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**Judiciary Committee  
State of Connecticut  
Legislative Office Building, Room 2C  
300 Capitol Street  
Hartford, CT. 06106**

**March 17, 2006**

**Dear Chairman and Committee Members,**

**Comments on Bills S.B.665 and H.B. 5810**

**As a property owner in a redevelopment area, I appreciate the effort of the committee to address issue of eminent domain for economic development.**

- In Bill 665 however, I think the legislature has taken a step backwards by lowering the potential payment to a property owner from 150% to 125%.**
- Addressing "Fair Market Value", I feel the value of the property should be based on Highest and Best Use IF the property is NOT blighted, deteriorated, or causing public health risk and is suitable for occupation. I believe this provision is needed to protect the property owners and businesses that do keep up their property even though the surrounding area may be becoming deteriorating. This will protect these owners from losing future appreciation and give a better assurance that these people and businesses can find suitable locations to continue staying in business.**
- Also, I feel a citizen should have the option of a jury trial vs. having only a judge trial referee and NOT allowing jury trials.**
- The provision Section 1 paragraph B, "No property can be taken for the sole use of increasing local tax revenue" is a great start to help stop abuse, as long**

as we can be fairly assured that a town will not abuse any other provisions to condemn a property.

**Comments on Bill 5810**

- **Addressing the grant issue Section 1 paragraph B, “ to lend funds to businesses and industries in a manner approved by the commissioner”... how would this be paid back? And what would these funds be for?**
- **I also want to thank the committee for adding language better defining deteriorated property, but should there be any language defining what blight is NOT? I.e.. Square footage of a property, # of bedrooms or bathrooms, etc?**

**In conclusion,**

**I want to thank all the committees for addressing and listening to the people of Connecticut who take this issue seriously and want to maintain the right to own and feel secure in the ownership of private property and weighing that against the progress that is needed to keep communities growing.**

**Thank You,  
Carl and Arleen Yacobacci**