



General Assembly

**Amendment**

February Session, 2008

LCO No. 5724

\*SB0002605724HDO\*

Offered by:

REP. KIRKLEY-BEY, 5<sup>th</sup> Dist.

SEN. FONFARA, 1<sup>st</sup> Dist.

To: Subst. Senate Bill No. 26

File No. 354

Cal. No. 340

**"AN ACT CONCERNING CERTAIN PROGRAMS ADMINISTERED  
BY THE OFFICE OF POLICY AND MANAGEMENT."**

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

3 "Sec. 501. Subsection (4) of section 32-600 of the general statutes is  
4 repealed and the following is substituted in lieu thereof (*Effective from*  
5 *passage*):

6 (4) "Convention center facilities" means (A) the convention center  
7 and the related parking facilities, as defined in section 32-651, to the  
8 extent such related parking facilities are developed, owned or operated  
9 by the authority, [and may include] (B) the on-site related private  
10 development, as defined in section 32-651, to the extent any such on-  
11 site related private development is developed, owned or operated by  
12 the authority pursuant to a determination by the Secretary of the Office  
13 of Policy and Management and the authority that such development,  
14 ownership or operation by the authority is necessary and in the public

15 interest, and (C) a central heating and cooling plant serving the  
16 convention center, the related parking facilities, the related private  
17 development and, to the extent of any surplus capacity, other users.  
18 "Convention center facilities" does not include the convention center  
19 hotel.

20 Sec. 502. Section 32-600 of the general statutes is amended by adding  
21 subdivision (8) as follows (*Effective from passage*):

22 (NEW) (8) "Private development district" means any land on the  
23 Adriaen's Landing site that is designated jointly by the Secretary of the  
24 Office of Policy and Management and the authority as available for the  
25 purpose of on-site related private development and in need of  
26 inducement for private development and operation. Only land on  
27 which construction of a building or improvement is to commence on  
28 or after July 1, 2008, shall be so designated. Any land so designated  
29 shall remain part of the private development district during the term,  
30 including any extensions, of any agreement providing for payments to  
31 the authority in lieu of real property taxes entered into pursuant to  
32 subsection (d) of section 32-602, as amended by this act, and thereafter,  
33 until the Secretary of the Office of Policy and Management and the  
34 authority certify that such designation is no longer a needed  
35 inducement to private development and operation. As used in this  
36 subdivision, "land" includes an easement to use air space, whether or  
37 not contiguous to the surface of the ground.

38 Sec. 503. Section 32-602 of the general statutes is amended by adding  
39 subsection (d) as follows (*Effective from passage*):

40 (NEW) (d) The authority shall have the power to negotiate, and,  
41 with the approval of the Secretary of the Office of Policy and  
42 Management, to enter into an agreement with any private developer,  
43 owner or lessee of any building or improvement located on land in a  
44 private development district, as defined in section 32-600, as amended  
45 by this act, providing for payments to the authority in lieu of real  
46 property taxes. Such an agreement shall be made a condition of any

47 private right of development within the private development district,  
48 and shall include a requirement that such private developer, owner or  
49 lessee make good-faith efforts to hire, or cause to be hired, available  
50 and qualified minority business enterprises, as defined in section 4a-  
51 60g, to provide construction services and materials for improvements  
52 to be constructed within the private development district in an effort to  
53 achieve a minority business enterprise utilization goal of ten per cent  
54 of the total costs of construction services and materials for such  
55 improvements. Such payments to the authority in lieu of real property  
56 taxes shall have the same lien and priority, and may be enforced by the  
57 authority in the same manner, as provided for municipal real property  
58 taxes. Such payments as received by the authority shall be used to  
59 carry out the purposes of the authority set forth in subsection (a) of this  
60 section.

61 Sec. 504. Subsection (b) of section 32-664 of the general statutes is  
62 repealed and the following is substituted in lieu thereof (*Effective from*  
63 *passage*):

64 (b) Each license, permit and approval required or permitted to be  
65 issued, and each administrative action required or permitted to be  
66 taken pursuant to the general statutes in connection with the overall  
67 project, shall be issued or taken upon application to the particular  
68 commissioner or commissioners having the jurisdiction over such  
69 license, permit, approval or other administrative action or such other  
70 state official as such commissioner shall designate. No agency,  
71 commission, council, committee, panel or other body whatsoever other  
72 than such commissioner shall have jurisdiction over or cognizance of  
73 any licenses, permits, approvals or administrative actions concerning  
74 the overall project. No notice of any tentative determination or any  
75 final determination regarding any such license, permit, approval or  
76 administrative action and no notice of any such license, permit,  
77 approval or administrative action shall be required except as expressly  
78 provided in this section. No ordinance, law or regulation adopted by,  
79 or authority granted to, any municipality or any other political  
80 subdivision of the state, other than the authority, shall apply to the

81 overall project, or to the operation of improvements in the private  
82 development district to the extent such matters of operation are  
83 otherwise governed by this chapter, chapter 588x or other applicable  
84 provisions of state law, except that the stadium facility and the  
85 stadium facility project shall comply with the provisions of any local  
86 noise ordinance that embraces the ambient noise standard, as provided  
87 in section 22a-69, except that such local noise ordinance shall not apply  
88 to The University of Connecticut sporting events. Any enforcement  
89 action shall be based on objective scientific measurements. No  
90 municipality shall impose, as a condition of the availability of any state  
91 or federal funds under a program administered by such municipality,  
92 any requirement that such municipality would not have the authority  
93 to impose directly by operation of this subsection, except as otherwise  
94 mandated by federal law.

95 Sec. 505. Section 32-666 of the general statutes is repealed and the  
96 following is substituted in lieu thereof (*Effective from passage*):

97 (a) Any land on the Adriaen's Landing site leased by the secretary  
98 for purposes of site acquisition for an initial term of at least ninety-nine  
99 years shall, while such lease remains in effect, be deemed to be state-  
100 owned real property for purposes of sections 12-19a and 12-19b and  
101 subdivision (2) of section 12-81 of the 2008 supplement to the general  
102 statutes and the state shall make grants in lieu of taxes with respect to  
103 such land to the municipality in which the same is located as otherwise  
104 provided in sections 12-19a and 12-19b.

105 (b) Any land that comprises a private development district  
106 designated pursuant to section 32-600, as amended by this act, and all  
107 improvements on or to such land shall, while such designation  
108 continues, be deemed to be state-owned real property for purposes of  
109 sections 12-19a and 12-19b and subdivision (2) of section 12-81, and the  
110 state shall make grants in lieu of taxes with respect to such land and  
111 improvements to the municipality in which the same is located as  
112 otherwise provided in sections 12-19a and 12-19b. Section 32-666a shall  
113 not be applicable to any such land or improvements while designated

114 as part of the private development district."