



# House of Representatives

**File No. 824**

General Assembly

January Session, 2007

**(Reprint of File No. 715)**

Substitute House Bill No. 7384  
As Amended by House Amendment  
Schedule "A"

Approved by the Legislative Commissioner  
May 11, 2007

***AN ACT ESTABLISHING THE HARBOR POINT INFRASTRUCTURE  
IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

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

- 1 Section 1. (*Effective July 1, 2007*) (a) For purposes of this section:
- 2 (1) "District" means that certain real property, situated in the city of  
3 Stamford, the County of Fairfield and the state of Connecticut, the  
4 Harbor Point Infrastructure Improvement District, a body politic and  
5 corporate and deemed to be established pursuant to section 7-325 of  
6 the general statutes, consisting of the area bounded and described as  
7 follows: Beginning at the intersection of the easterly street line of  
8 Pacific Street with the southerly street line of Henry Street; thence  
9 southerly along the easterly street line of Pacific Street to the northerly  
10 street line of East Walnut Street; thence easterly along the northerly  
11 street line of East Walnut Street to its intersection with the westerly  
12 side of tax parcel 000-4082; thence southerly across East Walnut Street  
13 to the intersection of the southerly side of East Walnut Street with the  
14 westerly side of tax parcel 001-2097; thence southerly along tax parcel  
15 001-2097 and along the westerly side of tax parcel 001-8087 to the

16 northerly street line of Remington Street; thence easterly along the  
17 northerly street line of Remington Street to its intersection with the  
18 easterly side of tax parcel 000-1922; thence southerly across Remington  
19 Street to the intersection of the southerly street line of Remington  
20 Street with the westerly side of tax parcel 000-8906; thence southerly  
21 along tax parcel 000-8906 and along the westerly side of tax parcel 002-  
22 3803 to the northerly street line of Belden Street; thence southerly  
23 across Belden Street to the intersection of the southerly street line of  
24 Belden Street with the easterly side of tax parcel 003-7833; thence  
25 westerly along the southerly street line of Belden Street to its  
26 intersection with the southeasterly street line of Pacific Street; thence  
27 southwesterly along the southeasterly street line of Pacific Street to its  
28 intersection with the easterly street line of Dyke Lane; thence southerly  
29 along the easterly street line of Dyke Lane to its intersection with the  
30 northerly side of tax parcel 001-4491; thence westerly across Dyke Lane  
31 to the southeasterly corner of tax parcel 000-9776; thence westerly  
32 along the southerly side of said tax parcel 000-9776 to waters of  
33 Stamford Harbor; thence northerly along waters of Stamford Harbor to  
34 the northerly street line of Atlantic Street; thence easterly on the  
35 northerly street line of Atlantic Street to its intersection with the  
36 westerly side of tax parcel 001-8181; thence along the westerly and  
37 northerly sides of tax parcel 001-8181 to the westerly street line of  
38 Washington Boulevard; thence across Washington Boulevard to the  
39 intersection of the easterly side of Washington Boulevard with the  
40 southerly side of tax parcel 002-5627; thence southerly along the  
41 easterly street line of Washington Boulevard to its intersection with the  
42 northwesterly street line of Atlantic Street; thence northeasterly along  
43 the northwesterly street line of Atlantic Street to its intersection with  
44 the southerly side of tax parcel 002-0487; thence southeasterly across  
45 Atlantic Street to its intersection with the northerly street line of Walter  
46 Wheeler Drive; thence along the northerly street line of Walter  
47 Wheeler Drive to its intersection with the westerly side of tax parcel  
48 001-8182; thence along the westerly and northerly sides of tax parcels  
49 001-8182, 000-7238, and 001-8176 to the westerly street line of Pacific  
50 Street; thence northerly along the westerly street line of Pacific Street to

51 the southerly side of tax parcel 001-8693; thence easterly across Pacific  
52 Street to the intersection of the easterly street line of Pacific Street with  
53 the northerly street line of Market Street; thence easterly along the  
54 northerly street line of Market Street to the westerly street line of Canal  
55 Street; thence southeasterly across Canal Street to the intersection of  
56 the easterly street line of Canal Street with the northerly side of tax  
57 parcel 002-0572; thence southerly along the easterly street line of Canal  
58 Street to its intersection with the southerly side of tax parcel 003-9620;  
59 thence southwesterly across Canal Street to the intersection of the  
60 westerly street line of Canal Street with the southerly street line of  
61 Henry Street; thence westerly along the southerly street line of Henry  
62 Street to the point of beginning. The project boundaries shall also  
63 include any off-site locations mandated by any permitting agency for  
64 improvements associated with the project.

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

74 (3) "Bonds" means bonds, notes or other obligations authorized by  
75 this section.

76 (b) (1) Upon the petition of fifteen or more persons eligible to vote in  
77 the city of Stamford, specifying the district for any or all of the  
78 purposes set forth in this section, the mayor of such city shall call a  
79 meeting of the voters to act upon such petition, which meeting shall be  
80 held at such place within such city and such hour as the mayor  
81 designates, not later than thirty days after such petition has been  
82 received by the mayor. Such meeting shall be called by publication of a  
83 written notice of the same, signed by the mayor, at least fourteen days

84 before the time fixed for such meeting in two successive issues of some  
85 newspaper published or circulated in such city. Not later than twenty-  
86 four hours before such meeting, (A) two hundred or more voters or ten  
87 per cent of the total number of voters of such proposed district,  
88 whichever is less, may petition the mayor, in writing, for a referendum  
89 of the voters of such proposed district, or (B) the mayor in his or her  
90 discretion may order a referendum of the voters of such proposed  
91 district, on the sole question of whether the proposed district should  
92 be established. Any such referendum shall be held not less than seven  
93 or more than fourteen days after the receipt of such petition or the date  
94 of such order, on a day to be set by the mayor for a vote by paper  
95 ballots or by a "yes" or "no" vote on the voting machines, during the  
96 hours between twelve o'clock noon and eight o'clock p.m.; except that  
97 such city may, by vote of its board of representatives, provide for an  
98 earlier hour for opening the polls but not earlier than six o'clock a.m.,  
99 notwithstanding the provisions of any special act. If voters  
100 representing at least two-thirds of the assessments of holders of record  
101 within the proposed district cast votes in such referendum in favor of  
102 establishing the proposed district, the mayor shall reconvene such  
103 meeting not later than seven days after the day on which the  
104 referendum is held. Upon approval of the petition for the proposed  
105 district by voters representing at least two-thirds of the assessments of  
106 holders of record within the proposed district present at such meeting,  
107 or if a referendum is held, upon the reconvening of such meeting after  
108 the referendum, the voters may name the district and, upon the vote of  
109 voters representing a majority of assessments of holders of record  
110 within the proposed district, choose necessary officers therefor to hold  
111 office until the first annual meeting thereof; and the district shall, upon  
112 the filing of the first report filed in the manner provided in subsection  
113 (c) of section 7-325 of the general statutes, thereupon be a body  
114 corporate and politic and have the powers provided in sections 7-324  
115 to 7-329, inclusive, of the general statutes, not inconsistent with the  
116 general statutes or this section, in relation to the objects for which it  
117 was established, that are necessary for the accomplishment of such  
118 objects, including the power to lay and collect taxes. The clerk of such

119 district shall cause its name and a description of its territorial limits  
120 and of any additions that may be made thereto to be recorded in, and a  
121 caveat be placed upon, the land records of the city of Stamford.

122 (2) At the meeting called for the purpose of establishing the district  
123 as provided in subdivision (1) of this subsection, the voters may  
124 establish the district for any or all of the following purposes: To  
125 extinguish fires, to light streets, to plant and care for shade and  
126 ornamental trees, to plan, lay out, acquire, construct, maintain and  
127 finance roads, sidewalks, crosswalks, drains, sewers and sewage  
128 treatment facilities, utility improvements and connections, parking  
129 facilities, open space, bulkhead repairs, dredging and construction,  
130 environmental remediation and other infrastructure improvements  
131 and to acquire, construct, maintain and regulate the use of recreational  
132 facilities, to plan, lay out, acquire, construct, reconstruct, repair,  
133 maintain, supervise and manage a flood or erosion control system, to  
134 plan, lay out, acquire, construct, maintain, operate, finance and  
135 regulate the use of a community water system, all as hereinafter  
136 referred to as the "improvements". The district may contract with a  
137 town, city, borough or other district for carrying out any of the  
138 purposes or the purchase or sale of any of the improvements for which  
139 such district was established.

140 (3) At the meeting called for the purpose of establishing the district  
141 as provided in subdivision (1) of this subsection, the voters shall fix the  
142 date of the annual meeting of the voters for the election of district  
143 officers and the transaction of such other business as may properly  
144 come before such annual meeting. At such organization meeting of the  
145 district, the voters shall elect a president, vice-president, five directors,  
146 a clerk and a treasurer to serve until the first annual meeting for the  
147 election of officers and thereafter such officers shall be elected  
148 annually, provided, upon its organization and at all times thereafter,  
149 one director may be appointed by the mayor of the city of Stamford.  
150 Not less than three members of the board of directors shall be residents  
151 of the state of Connecticut. Subject to the provisions of subdivision (4)  
152 of this subsection, not fewer than fifteen voters of the district shall

153 constitute a quorum for the transaction of business at such  
154 organizational meeting of the district; and if fifteen voters are not  
155 present at such meeting, the mayor may adjourn such meeting from  
156 time to time, until at least fifteen voters are present. Special meetings  
157 of the district may be called on the application of ten per cent of the  
158 total number of voters of such district or twenty of the voters of such  
159 district, whichever is less, or by the president or any three directors  
160 upon giving notice as provided in this subdivision. Any special  
161 meeting called on the application of the voters shall be held not later  
162 than twenty-one days after receiving such application. Notice of the  
163 holding of the annual meeting and all special meetings shall be given  
164 by publication of a notice of such meetings in a newspaper having a  
165 general circulation in such district at least ten days before the day of  
166 such meetings, signed by the president or any three directors, which  
167 notice shall designate the time and place of such meetings and the  
168 business to be transacted thereat. Two hundred or more persons or ten  
169 per cent of the total number of voters of such district, whichever is less,  
170 may petition the clerk of such district, in writing, at least twenty-four  
171 hours prior to any such meeting, requesting that any item or items on  
172 the call of such meeting be submitted to the voters not less than seven  
173 or more than fourteen days thereafter, on a day to be set by the district  
174 meeting or, if the district meeting does not set a date, by the board of  
175 directors, or a vote by paper ballots or by a "yes" or "no" vote on the  
176 voting machines, during the hours between twelve o'clock noon and  
177 eight o'clock p.m., except that any district may, by vote of its board of  
178 directors, provide for an earlier hour for opening the polls but not  
179 earlier than six o'clock a.m. The paper ballots or voting machine ballot  
180 labels, as the case may be, shall be provided by the clerk. When such a  
181 petition has been filed with the clerk, the president, after completion of  
182 other business and after reasonable discussion shall adjourn such  
183 meeting and order such vote on such item or items in accordance with  
184 the petition; and any item so voted may be rescinded in the same  
185 manner. The clerk shall phrase such item or items in a form suitable for  
186 printing on such paper ballots or ballot labels. Subject to the provisions  
187 of subdivision (4) of this subsection, not fewer than fifteen voters of the

188 district shall constitute a quorum for the transaction of business at any  
189 meeting of the district; and if fifteen voters are not present at such  
190 meeting, the president of the district or, in such president's absence,  
191 the vice-president, may adjourn such meeting from time to time, until  
192 at least fifteen voters are present; and all meetings of the district where  
193 a quorum is present may be adjourned from time to time by a vote of a  
194 majority of the voters voting on the question. At any annual or special  
195 meeting, the voters may, by a majority vote of those present,  
196 discontinue any purposes for which the district is established or  
197 undertake any additional purpose or purposes enumerated in  
198 subdivision (2) of this subsection.

199 (4) (A) A quorum for the transaction of business at the meeting  
200 called for the purpose of establishing the district, as provided in  
201 subdivisions (1) and (3) of this subsection, shall be either fifteen voters  
202 of such district or a majority of the holders of record of interests in real  
203 property within such district, as long as the assessments of such  
204 holders of record constitute more than one-half of the total of  
205 assessments for all interests in real property within such district. If  
206 fifteen voters or a majority of the holders of record of interests in real  
207 property within such district are not present at such meeting or the  
208 assessments of such holders of record constitute less than one-half of  
209 the total of assessments for all interests in real property within such  
210 district, the mayor may adjourn such meeting, from time to time, until  
211 at least fifteen voters or a majority of the holders of record of interests  
212 in real property within such district are present and the assessments of  
213 such holders of record constitute more than one-half of the total of  
214 assessments for all interests in real property within such district.

215 (B) For the transaction of business at any other meeting of the  
216 district, a quorum shall be either fifteen voters of the district or a  
217 majority of the holders of record of interests in real property within  
218 such district, as long as the assessments for such holders of record  
219 constitute more than one-half of the total of assessments for all  
220 interests in real property within such district. If fifteen voters or a  
221 majority of the holders of record of interests in real property within

222 such district are not present at such meeting or the assessments of such  
223 holders of record constitute less than one-half of the total assessments  
224 for all interests in real property within such district, the president of  
225 the district, or in such president's absence, the vice-president, may  
226 adjourn such meeting, from time to time, until at least fifteen voters or  
227 a majority of the holders of record of interests in real property within  
228 such district are present and the assessments of such holders of record  
229 constitute more than one-half of the total of assessments for all  
230 interests in real property within such district.

231 (5) In any case in which an action for a vote by the voters of the  
232 district is to be initiated by the petition of such voters, in addition to  
233 such other requirements as the general statutes or any special act may  
234 impose, such petition shall be on a form prescribed or approved by the  
235 clerk of such district, and each page of such petition shall contain a  
236 statement, signed under penalties of false statement, by the person  
237 who circulated the same, setting forth such circulator's name and  
238 address, and stating that each person whose name appears on said  
239 page signed the same in person in the presence of such circulator, that  
240 the circulator either knows each such signer or that the signer  
241 satisfactorily identified himself to the circulator and that all the  
242 signatures on said page were obtained not earlier than six months  
243 prior to the filing of said petition. Any page of a petition which does  
244 not contain such a statement by the circulator shall be invalid. Any  
245 circulator who makes a false statement in the statement hereinbefore  
246 provided shall be subject to the penalty provided for false statement.  
247 No petition shall be valid for any action for a vote by the voters at any  
248 regular or special district meeting unless such petition shall be  
249 circulated by a voter eligible to vote in such district.

250 (c) Whenever the officers of such district vote to terminate its  
251 corporate existence and whenever a petition signed by ten per cent of  
252 the total voters of such district or twenty of the voters of such district,  
253 whichever is less, applying for a special meeting to vote on the  
254 termination of the district is received by the clerk, the clerk shall call a  
255 special meeting of the voters of such district, the notice of which shall

256 be signed by the officers thereof, by advertising the same in the same  
257 manner as provided in section 7-325 of the general statutes. Not later  
258 than twenty-four hours before any such meeting, two hundred or more  
259 voters or ten per cent of the total number of voters, whichever is less,  
260 may petition the clerk of the district, in writing, that a referendum on  
261 the question of whether the district should be terminated be held in the  
262 manner provided in section 7-327 of the general statutes. If, at such  
263 meeting, a two-thirds majority of the voters present vote to terminate  
264 the corporate existence of the district, or, if a referendum is held, two-  
265 thirds of the voters casting votes in such referendum vote to terminate  
266 the corporate existence of the district, the officers shall proceed to  
267 terminate the affairs of such district. The district shall pay all  
268 outstanding indebtedness and turn over the balance of the assets of  
269 such district to the city in which the district is located, if the legislative  
270 body of the city authorizes such action. No district shall be terminated  
271 under this subsection until all of its outstanding indebtedness is paid  
272 unless the legislative body of the city in which the district is located  
273 agrees in writing to assume such indebtedness. On completion of the  
274 duties of the officers of such district, the clerk shall cause a certificate  
275 of the vote of such meeting to be recorded in the land records of the  
276 city in which the district is located and the clerk shall notify the  
277 Secretary of the Office of Policy and Management.

278 (d) (1) For purposes of voting at meetings held by such district, any  
279 tenant in common of any interest in real property shall have a vote  
280 equal to the fraction of such tenant in common's ownership of such  
281 interest. Any joint tenant of any interest in real property shall vote as if  
282 each such tenant owned an equal fractional share of such real  
283 property. A corporation shall have its vote cast by the chief executive  
284 officer of such corporation, or such officer's designee. Any entity that is  
285 not a corporation shall have its vote cast by a person authorized by  
286 such entity to cast its vote. No owner shall have more than one vote.

287 (2) No holder of record of an interest in real property shall be  
288 precluded from participating in any district meeting or referendum  
289 because of the form of entity that holds such interest, whether such

290 holder of record is (A) a corporation, partnership, unincorporated  
291 association, trustee, fiduciary, guardian, conservator or other form of  
292 entity, or any combination thereof, or (B) an individual who holds  
293 interests jointly or in common with another individual or individuals,  
294 or with any one or more of the entities listed in subparagraph (A) of  
295 this subdivision.

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

301 (f) (1) Notwithstanding any provision of the general statutes,  
302 including sections 7-324 to 7-329, inclusive, the district shall have the  
303 power to fix, revise, charge, collect, abate and forgive reasonable taxes,  
304 fees, rents and benefit assessments, and other charges for the cost of  
305 the improvements, financing costs, operating expenses and other  
306 services and commodities furnished or supplied to the real property in  
307 the district in accordance with the applicable provisions of the general  
308 statutes which apply to districts established under section 7-325 of the  
309 general statutes, and this section and in the manner prescribed by the  
310 district. Notwithstanding any provision of the general statutes, the  
311 district may make grants for, or pay the entire cost of any  
312 improvements, including the costs of financing such improvements,  
313 capitalized interest and the funding of any reserve funds necessary to  
314 secure such financing or the debt service of bonds or notes issued to  
315 finance such costs, from taxes, fees, rents, benefit assessments or other  
316 revenues and may assess, levy and collect said taxes, fees, rents or  
317 benefit assessments concurrently with the issuance of bonds, notes or  
318 other obligations to finance such improvements based on the estimated  
319 cost of the improvements prior to the acquisition or construction of the  
320 improvements or upon the completion or acquisition of the  
321 improvements.

322 (2) Notwithstanding any provision of the general statutes, whenever

323 the district constructs, improves, extends, equips, rehabilitates, repairs,  
324 acquires or provides a grant for any improvements or finances the cost  
325 of such improvements, such proportion of the cost or estimated cost of  
326 the improvements and financing thereof as determined by the district,  
327 may be assessed by the district, herein referred to as "benefit  
328 assessments", in the manner prescribed by such district, upon the  
329 property benefited by such improvements and the balance of such  
330 costs shall be paid from the general funds of the district. The district  
331 may provide for the payment of such benefit assessments in annual  
332 installments, not exceeding thirty, and may forgive such benefit  
333 assessments in any single year without causing the remainder of  
334 installments of benefit assessments to be forgiven. Benefit assessments  
335 to buildings or structures constructed or expanded after the initial  
336 benefit assessment may be assessed as if the new or expanded  
337 buildings or structures had existed at the time of the original benefit  
338 assessment.

339 (3) In order to provide for the collection and enforcement of its  
340 taxes, fees, rents, benefit assessments and other charges, the district is  
341 hereby granted all the powers and privileges with respect thereto as  
342 districts organized pursuant to section 7-325 of the general statutes,  
343 and as held by the city of Stamford or as otherwise provided in this  
344 section. Such taxes, fees, rents or benefit assessments, if not paid when  
345 due, shall constitute a lien upon the premises served and a charge  
346 against the owners thereof, which lien and charge shall bear interest at  
347 the same rate as delinquent property taxes. Each such lien may be  
348 continued, recorded and released in the manner provided for property  
349 tax liens and shall take precedence over all other liens or  
350 encumbrances except a lien for taxes of the city of Stamford. Each such  
351 lien may be continued, recorded and released in the manner provided  
352 for property tax liens.

353 (4) The budget, taxes, fees, rents, benefit assessments and any other  
354 charges of the district of general application shall be adopted and  
355 revised by the board at least annually no more than thirty days before  
356 the beginning of the fiscal year, in accordance with the procedures to

357 be established by the board, at a meeting called by the board, assuring  
358 that interested persons are afforded notice and an opportunity to be  
359 heard. The board shall hold at least two public hearings on its schedule  
360 of fees, rates, rents, benefit assessments and other charges or any  
361 revision thereof before adoption, notice of which shall be delivered to  
362 the mayor and board of representatives of the city of Stamford and be  
363 published in at least two newspapers of general circulation in the city  
364 of Stamford at least ten days in advance of the hearing. No later than  
365 the date of the publication, the board shall make available to the public  
366 and deliver to the mayor and the board of representatives of the city of  
367 Stamford the proposed schedule of fees, rates, rents, benefit  
368 assessments and other charges. The procedures regarding public  
369 hearing and appeal provided by section 7-250 of the general statutes,  
370 shall apply for all benefit assessments made by the district, except that  
371 the board shall be substituted for the water pollution control authority.  
372 Should the benefit assessments be assessed and levied prior to the  
373 acquisition or construction of the improvements, then the amount of  
374 the benefit assessments shall be adjusted to reflect the actual cost of the  
375 improvements, including all financing costs, once the improvements  
376 have been completed, should the actual cost be greater than or less  
377 than the estimated costs. Benefit assessments shall be due and payable  
378 at such times as are fixed by the board, provided the district shall give  
379 notice of such due date not less than thirty days prior to such due date  
380 by publication in a newspaper of general circulation in the city of  
381 Stamford and by mailing such notice to the owners of the property  
382 assessed at their last-known address.

383 (g) (1) Notwithstanding any provision of the general statutes,  
384 including sections 7-324 to 7-329, inclusive, whenever the district has  
385 authorized the acquisition or construction of the improvements or has  
386 made an appropriation therefor, the district may authorize the  
387 issuance of up to one hundred ninety million dollars of bonds, notes or  
388 other obligations to finance the cost of the improvements, the creation  
389 and maintenance of reserves required to sell the bonds and the cost of  
390 issuance of the bonds provided no bonds shall be issued prior to the

391 district entering into an interlocal agreement with the city of Stamford,  
392 in accordance with the procedures provided by section 7-339c of the  
393 general statutes, including at least one public hearing on the proposed  
394 agreement and ratification by the board of representatives. The bonds  
395 may be secured as to both principal or interest by (A) the full faith and  
396 credit of the district, (B) fees, revenues or benefit assessments, or (C) a  
397 combination of subparagraphs (A) and (B) of this subdivision. Such  
398 bonds shall be authorized by resolution of the board. The district is  
399 authorized to secure such bonds by the full faith and credit of the  
400 district or by a pledge of or lien on all or part of its revenues, fees or  
401 benefit assessments. The bonds of each issue shall be dated, shall bear  
402 interest at the rates and shall mature at the time or times not exceeding  
403 thirty years from their date or dates, as determined by the board, and  
404 may be redeemable before maturity, at the option of the board, at the  
405 price or prices and under the terms and conditions fixed by the board  
406 before the issuance of the bonds. The board shall determine the form of  
407 the bonds, and the manner of execution of the bonds, and shall fix the  
408 denomination of the bonds and the place or places of payment of  
409 principal and interest, which may be at any bank or trust company  
410 within the state of Connecticut and other locations as designated by  
411 the board. In case any officer whose signature or a facsimile of whose  
412 signature shall appear on any bonds or coupons shall cease to be an  
413 officer before the delivery of the bonds, the signature or facsimile shall  
414 nevertheless be valid and sufficient for all purposes the same as if the  
415 officer had remained in office until the delivery.

416 (2) While any bonds issued by the district remain outstanding, the  
417 powers, duties or existence of the district shall not be diminished or  
418 impaired in any way that will affect adversely the interests and rights  
419 of the holders of the bonds. Bonds issued under this section, unless  
420 otherwise authorized by law, shall not be considered to constitute a  
421 debt of the state of Connecticut or the city of Stamford, or a pledge of  
422 the full faith and credit of the state of Connecticut or the city of  
423 Stamford, but the bonds shall be payable solely by the district or as  
424 special obligations payable from particular district revenues. Any

425 bonds issued by the district shall contain on their face a statement to  
426 the effect that neither the state of Connecticut nor the city of Stamford  
427 shall be obliged to pay the principal of or the interest thereon, and that  
428 neither the full faith and credit or taxing power of the state of  
429 Connecticut or the city of Stamford is pledged to the payment of the  
430 bonds. All bonds issued under this section shall have and are hereby  
431 declared to have all the qualities and incidents of negotiable  
432 instruments, as provided in title 42a of the general statutes.

433 (h) (1) The board may authorize that the bonds be secured by a trust  
434 agreement by and between the district and a corporate trustee, which  
435 may be any trust company or bank having the powers of a trust  
436 company within the state of Connecticut. The trust agreement may  
437 pledge or assign the revenues. Either the resolution providing for the  
438 issuance of bonds or the trust agreement may contain covenants or  
439 provisions for protecting and enforcing the rights and remedies of the  
440 bondholders as may be necessary, reasonable or appropriate and not in  
441 violation of law.

442 (2) All expenses incurred in carrying out the trust agreement may be  
443 treated as a part of the cost of the operation of the district. The pledge  
444 by any trust agreement or resolution shall be valid and binding from  
445 time to time when the pledge is made; the revenues or other moneys  
446 so pledged and then held or thereafter received by the board shall  
447 immediately be subject to the lien of the pledge without any physical  
448 delivery thereof or further act; and the lien of the pledge shall be valid  
449 and binding as against all parties having claims of any kind in tort,  
450 contract or otherwise against the board, irrespective of whether the  
451 parties have notice thereof. Notwithstanding any provision of the  
452 Uniform Commercial Code, neither this subsection, the resolution or  
453 any trust agreement by which a pledge is created need be filed or  
454 recorded except in the records of the board, and no filing need be  
455 made under title 42a of the general statutes.

456 (i) Bonds issued under this section are hereby made securities in  
457 which all public officers and public bodies of the state of Connecticut

458 and its political subdivisions, all insurance companies, trust  
459 companies, banking associations, investment companies, executors,  
460 administrators, trustees and other fiduciaries may properly and legally  
461 invest funds, including capital in their control and belonging to them;  
462 and such bonds shall be securities which may properly and legally be  
463 deposited with and received by any state or municipal officer or any  
464 agency or political subdivision of the state of Connecticut for any  
465 purpose for which the deposit of bonds of the state of Connecticut is  
466 now or may hereafter be authorized by law.

467 (j) Bonds may be issued under this section without obtaining the  
468 consent of the state of Connecticut or the city of Stamford, and without  
469 any proceedings or the happening of any other conditions or things  
470 other than those proceedings, conditions or things that are specifically  
471 required thereof by this section, and the validity of and security for  
472 any bonds issued by the district shall not be affected by the existence  
473 or nonexistence of the consent or other proceedings, conditions or  
474 things.

475 (k) The district and all its receipts, revenues, income and real and  
476 personal property shall be exempt from taxation and benefit  
477 assessments and the district shall not be required to pay any tax, excise  
478 or assessment to or from the state of Connecticut or any of its political  
479 subdivisions. The principal and interest on bonds or notes issued by  
480 the district shall be free from taxation at all times, except for estate and  
481 gift, franchise and excise taxes, imposed by the state of Connecticut or  
482 any political subdivision thereof, provided nothing in this section shall  
483 act to limit or restrict the ability of the state of Connecticut or the city  
484 of Stamford to tax the individuals and companies, or their real or  
485 personal property or any person living or business operating within  
486 the boundaries of the district.

487 (l) The board shall at all times keep accounts of its receipts,  
488 expenditures, disbursements, assets and liabilities, which shall be open  
489 to inspection by a duly appointed officer or duly appointed agent of  
490 the state of Connecticut or the city of Stamford. The fiscal year of the

491 district shall begin on July first and end on the following June thirtieth  
492 or as otherwise established by section 7-327 of the general statutes. The  
493 district shall be subject to an audit of its accounts in the manner  
494 provided in the general statutes.

495 (m) (1) At such time as any construction or development activity  
496 financed by bonds issued by the district is taking place, the clerk of the  
497 district shall submit project activity reports quarterly to the Secretary  
498 of the Office of Policy and Management and to the chairpersons of the  
499 joint standing committee of the General Assembly having cognizance  
500 of matters relating to finance, revenue and bonding.

501 (2) The district shall take affirmative steps to provide for the full  
502 disclosure of information relating to the public financing and  
503 maintenance of improvements to real property undertaken by the  
504 district. Such information shall be provided to any existing residents  
505 and to all prospective residents of the district. The district shall furnish  
506 each developer of a residential development within the district with  
507 sufficient copies of such information to provide each prospective initial  
508 purchaser of property in such district with a copy, and any developer  
509 of a residential development within the district, when required by law  
510 to provide a public offering statement, shall include a copy of such  
511 information relating to the public financing and maintenance of  
512 improvements in the public offering statement.

513 (n) (1) This section shall be deemed to provide an additional,  
514 alternative and complete method of accomplishing the purposes of this  
515 section and exercising the powers authorized hereby and shall be  
516 deemed and construed to be supplemental and additional to, and not  
517 in derogation of, powers conferred upon the district by law and  
518 particularly by sections 7-324 to 7-329, inclusive, of the general  
519 statutes; provided insofar as the proceedings of this section are  
520 inconsistent with any general statute or special act, or any resolution or  
521 ordinance of the city of Stamford, this section shall be controlling.

522 (2) Except as specifically provided in this section, all other statutes,

523 ordinances, resolutions, rules and regulations of the state of  
 524 Connecticut and the city of Stamford shall be applicable to the  
 525 property, residents and businesses located in the district. Nothing in  
 526 this section shall in any way obligate the city of Stamford to pay any  
 527 costs for the acquisition, construction, equipping or operation and  
 528 administration of the improvements located within the district or to  
 529 pledge any money or taxes to pay debt service on bonds issued by the  
 530 district except as may be agreed to in any interlocal agreements  
 531 executed by the city of Stamford and the district.

532 (o) At the option of the city of Stamford by vote of the board of  
 533 representatives of the city of Stamford, the district shall be merged into  
 534 the city of Stamford if no bonds are issued by the district not later than  
 535 four years after the effective date of this section or after the bonds  
 536 authorized by this section are no longer outstanding and any property  
 537 which is owned by the district shall be distributed to the city of  
 538 Stamford.

539 (p) This section being necessary for the welfare of the city of  
 540 Stamford and its inhabitants shall be liberally construed to affect the  
 541 purposes hereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2007	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 chamber thereof for any purpose:

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**OFA Fiscal Note**

**State Impact:** None

**Municipal Impact:** None

**Explanation**

The bill allows the City of Stamford to form a special taxing district that is permitted to issue revenue bonds. It has no fiscal impact to the State of Connecticut or the City of Stamford because the revenue bonds are not a direct or contingent liability of either entity.

House "A" makes technical and clarifying changes to the underlying bill and has no fiscal impact.

**The Out Years**

**State Impact:** None

**Municipal Impact:** None

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**OLR Bill Analysis**

**sHB 7384 (as amended by House "A")**

***AN ACT ESTABLISHING THE HARBOR POINT INFRASTRUCTURE  
IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

**SUMMARY:**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Finance, Revenue and Bonding Committee

Joint Favorable Substitute

Yea 53 Nay 0 (04/17/2007)