



General Assembly

February Session, 2010

Raised Bill No. 5332

LCO No. 1579

01579_____PD_

Referred to Committee on Planning and Development

Introduced by:
(PD)

AN ACT ESTABLISHING THE ENFIELD IMPROVEMENT DISTRICT.

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

1 Section 1. (*Effective July 1, 2010*) (a) For purposes of this section:

2 (1) "District" means that certain real property, situated in the town
3 of Enfield, the county of Hartford and the state of Connecticut, the
4 Business Park Commons Improvement District, a body politic and
5 corporate, subject to sections 7-324 to 7-329, inclusive, of the general
6 statutes, except as otherwise provided in this section consisting of the
7 area bounded and described as follows:

8 Certain real property situated in the town of Enfield, the county of
9 Hartford and the state of Connecticut.

10 The project boundaries shall also include any off-site locations
11 mandated by any permitting agency for improvements associated with
12 the project.

13 (2) "Voter" means (A) any person who is an elector of the district, (B)
14 any citizen of the United States of the age of eighteen years or more

15 who, jointly or severally, is liable to the district for taxes assessed
16 against such citizen on an assessment of not less than one thousand
17 dollars on the last-completed grand list of such district, as the case may
18 be, or who would be so liable if not entitled to an exemption under
19 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general
20 statutes, or (C) any holder of record of an interest in real property
21 within the district.

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

24 (b) (1) Upon the petition of fifteen or more persons eligible to vote in
25 the town of Enfield, specifying the district for any or all of the
26 purposes set forth in this section, the town manager of such town shall
27 call a meeting of the voters to act upon such petition, which meeting
28 shall be held at such place within such town and such hour as the town
29 manager designates, not later than thirty days after such petition has
30 been received by the town manager. Such meeting shall be called by
31 publication of a written notice of the same, signed by the town
32 manager, at least fourteen days before the time fixed for such meeting
33 in two successive issues of some newspaper published or circulated in
34 such town. Not later than twenty-four hours before such meeting, (A)
35 two hundred or more voters or ten per cent of the total number of
36 voters of such proposed district, whichever is less, may petition the
37 town manager, in writing, for a referendum of the voters of such
38 proposed district, or (B) the town manager in his or her discretion may
39 order a referendum of the voters of such proposed district, on the sole
40 question of whether the proposed district should be established. Any
41 such referendum shall be held not less than seven or more than
42 fourteen days after the receipt of such petition or the date of such
43 order, on a day to be set by the town manager for a vote by paper
44 ballots or by a "yes" or "no" vote on the voting machines, during the
45 hours between twelve o'clock noon and eight o'clock p.m.; except that
46 such town may, by vote of its town council, provide for an earlier hour
47 for opening the polls but not earlier than six o'clock a.m.,

48 notwithstanding the provisions of any special act. If voters
49 representing at least two-thirds of the assessments of holders of record
50 within the proposed district cast votes in such referendum in favor of
51 establishing the proposed district, the town manager shall reconvene
52 such meeting not later than seven days after the day on which the
53 referendum is held. Upon approval of the petition for the proposed
54 district by voters representing at least two-thirds of the assessments of
55 holders of record within the proposed district present at such meeting,
56 or if a referendum is held, upon the reconvening of such meeting after
57 the referendum, the voters, upon the vote of voters representing a
58 majority of assessments of holders of record within the proposed
59 district, shall choose necessary officers therefor to hold office until the
60 first annual meeting thereof; and the district shall, upon the filing of
61 the first report filed in the manner provided in subsection (c) of section
62 7-325 of the general statutes, thereupon be a body corporate and politic
63 and have the powers provided in sections 7-324 to 7-329, inclusive, of
64 the general statutes, not inconsistent with the general statutes or this
65 section, in relation to the objects for which it was established, that are
66 necessary for the accomplishment of such objects, including the power
67 to lay and collect taxes. The clerk of such district shall cause its name
68 and a description of its territorial limits and of any additions that may
69 be made thereto to be recorded in, and a caveat be placed upon, the
70 land records of the town of Enfield.

71 (2) At the meeting called for the purpose of establishing the district
72 as provided in subdivision (1) of this subsection, the voters may
73 establish the district for any or all of the following purposes: To
74 extinguish fires, to light streets, to plant and care for shade and
75 ornamental trees, to plan, lay out, acquire, construct, maintain and
76 finance roads, sidewalks, crosswalks, drains, sewers and sewage
77 treatment facilities, utility improvements and connections, parking
78 facilities, open space, bulkhead repairs, dredging and construction,
79 environmental remediation and other infrastructure improvements
80 and to acquire, construct, maintain and regulate the use of recreational
81 facilities, to plan, lay out, acquire, construct, reconstruct, repair,

82 maintain, supervise and manage a flood or erosion control system, and
83 to plan, lay out, acquire, construct, maintain, operate, finance and
84 regulate the use of a community water system, all as hereinafter
85 referred to as the "improvements". The district may contract with a
86 town, city, borough or other district for carrying out any of the
87 purposes or the purchase or sale of any of the improvements for which
88 such district was established.

89 (3) At the meeting called for the purpose of establishing the district
90 as provided in subdivision (1) of this subsection, the voters shall fix the
91 date of the annual meeting of the voters for the election of district
92 officers and the transaction of such other business as may properly
93 come before such annual meeting. At such organizational meeting of
94 the district, the voters shall elect four directors, provided, upon its
95 organization and at all times thereafter, one additional director may be
96 appointed by the town council of the town of Enfield. From such
97 directors, the voters shall elect at the organizational meeting a
98 president, vice-president, a clerk and a treasurer to serve until the first
99 annual meeting for the election of officers and thereafter such officers
100 shall be elected annually. Not fewer than three members of the board
101 of directors shall be residents of the state of Connecticut. Subject to the
102 provisions of subdivision (4) of this subsection, not fewer than fifteen
103 voters of the district shall constitute a quorum for the transaction of
104 business at such organizational meeting of the district; and if fifteen
105 voters are not present at such meeting, the town manager may adjourn
106 such meeting from time to time, until at least fifteen voters are present.
107 Special meetings of the district may be called on the application of ten
108 per cent of the total number of voters of such district or twenty of the
109 voters of such district, whichever is less, or by the president or any
110 three directors upon giving notice as provided in this subdivision. Any
111 special meeting called on the application of the voters shall be held not
112 later than twenty-one days after receiving such application. Notice of
113 the holding of the annual meeting and all special meetings shall be
114 given by publication of a notice of such meetings in a newspaper
115 having a general circulation in such district at least ten days before the

116 day of such meetings, signed by the president or any three directors,
117 which notice shall designate the time and place of such meetings and
118 the business to be transacted thereat. Two hundred or more persons or
119 ten per cent of the total number of voters of such district, whichever is
120 less, may petition the clerk of such district, in writing, at least twenty-
121 four hours prior to any such meeting, requesting that any item or items
122 on the call of such meeting be submitted to the voters not less than
123 seven or more than fourteen days thereafter, on a day to be set by the
124 district meeting or, if the district meeting does not set a date, by the
125 board of directors, or a vote by paper ballots or by a "yes" or "no" vote
126 on the voting machines, during the hours between twelve o'clock noon
127 and eight o'clock p.m., except that any district may, by vote of its
128 board of directors, provide for an earlier hour for opening the polls but
129 not earlier than six o'clock a.m. The paper ballots or voting machine
130 ballot labels, as the case may be, shall be provided by the clerk. When
131 such a petition has been filed with the clerk, the president, after
132 completion of other business and after reasonable discussion shall
133 adjourn such meeting and order such vote on such item or items in
134 accordance with the petition; and any item so voted may be rescinded
135 in the same manner. The clerk shall phrase such item or items in a
136 form suitable for printing on such paper ballots or ballot labels. Subject
137 to the provisions of subdivision (4) of this subsection, not fewer than
138 fifteen voters of the district shall constitute a quorum for the
139 transaction of business at any meeting of the district; and if fifteen
140 voters are not present at such meeting, the president of the district or,
141 in such president's absence, the vice-president, may adjourn such
142 meeting from time to time, until at least fifteen voters are present; and
143 all meetings of the district where a quorum is present may be
144 adjourned from time to time by a vote of a majority of the voters
145 voting on the question. At any annual or special meeting, the voters
146 may, by a majority vote of those present, discontinue any purposes for
147 which the district is established or undertake any additional purpose
148 or purposes enumerated in subdivision (2) of this subsection.

149 (4) (A) A quorum for the transaction of business at the meeting

150 called for the purpose of establishing the district, as provided in
151 subdivisions (1) and (3) of this subsection, shall be either fifteen voters
152 of such district or a majority of the holders of record of interests in real
153 property within such district, as long as the assessments of such
154 holders of record constitute more than one-half of the total of
155 assessments for all interests in real property within such district. If
156 fifteen voters or a majority of the holders of record of interests in real
157 property within such district are not present at such meeting or the
158 assessments of such holders of record constitute less than one-half of
159 the total of assessments for all interests in real property within such
160 district, the town manager may adjourn such meeting, from time to
161 time, until at least fifteen voters or a majority of the holders of record
162 of interests in real property within such district are present and the
163 assessments of such holders of record constitute more than one-half of
164 the total of assessments for all interests in real property within such
165 district.

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

182 (5) In any case in which an action for a vote by the voters of the

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

201 (c) Whenever the officers of such district vote to terminate its
202 corporate existence and whenever a petition signed by ten per cent of
203 the total voters of such district or twenty of the voters of such district,
204 whichever is less, applying for a special meeting to vote on the
205 termination of the district is received by the clerk, the clerk shall call a
206 special meeting of the voters of such district, the notice of which shall
207 be signed by the officers thereof, by advertising the same in the same
208 manner as provided in section 7-325 of the general statutes. Not later
209 than twenty-four hours before any such meeting, two hundred or more
210 voters or ten per cent of the total number of voters, whichever is less,
211 may petition the clerk of the district, in writing, that a referendum on
212 the question of whether the district should be terminated be held in the
213 manner provided in section 7-327 of the general statutes. If, at such
214 meeting, a two-thirds majority of the voters present vote to terminate
215 the corporate existence of the district, or, if a referendum is held, two-
216 thirds of the voters casting votes in such referendum vote to terminate

217 the corporate existence of the district, the officers shall proceed to
218 terminate the affairs of such district. The district shall pay all
219 outstanding indebtedness and turn over the balance of the assets of
220 such district to the town of Enfield, if the legislative body of the town
221 authorizes such action. No district shall be terminated under this
222 subsection until all of its outstanding indebtedness is paid unless the
223 legislative body of the town of Enfield agrees, in writing, to assume
224 such indebtedness. On completion of the duties of the officers of such
225 district, the clerk shall cause a certificate of the vote of such meeting to
226 be recorded in the land records of the town of Enfield and the clerk
227 shall notify the Secretary of the Office of Policy and Management.

228 (d) (1) For purposes of voting at meetings held by such district, any
229 tenant in common of any interest in real property shall have a vote
230 equal to the fraction of such tenant in common's ownership of such
231 interest. Any joint tenant of any interest in real property shall vote as if
232 each such tenant owned an equal fractional share of such real
233 property. A corporation shall have its vote cast by the chief executive
234 officer of such corporation, or such officer's designee. Any entity that is
235 not a corporation shall have its vote cast by a person authorized by
236 such entity to cast its vote. No owner shall have more than one vote.

237 (2) No holder of record of an interest in real property shall be
238 precluded from participating in any district meeting or referendum
239 because of the form of entity that holds such interest, whether such
240 holder of record is (A) a corporation, partnership, unincorporated
241 association, trustee, fiduciary, guardian, conservator or other form of
242 entity, or any combination thereof, or (B) an individual who holds
243 interests jointly or in common with another individual or individuals,
244 or with any one or more of the entities listed in subparagraph (A) of
245 this subdivision.

246 (e) Notwithstanding any provision of the general statutes, including
247 sections 7-324 to 7-329, inclusive, of the general statutes, the district
248 shall have the power to assess, levy and collect benefit assessments

249 upon the land and buildings in the district which, in its judgment, are
250 benefited by the improvements.

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

272 (2) Notwithstanding any provision of the general statutes, whenever
273 the district constructs, improves, extends, equips, rehabilitates, repairs,
274 acquires or provides a grant for any improvements or finances the cost
275 of such improvements, such proportion of the cost or estimated cost of
276 the improvements and financing thereof as determined by the district,
277 may be assessed by the district, herein referred to as "benefit
278 assessments", in the manner prescribed by such district, upon the
279 property benefited by such improvements and the balance of such
280 costs shall be paid from the general funds of the district. The district
281 may provide for the payment of such benefit assessments in annual

282 installments, not exceeding thirty, and may forgive such benefit
283 assessments in any single year without causing the remainder of
284 installments of benefit assessments to be forgiven. Benefit assessments
285 to buildings or structures constructed or expanded after the initial
286 benefit assessment may be assessed as if the new or expanded
287 buildings or structures had existed at the time of the original benefit
288 assessment.

289 (3) In order to provide for the collection and enforcement of its
290 taxes, fees, rents, benefit assessments and other charges, the district is
291 hereby granted all the powers and privileges with respect thereto as
292 districts organized pursuant to section 7-325 of the general statutes,
293 and as held by the town of Enfield or as otherwise provided in this
294 section. Such taxes, fees, rents or benefit assessments, if not paid when
295 due, shall constitute a lien upon the premises served and a charge
296 against the owners thereof, which lien and charge shall bear interest at
297 the same rate as delinquent property taxes. Each such lien may be
298 continued, recorded and released in the manner provided for property
299 tax liens and shall take precedence over all other liens or
300 encumbrances except a lien for taxes of the town of Enfield. Each such
301 lien may be continued, recorded and released in the manner provided
302 for property tax liens.

303 (4) The budget, taxes, fees, rents, benefit assessments and any other
304 charges of the district of general application shall be adopted and
305 revised by the board at least annually no more than thirty days before
306 the beginning of the fiscal year, in accordance with the procedures to
307 be established by the board, at a meeting called by the board, assuring
308 that interested persons are afforded notice and an opportunity to be
309 heard. The board shall hold at least two public hearings on its schedule
310 of fees, rates, rents, benefit assessments and other charges or any
311 revision thereof before adoption, notice of which shall be delivered to
312 the town manager of the town of Enfield and be published in at least
313 two newspapers of general circulation in the town of Enfield at least
314 ten days in advance of the hearing. No later than the date of the

315 publication, the board shall make available to the public and deliver to
316 the town manager of the town of Enfield the proposed schedule of
317 fees, rates, rents, benefit assessments and other charges. The
318 procedures regarding public hearing and appeal, provided by section
319 7-250 of the general statutes, shall apply for all benefit assessments
320 made by the district, except that the board shall be substituted for the
321 water pollution control authority. Should the benefit assessments be
322 assessed and levied prior to the acquisition or construction of the
323 improvements, then the amount of the benefit assessments shall be
324 adjusted to reflect the actual cost of the improvements, including all
325 financing costs, once the improvements have been completed, should
326 the actual cost be greater than or less than the estimated costs. Benefit
327 assessments shall be due and payable at such times as are fixed by the
328 board, provided the district shall give notice of such due date not less
329 than thirty days prior to such due date by publication in a newspaper
330 of general circulation in the town of Enfield and by mailing such notice
331 to the owners of the property assessed at their last-known address.

332 (g) (1) Notwithstanding any provision of the general statutes,
333 including sections 7-324 to 7-329, inclusive, of the general statutes,
334 whenever the district has authorized the acquisition or construction of
335 the improvements or has made an appropriation therefor, the district
336 may authorize the issuance of up to ten million dollars of bonds, notes
337 or other obligations to finance the cost of the improvements, the
338 creation and maintenance of reserves required to sell the bonds and
339 the cost of issuance of the bonds, provided no bonds shall be issued
340 prior to the district entering into an interlocal agreement with the town
341 of Enfield, in accordance with the procedures provided by section 7-
342 339c of the general statutes, including at least one public hearing on
343 the proposed agreement and ratification by the town council. The
344 bonds may be secured as to both principal or interest by (A) the full
345 faith and credit of the district, (B) fees, revenues or benefit assessments,
346 or (C) a combination of subparagraphs (A) and (B) of this subdivision.
347 Such bonds shall be authorized by resolution of the board. The district
348 is authorized to secure such bonds by the full faith and credit of the

349 district or by a pledge of or lien on all or part of its revenues, fees or
350 benefit assessments. The bonds of each issue shall be dated, shall bear
351 interest at the rates and shall mature at the time or times not exceeding
352 thirty years from their date or dates, as determined by the board, and
353 may be redeemable before maturity, at the option of the board, at the
354 price or prices and under the terms and conditions fixed by the board
355 before the issuance of the bonds. The board shall determine the form of
356 the bonds, and the manner of execution of the bonds, and shall fix the
357 denomination of the bonds and the place or places of payment of
358 principal and interest, which may be at any bank or trust company
359 within the state of Connecticut and other locations as designated by
360 the board. In case any officer whose signature or a facsimile of whose
361 signature shall appear on any bonds or coupons shall cease to be an
362 officer before the delivery of the bonds, the signature or facsimile shall
363 nevertheless be valid and sufficient for all purposes the same as if the
364 officer had remained in office until the delivery.

365 (2) While any bonds issued by the district remain outstanding, the
366 powers, duties or existence of the district shall not be diminished or
367 impaired in any way that will affect adversely the interests and rights
368 of the holders of the bonds. Bonds issued under this section, unless
369 otherwise authorized by law, shall not be considered to constitute a
370 debt of the state of Connecticut or the town of Enfield, or a pledge of
371 the full faith and credit of the state of Connecticut or the town of
372 Enfield, but the bonds shall be payable solely by the district or as
373 special obligations payable from particular district revenues. Any
374 bonds issued by the district shall contain on their face a statement to
375 the effect that neither the state of Connecticut nor the town of Enfield
376 shall be obliged to pay the principal of or the interest thereon, and that
377 neither the full faith and credit or taxing power of the state of
378 Connecticut or the town of Enfield is pledged to the payment of the
379 bonds. All bonds issued under this section shall have and are hereby
380 declared to have all the qualities and incidents of negotiable
381 instruments, as provided in title 42a of the general statutes.

382 (h) (1) The board may authorize that the bonds be secured by a trust
383 agreement by and between the district and a corporate trustee, which
384 may be any trust company or bank having the powers of a trust
385 company within the state of Connecticut. The trust agreement may
386 pledge or assign the revenues. Either the resolution providing for the
387 issuance of bonds or the trust agreement may contain covenants or
388 provisions for protecting and enforcing the rights and remedies of the
389 bondholders as may be necessary, reasonable or appropriate and not in
390 violation of law.

391 (2) All expenses incurred in carrying out the trust agreement may be
392 treated as a part of the cost of the operation of the district. The pledge
393 by any trust agreement or resolution shall be valid and binding from
394 time to time when the pledge is made; the revenues or other moneys
395 so pledged and then held or thereafter received by the board shall
396 immediately be subject to the lien of the pledge without any physical
397 delivery thereof or further act; and the lien of the pledge shall be valid
398 and binding as against all parties having claims of any kind in tort,
399 contract or otherwise against the board, irrespective of whether the
400 parties have notice thereof. Notwithstanding any provision of the
401 Uniform Commercial Code, neither this subsection, the resolution or
402 any trust agreement by which a pledge is created need be filed or
403 recorded except in the records of the board, and no filing need be
404 made under title 42a of the general statutes.

405 (i) Bonds issued under this section are hereby made securities in
406 which all public officers and public bodies of the state of Connecticut
407 and its political subdivisions, all insurance companies, trust
408 companies, banking associations, investment companies, executors,
409 administrators, trustees and other fiduciaries may properly and legally
410 invest funds, including capital in their control and belonging to them;
411 and such bonds shall be securities which may properly and legally be
412 deposited with and received by any state or municipal officer or any
413 agency or political subdivision of the state of Connecticut for any
414 purpose for which the deposit of bonds of the state of Connecticut is

415 now or may hereafter be authorized by law.

416 (j) Bonds may be issued under this section without obtaining the
417 consent of the state of Connecticut or the town of Enfield, and without
418 any proceedings or the happening of any other conditions or things
419 other than those proceedings, conditions or things that are specifically
420 required thereof by this section, and the validity of and security for
421 any bonds issued by the district shall not be affected by the existence
422 or nonexistence of the consent or other proceedings, conditions or
423 things.

424 (k) The district and all its receipts, revenues, income and real and
425 personal property shall be exempt from taxation and benefit
426 assessments and the district shall not be required to pay any tax, excise
427 or assessment to or from the state of Connecticut or any of its political
428 subdivisions. The principal and interest on bonds or notes issued by
429 the district shall be free from taxation at all times, except for estate and
430 gift, franchise and excise taxes, imposed by the state of Connecticut or
431 any political subdivision thereof, provided nothing in this section shall
432 act to limit or restrict the ability of the state of Connecticut or the town
433 of Enfield to tax the individuals and companies, or their real or
434 personal property or any person living or business operating within
435 the boundaries of the district.

436 (l) The board shall at all times keep accounts of its receipts,
437 expenditures, disbursements, assets and liabilities, which shall be open
438 to inspection by a duly appointed officer or duly appointed agent of
439 the state of Connecticut or the town of Enfield. The fiscal year of the
440 district shall begin on July first and end on the following June thirtieth
441 or as otherwise established by section 7-327 of the general statutes. The
442 district shall be subject to an audit of its accounts in the manner
443 provided in the general statutes.

444 (m) (1) At such time as any construction or development activity
445 financed by bonds issued by the district is taking place, the clerk of the
446 district shall submit project activity reports quarterly to the Secretary

447 of the Office of Policy and Management and to the chairpersons of the
448 joint standing committee of the General Assembly having cognizance
449 of matters relating to finance, revenue and bonding.

450 (2) The district shall take affirmative steps to provide for the full
451 disclosure of information relating to the public financing and
452 maintenance of improvements to real property undertaken by the
453 district. Such information shall be provided to any existing residents
454 and to all prospective residents of the district. The district shall furnish
455 each developer of a residential development within the district with
456 sufficient copies of such information to provide each prospective initial
457 purchaser of property in such district with a copy, and any developer
458 of a residential development within the district, when required by law
459 to provide a public offering statement, shall include a copy of such
460 information relating to the public financing and maintenance of
461 improvements in the public offering statement.

462 (n) (1) This section shall be deemed to provide an additional,
463 alternative and complete method of accomplishing the purposes of this
464 section and exercising the powers authorized hereby and shall be
465 deemed and construed to be supplemental and additional to, and not
466 in derogation of, powers conferred upon the district by law and
467 particularly by sections 7-324 to 7-329, inclusive, of the general
468 statutes; provided insofar as the proceedings of this section are
469 inconsistent with any general statute or special act, or any resolution or
470 ordinance of the town of Enfield, this section shall be controlling.

471 (2) Except as specifically provided in this section, all other statutes,
472 ordinances, resolutions, rules and regulations of the state of
473 Connecticut and the town of Enfield shall be applicable to the
474 property, residents and businesses located in the district. Nothing in
475 this section shall in any way obligate the town of Enfield to pay any
476 costs for the acquisition, construction, equipping or operation and
477 administration of the improvements located within the district or to
478 pledge any money or taxes to pay debt service on bonds issued by the

479 district except as may be agreed to in any interlocal agreements
480 executed by the town of Enfield and the district.

481 (o) At the option of the town of Enfield by vote of the town council
482 of the town of Enfield, the district shall be merged into the town of
483 Enfield if no bonds are issued by the district not later than four years
484 after the effective date of this section or after the bonds authorized by
485 this section are no longer outstanding and any property which is
486 owned by the district shall be distributed to the town of Enfield.

487 (p) This section, being necessary for the welfare of the town of
488 Enfield and its inhabitants, shall be liberally construed to effect the
489 purposes hereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2010</i>	New section

Statement of Purpose:

To establish the Enfield Improvement District.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]