (2) At the meeting called for the purpose of establishing the district  
569 as provided in subdivision (1) of this subsection, the voters may  
570 establish the district for any or all of the following purposes: To  
571 extinguish fires, to light streets, to plant and care for shade and  
572 ornamental trees, to plan, lay out, acquire, construct, finance and  
573 maintain roads, sidewalks, crosswalks, drains, sewers and sewage  
574 treatment facilities, parking facilities, open space and other  
575 infrastructure improvements, to acquire, construct, maintain and  
576 regulate the use of recreational facilities, to plan, lay out, acquire,  
577 construct, reconstruct, repair, maintain, supervise and manage a flood  
578 or erosion control system, to plan, lay out, acquire, construct, maintain,  
579 operate, finance and regulate the use of a community water system, all  
580 as hereinafter referred to as the "improvements". The district may  
581 contract with a town, city, borough or other district for carrying out  
582 any of the purposes or the purchase or sale of any of the improvements  
583 for which such district was established.

584 (3) At the meeting called for the purpose of establishing the district  
585 as provided in subdivision (1) of this subsection, the voters shall fix the  
586 date of the annual meeting of the voters for the election of district  
587 officers and the transaction of such other business as may properly

588 come before such annual meeting. At such organizational meeting of  
589 the district, the voters shall elect a president, vice-president, five  
590 directors, a clerk and a treasurer to serve until the first annual meeting  
591 for the election of officers and thereafter such officers shall be elected  
592 annually, provided, upon its organization and at all times thereafter,  
593 one director may be appointed by the board of selectmen of the town  
594 of East Lyme. Not less than three members of the board of directors  
595 shall be residents of the state of Connecticut. Subject to the provisions  
596 of subdivision (4) of this subsection, not fewer than fifteen voters of the  
597 district shall constitute a quorum for the transaction of business at such  
598 organizational meeting of the district; and if fifteen voters are not  
599 present at such meeting, the first selectman may adjourn such meeting,  
600 from time to time, until at least fifteen voters are present. Special  
601 meetings of the district may be called on the application of ten per cent  
602 of the total number of voters of such district or twenty of the voters of  
603 such district, whichever is less, or by the president or any three  
604 directors upon giving notice as hereinafter provided. Any special  
605 meeting called on the application of the voters shall be held not later  
606 than twenty-one days after receiving such application. Notice of the  
607 holding of the annual meeting and all special meetings shall be given  
608 by publication of a notice of such meetings in a newspaper having a  
609 general circulation in such district at least ten days before the day of  
610 such meetings, signed by the president or any three directors, which  
611 notice shall designate the time and place of such meetings and the  
612 business to be transacted thereat. Two hundred or more persons or ten  
613 per cent of the total number of voters of such district, whichever is less,  
614 may petition the clerk of such district, in writing, at least twenty-four  
615 hours prior to any such meeting, requesting that any item or items on  
616 the call of such meeting be submitted to the voters not less than seven  
617 nor more than fourteen days thereafter, on a day to be set by the  
618 district meeting or, if the district meeting does not set a date, by the  
619 board of directors, or a vote by paper ballots or by a "yes" or "no" vote  
620 on the voting machines, during the hours between twelve o'clock noon  
621 and eight o'clock p.m., except that any district may, by vote of its  
622 board of directors, provide for an earlier hour for opening the polls but

623 not earlier than six o'clock a.m. The paper ballots or voting machine  
624 ballot labels, as the case may be, shall be provided by the clerk. When  
625 such a petition has been filed with the clerk, the president, after  
626 completion of other business and after reasonable discussion shall  
627 adjourn such meeting and order such vote on such item or items in  
628 accordance with the petition; and any item so voted may be rescinded  
629 in the same manner. The clerk shall phrase such item or items in a  
630 form suitable for printing on such paper ballots or ballot labels. Subject  
631 to the provisions of subdivision (4) of this subsection, not fewer than  
632 fifteen voters of the district shall constitute a quorum for the  
633 transaction of business at any meeting of the district; and if fifteen  
634 voters are not present at such meeting, the president of the district or,  
635 in such president's absence, the vice-president, may adjourn such  
636 meeting, from time to time, until at least fifteen voters are present; and  
637 all meetings of the district where a quorum is present may be  
638 adjourned from time to time by a vote of a majority of the voters  
639 voting on the question. At any annual or special meeting, the voters  
640 may, by a majority vote of those present, discontinue any purposes for  
641 which the district is established or undertake any additional purpose  
642 or purposes enumerated in section 7-326 of the general statutes.

643 (4) (A) A quorum for the transaction of business at the meeting  
644 called for the purpose of establishing the district, as provided in  
645 subdivision (1) of this subsection, shall be either fifteen voters of such  
646 district or a majority of the holders of record of interests in real  
647 property within such district, as long as the assessments of such  
648 holders of record constitute more than one-half of the total of  
649 assessments for all interests in real property within such district. If  
650 fifteen voters or a majority of the holders of record of interests in real  
651 property within such district are not present at such meeting or the  
652 assessments of such holders of record constitute less than one-half of  
653 the total of assessments for all interests in real property within such  
654 district, the first selectman may adjourn such meeting, from time to  
655 time, until at least fifteen voters or a majority of the holders of record  
656 of interests in real property within such district are present and the

657 assessments of such holders of record constitute more than one-half of  
658 the total of assessments for all interests in real property within such  
659 district.

660 (B) For the transaction of business at any other meeting of the  
661 district, a quorum shall be either fifteen voters of the district or a  
662 majority of the holders of record of interests in real property within  
663 such district, as long as the assessments for such holders of record  
664 constitute more than one-half of the total of assessments for all  
665 interests in real property within such district. If fifteen voters or a  
666 majority of the holders of record of interests in real property within  
667 such district are not present at such meeting or the assessments of such  
668 holders of record constitute less than one-half of the total assessments  
669 for all interests in real property within such district, the president of  
670 the district, or in such president's absence, the vice-president, may  
671 adjourn such meeting, from time to time, until at least fifteen voters or  
672 a majority of the holders of record of interests in real property within  
673 such district are present and the assessments of such holders of record  
674 constitute more than one-half of the total of assessments for all  
675 interests in real property within such district.

676 (5) In any case in which an action for a vote by the voters of the  
677 district is to be initiated by the petition of such voters, in addition to  
678 such other requirements as the general statutes or any special act may  
679 impose, such petition shall be on a form prescribed or approved by the  
680 clerk of such district, and each page of such petition shall contain a  
681 statement, signed under penalties of false statement, by the person  
682 who circulated the same, setting forth such circulator's name and  
683 address, and stating that each person whose name appears on said  
684 page signed the same in person in the presence of such circulator, that  
685 the circulator either knows each such signer or that the signer  
686 satisfactorily identified himself to the circulator and that all the  
687 signatures on said page were obtained not earlier than six months  
688 prior to the filing of said petition. Any page of a petition which does  
689 not contain such a statement by the circulator shall be invalid. Any  
690 circulator who makes a false statement in the statement hereinbefore

691 provided shall be subject to the penalty provided for false statement.  
692 No petition shall be valid for any action for a vote by the voters at any  
693 regular or special district meeting unless such petition shall be  
694 circulated by a voter eligible to vote in such district.

695 (c) Whenever the officers of such district vote to terminate its  
696 corporate existence and whenever a petition signed by ten per cent of  
697 the total voters of such district or twenty of the voters of such district,  
698 whichever is less, applying for a special meeting to vote on the  
699 termination of the district is received by the clerk, the clerk shall call a  
700 special meeting of the voters of such district, the notice of which shall  
701 be signed by the officers thereof, by advertising the same in the same  
702 manner as is provided in section 7-325 of the general statutes. Not later  
703 than twenty-four hours before any such meeting, two hundred or more  
704 voters or ten per cent of the total number of voters, whichever is less,  
705 may petition the clerk of the district, in writing, that a referendum on  
706 the question of whether the district should be terminated be held in the  
707 manner provided in section 7-327 of the general statutes. If, at such  
708 meeting, a two-thirds majority of the voters present vote to terminate  
709 the corporate existence of the district, or, if a referendum is held, two-  
710 thirds of the voters casting votes in such referendum vote to terminate  
711 the corporate existence of the district, the officers shall proceed to  
712 terminate the affairs of such district. The district shall pay all  
713 outstanding indebtedness and turn over the balance of the assets of  
714 such district to the town in which the district is located, if the  
715 legislative body of the town authorizes such action. No district shall be  
716 terminated under this section until all of its outstanding indebtedness  
717 is paid unless the legislative body of the town in which the district is  
718 located agrees, in writing, to assume such indebtedness. On  
719 completion of the duties of the officers of such district, the clerk shall  
720 cause a certificate of the vote of such meeting to be recorded in the  
721 land records of the town in which the district is located and the clerk  
722 shall notify the Secretary of the Office of Policy and Management.

723 (d) (1) For purposes of voting at meetings held by such district, any  
724 tenant in common of any interest in real property shall have a vote

725 equal to the fraction of such tenant in common's ownership of such  
726 interest. Any joint tenant of any interest in real property shall vote as if  
727 each such tenant owned an equal fractional share of such real  
728 property. A corporation shall have its vote cast by the chief executive  
729 officer of such corporation or such officer's designee. Any entity that is  
730 not a corporation shall have its vote cast by a person authorized by  
731 such entity to cast its vote. No owner shall have more than one vote.

732 (2) No holder of record of an interest in real property shall be  
733 precluded from participating in any district meeting or referendum  
734 because of the form of entity that holds such interest, whether such  
735 holder of record is (A) a corporation, partnership, unincorporated  
736 association, trustee, fiduciary, guardian, conservator or other form of  
737 entity, or any combination thereof, or (B) an individual who holds  
738 interests jointly or in common with another individual or individuals,  
739 or with any one or more of the entities listed in subparagraph (A) of  
740 this subdivision.

741 (e) Notwithstanding any provision of the general statutes, including  
742 sections 7-324 to 7-329, inclusive, the district shall have the power to  
743 assess, levy and collect benefit assessments upon the land and  
744 buildings in the district which, in its judgment, is benefited by the  
745 improvements.

746 (f) (1) Notwithstanding any provision of the general statutes,  
747 including sections 7-324 to 7-329, inclusive, the district shall have the  
748 power to fix, revise, charge, collect, abate and forgive reasonable taxes,  
749 fees, rents and benefit assessments, and other charges for the cost of  
750 the improvements, financing costs, operating expenses and other  
751 services and commodities furnished or supplied to the real property in  
752 the district in accordance with the applicable provisions of the general  
753 statutes which apply to districts established under section 7-325 of the  
754 general statutes, and this section and in the manner prescribed by the  
755 district. Notwithstanding any provision of the general statutes, the  
756 district may pay the entire cost of any improvements, including the  
757 costs of financing such improvements, capitalized interest and the

758 funding of any reserve funds necessary to secure such financing or the  
759 debt service of bonds or notes issued to finance such costs, from taxes,  
760 fees, rents, benefit assessments or other revenues and may assess, levy  
761 and collect said taxes, fees, rents or benefit assessments concurrently  
762 with the issuance of bonds, notes or other obligations to finance such  
763 improvements based on the estimated cost of the improvements prior  
764 to the construction or acquisition of the improvements or upon the  
765 completion or acquisition of the improvements.

766 (2) Notwithstanding any provision of the general statutes, whenever  
767 the district constructs, improves, extends, equips, rehabilitates, repairs,  
768 acquires or provides a grant for any improvements or finances the cost  
769 of such improvements, such proportion of the cost or estimated cost of  
770 the improvements and financing thereof as determined by the district,  
771 may be assessed by the district, herein referred to as "benefit  
772 assessments", in the manner prescribed by such district, upon the  
773 property benefited by such improvements and the balance of such  
774 costs shall be paid from the general funds of the district. The district  
775 may provide for the payment of such benefit assessments in annual  
776 installments, not exceeding thirty, and may forgive such benefit  
777 assessments in any single year without causing the remainder of  
778 installments of benefit assessments to be forgiven. Benefit assessments  
779 to buildings or structures constructed or expanded after the initial  
780 benefit assessment may be assessed as if the new or expanded  
781 buildings or structures had existed at the time of the original benefit  
782 assessment. It is hereby determined that the provision of open space  
783 whether within the district or in the town of East Lyme is a benefit to  
784 all the property in the district.

785 (3) In order to provide for the collection and enforcement of its  
786 taxes, fees, rents, benefit assessments and other charges, the district is  
787 hereby granted all the powers and privileges with respect thereto as  
788 districts organized pursuant to section 7-325 of the general statutes,  
789 and as held by municipal corporations or as otherwise provided in this  
790 section. Such taxes, fees, rents or benefit assessments, if not paid when  
791 due, shall constitute a lien upon the premises served and a charge

792 against the owners thereof, which lien and charge shall bear interest at  
793 the same rate as delinquent property taxes. Each such lien may be  
794 continued, recorded and released in the manner provided for property  
795 tax liens and shall take precedence over all other liens or  
796 encumbrances except a lien for taxes of the town of East Lyme. Each  
797 such lien may be continued, recorded and released in the manner  
798 provided for property tax liens.

799 (4) The budget, taxes, fees, rents, benefit assessments and any other  
800 charges of the district of general application shall be adopted and  
801 revised by the board at least annually no more than thirty days before  
802 the beginning of the fiscal year in accordance with the procedures to be  
803 established by the board and at a meeting called by the board assuring  
804 that interested persons are afforded notice and an opportunity to be  
805 heard. The board shall hold at least one public hearing on its schedule  
806 of fees, rates, rents, benefit assessments and other charges or any  
807 revision thereof before adoption, notice of which shall be delivered to  
808 the first selectman of the town of East Lyme and be published in a  
809 newspaper of general circulation in the town of East Lyme at least ten  
810 days in advance of the hearing. No later than the date of the  
811 publication, the board shall make available to the public and deliver to  
812 the first selectman of the town of East Lyme the proposed schedule of  
813 fees, rates, rents, benefit assessments and other charges. The  
814 procedures regarding public hearing and appeal provided by section  
815 7-250 of the general statutes, shall apply for all benefit assessments  
816 made by the district except that the board shall be substituted for the  
817 water pollution control authority. Should the benefit assessments be  
818 assessed and levied prior to the acquisition or construction of the  
819 improvements, then the amount of the benefit assessments shall be  
820 adjusted to reflect the actual cost of the improvements including all  
821 financing costs once the improvements have been completed should  
822 the actual cost be greater than or less than the estimated costs. Benefit  
823 assessments shall be due and payable at such times as are fixed by the  
824 board, provided the district shall give notice of such due date not less  
825 than thirty days prior to such due date by publication in a newspaper

826 of general circulation in the town of East Lyme and by mailing such  
827 notice to the owners of the property assessed at their last-known  
828 address.

829 (g) (1) Notwithstanding any provision of the general statutes,  
830 including sections 7-324 to 7-329, inclusive, whenever the district has  
831 authorized the acquisition or construction of the improvements or has  
832 made an appropriation therefor, the district may authorize the  
833 issuance of up to thirty million dollars of bonds, notes or other  
834 obligations to finance the cost of the improvements, the creation and  
835 maintenance of reserves required to sell the bonds, notes or obligations  
836 and the cost of issuance of the bonds, notes or obligations provided no  
837 bonds shall be issued prior to the district entering into an interlocal  
838 agreement with the town of East Lyme, in accordance with the  
839 procedures provided by section 7-339c of the general statutes,  
840 including at least one public hearing on the proposed agreement and  
841 ratification by the legislative body of the town. The bonds, notes or  
842 other obligations may be secured as to both principal or interest by (A)  
843 the full faith and credit of the district, (B) fees, revenues or benefit  
844 assessments, or (C) a combination of subparagraphs (A) and (B) of this  
845 subdivision. Such bonds, notes or obligations shall be authorized by  
846 resolution of the board. The district is authorized to secure such bonds  
847 by the full faith and credit of the district or by a pledge of or lien on all  
848 or part of its revenues, fees or benefit assessments. The bonds of each  
849 issue shall be dated, shall bear interest at the rates and shall mature at  
850 the time or times not exceeding thirty years from their date or dates, as  
851 determined by the board, and may be redeemable before maturity, at  
852 the option of the board, at the price or prices and under the terms and  
853 conditions fixed by the board before the issuance of the bonds. The  
854 board shall determine the form of the bonds, and the manner of  
855 execution of the bonds, and shall fix the denomination of the bonds  
856 and the place or places of payment of principal and interest, which  
857 may be at any bank or trust company within the state of Connecticut  
858 and other locations as designated by the board. In case any officer  
859 whose signature or a facsimile of whose signature shall appear on any

860 bonds or coupons shall cease to be an officer before the delivery of the  
861 bonds, the signature or facsimile shall nevertheless be valid and  
862 sufficient for all purposes the same as if the officer had remained in  
863 office until the delivery.

864 (2) While any bonds or notes issued by the district remain  
865 outstanding, the powers, duties or existence of the district shall not be  
866 diminished or impaired in any way that will affect adversely the  
867 interests and rights of the holders of the bonds or notes. Bonds or notes  
868 issued under this section, unless otherwise authorized by law, shall not  
869 be considered to constitute a debt of the state of Connecticut or the  
870 town of East Lyme, or a pledge of the full faith and credit of the state  
871 of Connecticut or of the town of East Lyme, but the bonds or notes  
872 shall be payable solely by the district or as special obligations payable  
873 from particular district revenues. Any bonds or notes issued by the  
874 district shall contain on their face a statement to the effect that neither  
875 the state of Connecticut or the town of East Lyme shall be obliged to  
876 pay the principal of or the interest thereon, and that neither the full  
877 faith and credit or taxing power of the state of Connecticut or of the  
878 town of East Lyme is pledged to the payment of the bonds or notes. All  
879 bonds or notes issued under this section shall have and are hereby  
880 declared to have all the qualities and incidents of negotiable  
881 instruments, as provided in title 42a of the general statutes.

882 (h) (1) The board may authorize that the bonds be secured by a trust  
883 agreement by and between the district and a corporate trustee, which  
884 may be any trust company or bank having the powers of a trust  
885 company within the state of Connecticut. The trust agreement may  
886 pledge or assign the revenues. Either the resolution providing for the  
887 issuance of bonds or the trust agreement may contain covenants or  
888 provisions for protecting and enforcing the rights and remedies of the  
889 bondholders as may be necessary, reasonable or appropriate and not in  
890 violation of law.

891 (2) All expenses incurred in carrying out the trust agreement may be  
892 treated as a part of the cost of the operation of the district. The pledge

893 by any trust agreement or resolution shall be valid and binding from  
894 time to time when the pledge is made; the revenues or other moneys  
895 so pledged and then held or thereafter received by the board shall  
896 immediately be subject to the lien of the pledge without any physical  
897 delivery thereof or further act; and the lien of the pledge shall be valid  
898 and binding as against all parties having claims of any kind in tort,  
899 contract or otherwise against the board, irrespective of whether the  
900 parties have notice thereof. Notwithstanding any provision of the  
901 Uniform Commercial Code, neither this subsection, the resolution or  
902 any trust agreement by which a pledge is created need be filed or  
903 recorded except in the records of the board, and no filing need be  
904 made under title 42a of the general statutes.

905 (i) Bonds or notes issued under this section are hereby made  
906 securities in which all public officers and public bodies of the state of  
907 Connecticut and its political subdivisions, all insurance companies,  
908 trust companies, banking associations, investment companies,  
909 executors, administrators, trustees and other fiduciaries may properly  
910 and legally invest funds, including capital in their control and  
911 belonging to them; and such bonds shall be securities which may  
912 properly and legally be deposited with and received by any state or  
913 municipal officer or any agency or political subdivision of the state of  
914 Connecticut for any purpose for which the deposit of bonds or notes of  
915 the state of Connecticut is now or may hereafter be authorized by law.

916 (j) Bonds may be issued under this section without obtaining the  
917 consent of the state of Connecticut or the town of East Lyme, and  
918 without any proceedings or the happening of any other conditions or  
919 things other than those proceedings, conditions or things that are  
920 specifically required thereof by this section, and the validity of and  
921 security for any bonds issued by the district shall not be affected by the  
922 existence or nonexistence of the consent or other proceeding  
923 conditions, or things.

924 (k) The district and all its receipts, revenues, income and real and  
925 personal property shall be exempt from taxation and benefit

926 assessments and the district shall not be required to pay any tax, excise  
927 or assessment to or from the state of Connecticut or any of its political  
928 subdivisions. The principal and interest on bonds or notes issued by  
929 the district shall be free from taxation at all times, except for estate and  
930 gift, franchise and excise taxes, imposed by the state of Connecticut or  
931 any political subdivision thereof, provided nothing in this section shall  
932 act to limit or restrict the ability of the state of Connecticut or the town  
933 of East Lyme to tax the individuals and entities, or their real or  
934 personal property or any person living or business operating within  
935 the boundaries of the district.

936 (l) The board shall at all times keep accounts of its receipts,  
937 expenditures, disbursements, assets and liabilities, which shall be open  
938 to inspection by a duly appointed officer or duly appointed agent of  
939 the state of Connecticut or the town of East Lyme. The fiscal year of the  
940 district shall begin on July first and end on the following June thirtieth  
941 or as otherwise established by section 7-327 of the general statutes. The  
942 district shall be subject to an audit of its accounts in the manner  
943 provided in the general statutes.

944 (m) (1) The clerk of the district shall submit project activity reports  
945 quarterly to the Secretary of the Office of Policy and Management and  
946 to the chairpersons of the joint standing committee of the General  
947 Assembly having cognizance of matters relating to finance, revenue  
948 and bonding. Such reports shall provide information and updates on  
949 the projects undertaken by the district, including the status of the  
950 design, financing, construction, sales and such other items as the  
951 secretary or chairpersons may request.

952 (2) The district shall take affirmative steps to provide for the full  
953 disclosure of information relating to the public financing and  
954 maintenance of improvements to real property undertaken by the  
955 district. Such information shall be provided to any existing residents  
956 and to all prospective residents of the district. The district shall furnish  
957 each developer of a residential development within the district with  
958 sufficient copies of such information to provide each prospective initial

959 purchaser of property in such district with a copy, and any developer  
960 of a residential development within the district, when required by law  
961 to provide a public offering statement, shall include a copy of such  
962 information relating to the public financing and maintenance of  
963 improvements in the public offering statement.

964 (n) (1) This section shall be deemed to provide an additional,  
965 alternative and complete method of accomplishing the purposes of this  
966 section and exercising the powers authorized hereby and shall be  
967 deemed and construed to be supplemental and additional to, and not  
968 in derogation of, powers conferred upon the district by law and  
969 particularly by sections 7-324 to 7-329, inclusive, of the general statutes  
970 provided insofar as the proceedings of this section are inconsistent  
971 with any general statutes or special act or any resolution or ordinance  
972 of the town of East Lyme, this section shall be controlling.

973 (2) Except as specifically provided in this section, all other statutes,  
974 ordinances, resolutions, rules and regulations of the state of  
975 Connecticut and the town of East Lyme shall be applicable to the  
976 property, residents and businesses located in the district. Nothing in  
977 this section shall in any way obligate the town of East Lyme to pay any  
978 costs for the acquisition, construction, equipping or operation and  
979 administration of the improvements located within the district except  
980 as may be agreed to in any interlocal agreements executed by the town  
981 of East Lyme and the district.

982 (o) At the option of the town of East Lyme, by vote of the voters of  
983 the town of East Lyme which are entitled to vote in town meetings of  
984 the town of East Lyme, the district shall be merged into the town of  
985 East Lyme if no bonds are issued by the district within four years of  
986 the effective date of this section or after the bonds authorized by this  
987 section are no longer outstanding and any property which is owned by  
988 the district shall be distributed to the town of East Lyme.

989 (p) This section, being necessary for the public interest, shall be  
990 liberally construed to affect the purposes hereof."