



House of Representatives

General Assembly

File No. 471

January Session, 2011

House Bill No. 5482

House of Representatives, April 7, 2011

The Committee on Planning and Development reported through REP. GENTILE of the 104th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT RECONSTITUTING THE CONNECTICUT CAPITOL CENTER COMMISSION.

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

1 Section 1. Section 4b-66a of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2011*):

3 (a) There is established a Connecticut Capitol Center Commission.
4 The commission shall consist of (1) the Secretary of the Office of Policy
5 and Management, or the secretary's designee; [(2) the Commissioner of
6 Public Works, or the commissioner's designee; (3) the Commissioner of
7 Economic and Community Development, or the commissioner's
8 designee; (4)] (2) the mayor of the city of Hartford, or the mayor's
9 designee; (3) the executive director of the Connecticut Commission on
10 Culture and Tourism, or the executive director's designee; [(5)] (4) one
11 member appointed by the speaker of the House of Representatives;
12 [(6)] (5) one member appointed by the president pro tempore of the
13 Senate; [(7)] (6) one member appointed by the majority leader of the
14 House of Representatives; [(8)] (7) one member appointed by the

15 majority leader of the Senate; [(9)] (8) one member appointed by the
16 minority leader of the House of Representatives; [(10)] (9) one member
17 appointed by the minority leader of the Senate; [(11) the chairperson of
18 the Hartford Commission on the City Plan; (12)] (10) one member
19 appointed by the mayor of the city of Hartford; [and (13) one member
20 from the South Downtown Neighborhood Revitalization Committee]
21 (11) one member from the Hartford Court of Common Council,
22 selected by the majority leader of said council; and (12) two members
23 from the board of directors of Hartford 2000, Inc., selected by the
24 chairperson of said board.

25 (b) The [Secretary of the Office of Policy and Management, or the
26 secretary's designee] mayor of the city of Hartford, or the mayor's
27 designee, shall serve as chairperson of the commission. [The
28 chairperson shall schedule the first meeting of the commission which
29 shall be held no later than sixty days after October 1, 2001.]

30 (c) The commission shall [review] revise the master plan established
31 under section 4b-66, as amended by this act, for the development of the
32 Connecticut Capitol Center in Hartford and [make recommendations
33 in accordance with section 4b-66] shall submit such revised master
34 plan, in accordance with section 11-4a, to the joint standing committees
35 of the General Assembly having cognizance of matters relating to
36 appropriations, government administration and finance not later than
37 July 1, 2012.

38 Sec. 2. Section 4b-66 of the general statutes is repealed and the
39 following is substituted in lieu thereof (*Effective July 1, 2011*):

40 (a) There shall continue to be a master plan for the development of
41 the Connecticut Capitol Center in Hartford within the following-
42 described area to be known as the Capitol Center District: All of the
43 land within the city of Hartford bounded by Bushnell Park, Wells
44 Street, Main Street, Buckingham Street, Wadsworth Street to Cedar
45 Street following the rear property lines of property fronting on
46 Buckingham Street, Cedar Street, a line extended east from Grand
47 Street, Grand Street, Oak Street, the parcel at the southwest corner of

48 Russ Street and Oak Street, Russ Street, Broad Street, and the right-of-
49 way of the New Haven Railroad to Bushnell Park. The Capitol Center
50 District shall, where feasible, be the location of the central offices, and
51 their ancillary facilities, of the three branches of the state government.
52 The district shall also contain those noncentral offices, and their
53 ancillary facilities, which serve the Hartford area and which can
54 feasibly fulfill their functions at this location, except that this shall not
55 prohibit the construction or leasing by the state of courts and
56 courthouses outside of the Capitol Center District. Nongovernmental
57 uses, including, but not limited to, social, cultural, residential, and
58 retail uses may be incorporated in the area as ancillary uses.

59 (b) The master plan shall include, but need not be limited to, the
60 following: Land use, property acquisition, business and residential
61 relocation, street system alignments and dimensions, internal
62 circulation systems, parking facilities, utilities and services systems,
63 landscaping, lighting and amenities, and building space use priorities,
64 including programming, controls and restrictions, provided such
65 master plan shall not provide for the acquisition of the property
66 known as the Horace Bushnell Memorial without prior certification by
67 the board of trustees of the Horace Bushnell Memorial Hall
68 Corporation that the acquisition by the state of said property is in
69 conformance with the plans of the corporation. As an integral part of
70 the master plan, there shall be a capital improvements program, both
71 short range and long range, indicating recommended scheduling of the
72 various phases of construction and estimated costs therefor in order
73 that the development of the Connecticut Capitol Center may be
74 undertaken in an orderly and logical way and so that the needs of the
75 central offices of state government can be met in a timely manner.

76 [(c) Not later than January 1, 2003, and every five years thereafter,
77 the Connecticut Capitol Center Commission established pursuant to
78 section 4b-66a shall (1) review the master plan, and (2) submit a report
79 on its findings and proposed changes to the master plan to the
80 Governor and to the joint standing committees of the General
81 Assembly having cognizance of matters relating to appropriations,

82 government administration and finance, revenue and bonding.]

83 Sec. 3. Section 4b-68 of the general statutes is repealed and the
84 following is substituted in lieu thereof (*Effective July 1, 2011*):

85 The master plan shall serve as the guiding document in the
86 development of the Capitol Center District. [and may be amended by
87 the Commissioner of Public Works.]

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2011</i>	4b-66a
Sec. 2	<i>July 1, 2011</i>	4b-66
Sec. 3	<i>July 1, 2011</i>	4b-68

PD *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note***State Impact:*** None***Municipal Impact:*** None***Explanation***

No fiscal impact is anticipated from removing representatives of the Departments of Economic and Community Development and Public Works from the Connecticut Capitol Center Commission (CCCC). Nor is an impact to the City of Hartford anticipated in response to the addition of the mayor and a council member to the commission's membership.

It should be noted that no state or municipal funds are expected to be dedicated to the operation of the CCCC.

The Out Years***State Impact:*** None***Municipal Impact:*** None

OLR Bill Analysis**HB 5482*****AN ACT RECONSTITUTING THE CONNECTICUT CAPITOL CENTER COMMISSION.*****SUMMARY:**

This bill changes the Connecticut Capitol Center Commission's purpose and membership.

Under current law, the commission reviews the master plan for developing the Capitol Center District in Hartford and reports its findings and any proposed plan changes every five years to the governor and the Appropriations; Finance, Revenue and Bonding; and Government Administration and Elections committees. The bill instead requires the commission to revise the master plan and submit it to the same three legislative committees, but not the governor, by July 1, 2012, and eliminates the requirement that the commission review and report on the plan every five years.

Under current law, the commission's members include the Office of Policy and Management (OPM) secretary or his designee, who serves as is the commission's chairperson; the Department of Public Works (DPW) commissioner, or designee, who can amend the plan; and the Department of Economic Community Development (DECD) commissioner, or her designee. The bill (1) eliminates the DPW and DECD commissioners as members and the DPW commissioner's authority to amend the plan and (2) adds Hartford's mayor as a member and makes him chairman, among other membership changes. (By law, unchanged by the bill, the DPW commissioner manages and approves any land acquisition in the Capitol Center District, among other things.)

It also makes technical and conforming changes.

EFFECTIVE DATE: July 1, 2011

COMMISSION MEMBERSHIP

Under current law, the commission's 13 members are:

1. the OPM secretary, DPW commissioner, DECD commissioner, and the Connecticut Commission on Culture and Tourism executive director, or their designees;
2. one appointed by each of the six legislative leaders;
3. the chairperson of the Hartford Commission on the City Plan;
4. a Hartford mayoral appointee; and
5. a representative from the South Downtown Neighborhood Revitalization committee.

In addition to the DECD and DPW commissioners, the bill eliminates as members (1) the Hartford Commission on the City Plan chairperson and (2) a representative from the South Downtown Neighborhood Revitalization committee. It adds as members (1) the Hartford mayor or his designee; (2) a Hartford Court of Common Council member, selected by the council's majority leader; and (3) two representatives of Hartford 2000 Inc.'s board of directors who the board's chairperson selects.

BACKGROUND

Connecticut Capitol Center in Hartford Master Plan

By law, there is a master development plan for Hartford's Capitol Center District, which generally consists of all land in Hartford bounded by Bushnell Park and Wells, Main, Buckingham, Wadsworth, and Cedar streets. Where feasible, central state government offices must be located within the district, except courthouses may be located outside of the district.

By law, the master plan includes: land use, property acquisition, business and residential relocation; street system alignments and

dimensions; internal circulation systems; parking facilities; utilities and services systems; landscaping, lighting and amenities; and building space use priorities, including programming, controls, and restrictions. An integral part of the master plan under the law is a capital improvements program, which indicates recommended scheduling of construction phases and the estimated costs. The capital improvement program's goal is to allow the Connecticut Capitol Center to develop (1) in an orderly and logical way and (2) so that the state government's central office's needs are met in a timely manner (CGS § 46-66).

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 20 Nay 0 (03/23/2011)