



Senate

General Assembly

File No. 868

January Session, 2007

Substitute Senate Bill No. 1440

Senate, May 23, 2007

The Committee on Planning and Development reported through SEN. COLEMAN of the 2nd Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING THE SPECIAL TAXING DISTRICTS WITHIN REDDING AND BRIDGEPORT AND THE AUTHORITY OF SPECIAL SERVICES DISTRICTS TO BORROW MONEY.

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

1 Section 1. Section 1 of special act 05-14, as amended by section 2 of
2 public act 06-163, is amended to read as follows (*Effective July 1, 2007*):

3 For purposes of this section:

4 (1) "District" means certain real property, situated in the town of
5 Redding, County of Fairfield and State of Connecticut shown and
6 designated as Parcel D on "Property survey for The Gilbert & Bennett
7 Mfg. Co. in Georgetown Redding, Connecticut Sheet 3 of 3" and dated
8 September 20, 1987, which map is on file in the Redding town clerk's
9 office as Map 3436, excepting, however, so much of such property as
10 has previously been conveyed to other, including, but not limited to,
11 (A) the premises described in a certain deed to the town of Wilton,

12 dated September 22, 1999, and recorded in the Wilton Land Records at
13 volume 1193, page 183, (B) the premises described in a certain deed to
14 the town of Redding, dated November 4, 1999, and recorded in the
15 Redding Land Records at volume 235, page 33, and (C) the premises
16 described in a certain deed to the town of Redding dated November 4,
17 1999, and recorded in the Redding Land Records at volume 267, page
18 240; except upon action on or after the effective date of this section by
19 the voters, as provided in section 7-325 of the general statutes, to
20 enlarge the district, "district" shall include all those certain pieces or
21 parcels of land, with the improvements thereon, situated in the Town
22 of Redding, County of Fairfield and State of Connecticut, being shown
23 as: "Parcel A (Assessor's No. 32-1, 2, 3) Acres = 41.4822"; "Parcel B
24 (Assessor's No. 34-1) Acres = 1.4529"; "Parcel C (Assessor's No. 35-1)
25 Acres = 1.8746"; all as shown on "Property Survey for THE GILBERT &
26 BENNETT MFG. Co.", sheets 1, 2 and 3, on file in the Redding Town
27 Clerk's Office as Map Nos. 3434, 3435 and 3436; together with that
28 certain parcel of land (Redding Assessor's Map 103, Block 35, Lot 4)
29 being shown as "Total Area = 0.765 AC." on "Map Prepared for Gilbert
30 & Bennett Manufacturing Co. Redding, Connecticut" dated July 18,
31 1988, and on file in the Redding Town Clerk's Office as Map No. 3626,
32 and upon its discontinuance, that certain parcel of land being shown as
33 North Main Street on said maps;

34 (2) "Voter" means (A) any person who is an elector of the district, (B)
35 any citizen of the United States of the age of eighteen years or more
36 who, jointly or severally, is liable to the district for taxes assessed
37 against such citizen on an assessment of not less than one thousand
38 dollars on the last-completed grand list of such district, or who would
39 be so liable if not entitled to an exemption under subdivision (17), (19),
40 (22), (23), (25) or (26) of section 12-81 of the general statutes, or (C)
41 holders of record of interest in real property within such district; [and]

42 (3) "Qualified green building and sustainable design project" shall
43 have the same meaning as in 26 USC 142; and

44 (4) "Clean renewable energy bond qualified project" means a

45 qualified project for which clean renewable energy bonds may be
46 issued under 26 USC 54.

47 Sec. 2. Subsection (b) of section 2 of special act 05-14 is amended to
48 read as follows (*Effective from passage*):

49 (b) At the meeting called for the purpose of establishing the district,
50 as provided in subsection (a) of this section, the voters may establish
51 the district for any or all of the following purposes: To extinguish fires,
52 to light streets, to plant and care for shade and ornamental trees, to
53 plan, lay out, acquire, construct, finance and maintain roads,
54 sidewalks, crosswalks, drains and sewers, [and] sewage treatment
55 facilities [,] and other infrastructure improvements, to acquire, own,
56 lease, pledge, encumber, maintain, operate and regulate the use of
57 open space, parks, parking facilities and other interests in real and
58 personal property, to appoint and employ watchmen or police officers,
59 to acquire, construct, maintain and regulate the use of recreational
60 facilities, to plan, lay out, acquire, construct, reconstruct, repair,
61 maintain, supervise and manage a flood or erosion control system, to
62 plan, lay out, acquire, construct, maintain, operate and regulate the use
63 of a community water system, to plan, lay out, acquire, construct,
64 maintain, operate and regulate the use of a qualified green building
65 and sustainable design project, to plan, lay out, acquire, construct,
66 maintain, operate and regulate the use of a clean renewable energy
67 bond qualified project, and to collect garbage, ashes and all other
68 refuse matter in any portion of such district and provide for the
69 disposal of such matter, to establish a zoning commission and a zoning
70 board of appeals or a planning commission, or both, by adoption of
71 chapter 124 or 126 of the general statutes, excluding section 8-29 of the
72 general statutes, or both such chapters, as the case may be, which
73 commissions or board shall be dissolved upon adoption of subdivision
74 or zoning regulations by the town planning or zoning commission,
75 and to adopt building regulations, which regulations shall be
76 superseded upon adoption by the town of building regulations, and to
77 adopt and enforce design codes and use restrictions applicable to real
78 and personal property within the district. The district may contract

79 with a town, city, borough or other district for carrying out any of the
80 purposes for which such district was established.

81 Sec. 3. Section 5 of special act 05-14 is amended to read as follows
82 (*Effective from passage*):

83 (a) As used in this section, "bonds" means any bonds, including
84 refunding bonds, notes, temporary notes or other obligations.

85 (b) For the purpose of carrying out or administering the purposes
86 and functions of the district, as provided in [subsection (b) of] section 2
87 of this act, the district, acting by and through its board of directors, is
88 authorized to issue bonds as provided in the general statutes. The
89 bonds may be secured as to both principal and interest by (1) the full
90 faith and credit of the district, (2) fees, revenues or benefit assessments,
91 or (3) a combination of subdivisions (1) and (2) of this subsection.

92 (c) The district is authorized to secure such bonds by the full faith
93 and credit of the district or by a pledge of or lien on all or part of its
94 revenues, fees or benefit assessments. The bonds of each issue shall be
95 dated, shall bear interest at the rates and shall mature at the time or
96 times not exceeding thirty years from their date or dates, as
97 determined by the board, and may be redeemable before the maturity,
98 at the option of the board, at the price or prices and under the terms
99 and conditions fixed by the board before the issuance of the bonds. The
100 board shall determine the form of the bonds and the manner of
101 execution of the bonds, and shall fix the denomination of the bonds
102 and the place or places of payment of principal and interest, which
103 may be at any bank or trust company within the state of Connecticut,
104 and other locations as designated by the board. In case any officer
105 whose signature or a facsimile of whose signature shall appear on any
106 bonds or coupons shall cease to be an officer before the delivery of the
107 bonds, the signature or facsimile shall nevertheless be valid and
108 sufficient for all purposes the same as if such officer had remained in
109 office until the delivery. The bonds shall be issued in registered form.
110 The district may sell the bonds in a manner and for a price, whether at
111 public or private sale, as it may determine to be in the best interests of

112 the district.

113 (d) Any provisions which may be included in proceedings
114 authorizing the issuance of bonds under this section may be included
115 in an indenture of trust duly approved in accordance with this section
116 which secures the bonds and any notes issued in anticipation thereof,
117 and in such case, the provisions of such indenture shall be deemed to
118 be a part of such proceedings as though they were expressly included
119 therein.

120 (e) Any bonds issued by the district pursuant to this section shall be
121 considered debt for urban renewal projects for the purposes of the
122 limitation of municipal indebtedness pursuant to subsection (b) of
123 section 7-374 of the general statutes.

124 (f) The board may authorize that the bonds be secured by a trust
125 agreement by and between the district and a corporate trustee, which
126 may be any trust company or bank having the powers of a trust
127 company within the state of Connecticut. The trust agreement may
128 pledge or assign the revenues. Either the resolution providing for the
129 issuance of bonds or the trust agreement may contain covenants or
130 provisions for protecting and enforcing the rights and remedies of the
131 bondholders as may be necessary, reasonable or appropriate and not in
132 violation of law.

133 (g) All expenses incurred in carrying out the trust agreement may be
134 treated as a part of the cost of the operation of the district. The pledge
135 by any trust agreement or resolution shall be valid and binding from
136 time to time when the pledge is made; the revenues or other moneys
137 so pledged and then held or thereafter received by the board shall
138 immediately be subject to the lien of the pledge without any physical
139 delivery thereof or further act; and the lien of the pledge shall be valid
140 and binding as against all parties having claims of any kind in tort,
141 contract or otherwise against the board, irrespective of whether the
142 parties have notice thereof. Notwithstanding any provision of the
143 Uniform Commercial Code, neither this subsection, the resolution or
144 any trust agreement by which a pledge is created need be filed or

145 recorded except in the records of the board, and no filing need be
146 made under title 42a of the general statutes.

147 (h) Bonds or notes issued under this section are hereby made
148 securities in which all public officers and public bodies of the state of
149 Connecticut and its political subdivisions, all insurance companies,
150 trust companies, banking associations, investment companies,
151 executors, administrators, trustees and other fiduciaries may properly
152 and legally invest funds, including capital in their control and
153 belonging to them; and such bonds shall be securities which may
154 properly and legally be deposited with and received by any state or
155 municipal officer or any agency or political subdivision of the state of
156 Connecticut for any purpose for which the deposit of bonds or notes of
157 the state of Connecticut is now or may hereafter be authorized by law.

158 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
159 the general statutes, including sections 7-324 to 7-329, inclusive, the
160 district established by special act 05-14, as amended by this act, shall
161 have the power to assess, levy and collect benefit assessments upon the
162 land and buildings in the district which, in its judgment, are benefited
163 by the improvements.

164 (b) (1) Notwithstanding any provision of the general statutes,
165 including sections 7-324 to 7-329, inclusive, the district shall have the
166 power to fix, revise, charge, collect, abate and forgive reasonable taxes,
167 fees, rents and benefit assessments, and other charges for the cost of
168 the improvements, financing costs, operating expenses and other
169 services and commodities furnished or supplied to the real property in
170 the district in accordance with the applicable provisions of the general
171 statutes which apply to districts established under section 7-325 of the
172 general statutes, and special act 05-14, as amended by this act, and in
173 the manner prescribed by the district. Notwithstanding any provision
174 of the general statutes, the district may pay the entire cost of any
175 improvements, including the costs of financing such improvements,
176 capitalized interest and the funding of any reserve funds necessary to
177 secure such financing or the debt service of bonds or notes issued to

178 finance such costs, from taxes, fees, rents, benefit assessments or other
179 revenues and may assess, levy and collect said taxes, fees, rents or
180 benefit assessments concurrently with the issuance of bonds, notes or
181 other obligations to finance such improvements based on the estimated
182 cost of the improvements prior to the acquisition or construction of the
183 improvements or upon the completion or acquisition of the
184 improvements.

185 (2) Notwithstanding any provision of the general statutes, whenever
186 the district constructs, improves, extends, equips, rehabilitates, repairs,
187 acquires or provides a grant for any improvements or finances the cost
188 of such improvements, such proportion of the cost or estimated cost of
189 the improvements and financing thereof as determined by the district,
190 may be assessed by the district, herein referred to as "benefit
191 assessments", in the manner prescribed by such district, upon the
192 property benefited by such improvements and the balance of such
193 costs shall be paid from the general funds of the district. The district
194 may provide for the payment of such benefit assessments in annual
195 installments, not exceeding thirty, and may forgive such benefit
196 assessments in any single year without causing the remainder of
197 installments of benefit assessments to be forgiven. Benefit assessments
198 to buildings or structures constructed or expanded after the initial
199 benefit assessment may be assessed as if the new or expanded
200 buildings or structures had existed at the time of the original benefit
201 assessment. It is hereby determined that the provision of open space
202 whether within the district or in the town of Redding is a benefit to all
203 the property in the district.

204 (3) In order to provide for the collection and enforcement of its
205 taxes, fees, rents, benefit assessments and other charges, the district is
206 hereby granted all the powers and privileges with respect thereto as
207 districts organized pursuant to section 7-325 of the general statutes,
208 and as held by municipal corporations or as otherwise provided in this
209 section. Such taxes, fees, rents or benefit assessments, if not paid when
210 due, shall constitute a lien upon the premises served and a charge
211 against the owners thereof, which lien and charge shall bear interest at

212 the same rate as delinquent property taxes. Each such lien may be
213 continued, recorded and released in the manner provided for property
214 tax liens and shall take precedence over all other liens or
215 encumbrances except a lien for taxes of the town of Redding. Each
216 such lien may be continued, recorded and released in the manner
217 provided for property tax liens.

218 (4) The benefit assessments shall be adopted and revised by the
219 board in accordance with the procedures to be established by the
220 board, at a meeting called by the board, assuring that interested
221 persons are afforded notice and an opportunity to be heard. The board
222 shall hold at least one public hearing on its schedule of benefit
223 assessments and other charges or any revision thereof before adoption,
224 notice of which shall be delivered to the first selectman of the town of
225 Redding and be published in a newspaper of general circulation in the
226 town of Redding at least ten days in advance of the hearing. No later
227 than the date of the publication, the board shall make available to the
228 public and deliver to the first selectman of the town of Redding the
229 proposed schedule of benefit assessments and other charges. The
230 procedures regarding public hearing and appeal provided by section
231 7-250 of the general statutes, shall apply for all benefit assessments
232 made by the district except that the board shall be substituted for the
233 water pollution control authority. Should the benefit assessments be
234 assessed and levied prior to the acquisition or construction of the
235 improvements, then the amount of the benefit assessments shall be
236 adjusted to reflect the actual cost of the improvements, including all
237 financing costs, once the improvements have been completed, should
238 the actual cost be greater than or less than the estimated costs. Benefit
239 assessments shall be due and payable at such times as are fixed by the
240 board, provided the district shall give notice of such due date not less
241 than thirty days prior to such due date by publication in a newspaper
242 of general circulation in the town of Redding and by mailing such
243 notice to the owners of the property assessed at their last-known
244 address.

245 (c) The district and all its receipts, revenues, income and real and

246 personal property shall be exempt from taxation and benefit
247 assessments and the district shall not be required to pay any tax, excise
248 or assessment to or from the state of Connecticut or any of its political
249 subdivisions. The principal and interest on bonds or notes issued by
250 the district shall be free from taxation at all times, except for estate and
251 gift, franchise and excise taxes, imposed by the state of Connecticut or
252 any political subdivision thereof, provided nothing in this section shall
253 act to limit or restrict the ability of the state of Connecticut or the town
254 of Redding to tax the individuals and entities, or their real or personal
255 property or any person living or business operating within the
256 boundaries of the district.

257 (d) Special act 05-14, as amended by section 2 of public act 06-163
258 and this act, being necessary for the public interest, shall be liberally
259 construed to affect the purposes hereof.

260 Sec. 5. Subdivision (1) of subsection (a) of section 2 of public act 05-
261 289 is amended to read as follows (*Effective July 1, 2007*):

262 (1) "District" means that certain real property, situated in the city of
263 Bridgeport, the County of Fairfield and the state of Connecticut, the
264 Steel Point Infrastructure Improvement District, a body politic and
265 corporate, consisting of the area bounded and described as follows:
266 Beginning at the intersection of [Nichols Street and] the southern right-
267 of-way line of I-95 and the center line of Pembroke Street; thence
268 proceeding easterly along [the center line of Nichols Street] the
269 southern right-of-way line of I-95 to the western U.S. Channel Line of
270 the Yellow Mill Channel; thence southerly along the western U.S.
271 Channel Line of Yellow Mill Channel encompassing all waterborne
272 structures contiguous to the peninsula to the U.S. Channel Line of
273 Bridgeport Harbor; thence northwesterly along the U.S. Channel Line
274 of Bridgeport Harbor encompassing all waterborne structures
275 contiguous to the peninsula to the eastern U.S. Channel Line of the
276 Pequonnock River; thence northerly along the eastern U.S. Channel
277 Line of the Pequonnock River to the northern street line of Stratford
278 Avenue; thence easterly along the northern street line of Stratford

279 Avenue to the western street line of Kossuth Street; thence northerly
280 along the western street line of Kossuth Street to the [northern]
281 southern right-of-way line of the [entrance ramp to] East Main Street
282 exit ramp from I-95; thence [northerly] easterly along the I-95 [ramps]
283 exit ramp's right-of-way to the [southern street line of Nichols Street;
284 thence proceeding easterly along the southern street line of Nichols
285 Street] western street line of East Main Street; thence northerly along
286 the western street line of East Main Street to the southerly right-of-way
287 line of I-95; thence proceeding easterly along the southern right-of-way
288 line of I-95 to the point of the beginning. The project boundaries shall
289 also include any off-site locations mandated by any permitting agency
290 for improvements associated with the project's traffic management
291 requirements.

292 Sec. 6. Section 7-339n of the general statutes is repealed and the
293 following is substituted in lieu thereof (*Effective October 1, 2007*):

294 A special services district shall constitute a body politic and
295 corporate and the ordinance establishing such a district shall confer
296 upon such district such of the following powers as are provided in the
297 ordinance: (a) To sue and be sued; (b) to acquire, hold and convey any
298 estate, real or personal; (c) to contract; (d) to borrow money, provided
299 any obligation incurred for this purpose shall be discharged in
300 accordance with the provisions of the ordinance establishing such
301 district not more than [one year] seven years after it was incurred, and
302 such district may pledge any revenues to be received pursuant to
303 section 7-339r against any such obligation; (e) to recommend to the
304 legislative body of the municipality in which such district is located the
305 imposition of a levy upon the taxable interests in real property within
306 such district, the revenues from which may be used in carrying out any
307 of the powers of such district; (f) to construct, own, operate and
308 maintain public improvements; and (g) to provide, within such
309 district, some or all of the other services which such municipality is
310 authorized to provide therein, except that no such ordinance may
311 confer upon any such district the power to provide elementary or
312 secondary public education services, and provided further no such

313 ordinance may confer upon any such district the power to provide
314 services which are then being provided within any portion of the area
315 included in such district by any multitown body or authority.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2007</i>	SA 05-14, Sec. 1
Sec. 2	<i>from passage</i>	SA 05-14, Sec. 2(b)
Sec. 3	<i>from passage</i>	SA 05-14, Sec. 5
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>July 1, 2007</i>	PA 05-289, Sec. 2(a)(1)
Sec. 6	<i>October 1, 2007</i>	7-339n

PD *Joint Favorable Subst.*

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:

OFA Fiscal Note

State Impact: None

Municipal Impact:

Municipalities	Effect	FY 08 \$	FY 09 \$
Various Municipalities	See Below	See Below	See Below

Explanation

The bill:

1. Extends from 1 to 7 years the amount of time that special services districts have to repay their debt obligations. This has no state or municipal fiscal impact because the debt of such districts are not a direct or contingent liability of either entity.
2. Clarifies the provisions of SA 05-14. This has no fiscal impact to the State of Connecticut or the Town of Redding because the revenue bonds referred to in the bill are not a direct or contingent liability of either entity.
3. Adjusts the boundaries of a special taxing district in Bridgeport. This has no state fiscal impact.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis**sSB 1440*****AN ACT CONCERNING THE SPECIAL TAXING DISTRICTS WITHIN REDDING AND BRIDGEPORT AND THE AUTHORITY OF SPECIAL SERVICES DISTRICTS TO BORROW MONEY.*****SUMMARY:**

This bill extends the time a special services district has to repay its debt obligations from one to seven years after it incurs them. It must discharge the debt according to the provisions of the ordinance that established the district.

The bill also gives a special taxing district in Redding additional powers, including the authority to finance more types of infrastructure improvements, adopt and enforce design codes on district property, and impose and collect taxes on land and buildings in the district that benefit from its improvements. The bill also allows the district's board to secure district debt through trust agreements pledging or assigning district revenues.

Finally, the bill adjusts the boundaries of a special taxing district in Bridgeport.

EFFECTIVE DATE: The special district debt obligation repayment change takes effect October 1, 2007. The Redding special taxing district provisions are effective on passage, except for the section defining a "clean renewable energy bond qualified project," which is effective July 1, 2007. The Bridgeport special taxing district boundary changes are effective July 1, 2007.

REDDING SPECIAL TAXING DISTRICT**§ 1 & 2 – District Powers**

Special Act 05-14 allowed Redding to form a special taxing district to provide various services and build and maintain certain infrastructure, such as roads, drains, and sewers.

The bill also allows the district to finance, plan, acquire, own, lease, mortgage, maintain, operate, and regulate the use of other infrastructure improvements, including open space, parks, parking facilities, and other real and personal property interests. Among the infrastructure projects the bill authorizes is any clean renewable energy project that qualifies for clean renewable energy bonds under the federal tax law (see BACKGROUND).

The bill allows the district to adopt and enforce design codes and property use restrictions within the district.

§ 3 – District Bonds

The special act allows the district to issue bonds to finance its activities. The bill makes the district's bonds urban renewal debt for purposes of the municipal debt limit. By law, municipal debt for urban renewal projects is capped at 3.25 times the municipality's aggregate annual receipts.

The bill allows the district's board of directors to secure district debt through a trust agreement that pledges or assigns district revenues. It allows either the bond issuance resolution or the trust agreement to include reasonable protections of bondholders' rights. It allows the expenses for carrying out any trust agreement to be part of the district's operating costs. It requires any pledged revenues to be subject to a lien that is valid and binding on all parties, regardless of notice. It exempts the trust agreement or resolution that contains the pledge from all filing and recording requirements other than the requirement that it be recorded in the records of the district's board of directors.

The bill makes the district's bonds valid and legal investments for governments, banks, insurance companies, and fiduciaries.

§ 4 – Taxing Powers

The bill gives the district the power to impose and collect taxes on land and buildings in the district that benefit from its infrastructure improvements. It allows it to charge reasonable fees, rents, and benefit assessments for their cost, maintenance, improvement, and operation. The district can allow payment of the benefit assessments for infrastructure in up to 30 annual installments and can forgive any single annual assessment without causing the remaining ones to be forgiven. The bill specifies that providing open space either within the district or elsewhere in Redding benefits all property within the district.

The bill gives the Redding district the same powers to collect and enforce its taxes, assessment, fees, and rents as statutory special districts have. It establishes any unpaid amounts as a lien against the property and requires the owners to pay the same interest rate on delinquent amounts as on delinquent property taxes (1.5% per month or 18% per year). The liens take precedence over all other liens except tax liens from the town of Redding.

The bill requires the district board of directors to adopt or revise benefit assessments at a meeting and to provide notice to interested parties. It requires the board to hold at least one public hearing. It must give notice of the hearing to Redding's first selectman and publish a hearing notice in a local newspaper at least 10 days in advance. The board must follow the same statutory hearing and appeal procedures as a water pollution control authority.

The bill specifies that the district is tax-exempt and not subject to state or local taxes or assessments and that interest on the district's bonds are tax-exempt. Individuals and entities operating within the district are subject to state and local taxes.

BACKGROUND***Clean Renewable Energy Bonds***

Federal law allows qualified borrowers to issue clean renewable

energy bonds (CREBs) to finance certain types of renewable energy projects. Instead of receiving interest, CREB holders receive federal tax credits, thus allowing the bond issuer to borrow at zero interest. Qualified CREB issuers include state and local governments and their political subdivisions, among others. Qualified projects are facilities that use the following types of renewable energy resources: wind, open- and closed-loop biomass, geothermal, solar, small irrigation power, landfill gas, trash combustion, refined coal, and certain types of hydropower (26 USCA §§ 45 & 54).

Related Bills

sHB 6856 (File 801) and sHB 7223 (File 841) also extend special district debt repayment terms. The provision in sHB 6856 is identical to this bill, while sHB 7223 would extend the maximum repayment term from one to five years.

Legislative History

The Senate referred the original bill (File 725) to the Planning and Development Committee. The committee reported a substitute version that adds the extension of time for a special district to repay its debt.

COMMITTEE ACTION

Finance, Revenue and Bonding Committee

Joint Favorable Substitute

Yea 52 Nay 0 (04/16/2007)

Planning and Development Committee

Joint Favorable Substitute

Yea 15 Nay 1 (05/14/2007)