



General Assembly

Amendment

February Session, 2012

LCO No. 4133

SB0002204133SD0

Offered by:

SEN. LEBEAU, 3rd Dist.
REP. BERGER, 73rd Dist.
SEN. FONFARA, 1st Dist.
SEN. COLEMAN, 2nd Dist.

To: Subst. Senate Bill No. 22

File No. 459

Cal. No. 331

**"AN ACT CONCERNING THE CAPITAL REGION DEVELOPMENT
AUTHORITY."**

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. Subsection (l) of section 1-79 of the 2012 supplement to
4 the general statutes is repealed and the following is substituted in lieu
5 thereof (*Effective from passage*):

6 (l) "Quasi-public agency" means the Connecticut Development
7 Authority, Connecticut Innovations, Incorporated, Connecticut Health
8 and Education Facilities Authority, Connecticut Higher Education
9 Supplemental Loan Authority, Connecticut Housing Finance
10 Authority, Connecticut Housing Authority, Connecticut Resources
11 Recovery Authority, Lower Fairfield County Convention Center
12 Authority, [Capital City Economic Development Authority] Capital

13 Region Development Authority, Connecticut Lottery Corporation,
14 Connecticut Airport Authority, Health Information Technology
15 Exchange of Connecticut and Connecticut Health Insurance Exchange.

16 Sec. 2. Subdivision (1) of section 1-120 of the 2012 supplement to the
17 general statutes is repealed and the following is substituted in lieu
18 thereof (*Effective from passage*):

19 (1) "Quasi-public agency" means the Connecticut Development
20 Authority, Connecticut Innovations, Incorporated, Connecticut Health
21 and Educational Facilities Authority, Connecticut Higher Education
22 Supplemental Loan Authority, Connecticut Housing Finance
23 Authority, Connecticut Housing Authority, Connecticut Resources
24 Recovery Authority, [Capital City Economic Development Authority]
25 Capital Region Development Authority, Connecticut Lottery
26 Corporation, Connecticut Airport Authority, Health Information
27 Technology Exchange of Connecticut and Connecticut Health
28 Insurance Exchange.

29 Sec. 3. Section 1-124 of the 2012 supplement to the general statutes is
30 repealed and the following is substituted in lieu thereof (*Effective from*
31 *passage*):

32 (a) The Connecticut Development Authority, the Connecticut
33 Health and Educational Facilities Authority, the Connecticut Higher
34 Education Supplemental Loan Authority, the Connecticut Housing
35 Finance Authority, the Connecticut Housing Authority, the
36 Connecticut Resources Recovery Authority, the Health Information
37 Technology Exchange of Connecticut, the Connecticut Airport
38 Authority, the [Capital City Economic Development Authority]
39 Capital Region Development Authority and the Connecticut Health
40 Insurance Exchange shall not borrow any money or issue any bonds or
41 notes which are guaranteed by the state of Connecticut or for which
42 there is a capital reserve fund of any kind which is in any way
43 contributed to or guaranteed by the state of Connecticut until and
44 unless such borrowing or issuance is approved by the State Treasurer

45 or the Deputy State Treasurer appointed pursuant to section 3-12. The
46 approval of the State Treasurer or said deputy shall be based on
47 documentation provided by the authority that it has sufficient
48 revenues to (1) pay the principal of and interest on the bonds and notes
49 issued, (2) establish, increase and maintain any reserves deemed by the
50 authority to be advisable to secure the payment of the principal of and
51 interest on such bonds and notes, (3) pay the cost of maintaining,
52 servicing and properly insuring the purpose for which the proceeds of
53 the bonds and notes have been issued, if applicable, and (4) pay such
54 other costs as may be required.

55 (b) To the extent the Connecticut Development Authority,
56 Connecticut Innovations, Incorporated, Connecticut Higher Education
57 Supplemental Loan Authority, Connecticut Housing Finance
58 Authority, Connecticut Housing Authority, Connecticut Resources
59 Recovery Authority, Connecticut Health and Educational Facilities
60 Authority, the Health Information Technology Exchange of
61 Connecticut, the Connecticut Airport Authority, the [Capital City
62 Economic Development Authority] Capital Region Development
63 Authority or the Connecticut Health Insurance Exchange is permitted
64 by statute and determines to exercise any power to moderate interest
65 rate fluctuations or enter into any investment or program of
66 investment or contract respecting interest rates, currency, cash flow or
67 other similar agreement, including, but not limited to, interest rate or
68 currency swap agreements, the effect of which is to subject a capital
69 reserve fund which is in any way contributed to or guaranteed by the
70 state of Connecticut, to potential liability, such determination shall not
71 be effective until and unless the State Treasurer or his or her deputy
72 appointed pursuant to section 3-12 has approved such agreement or
73 agreements. The approval of the State Treasurer or his or her deputy
74 shall be based on documentation provided by the authority that it has
75 sufficient revenues to meet the financial obligations associated with the
76 agreement or agreements.

77 Sec. 4. Section 1-125 of the 2012 supplement to the general statutes is
78 repealed and the following is substituted in lieu thereof (*Effective from*

79 *passage*):

80 The directors, officers and employees of the Connecticut
81 Development Authority, Connecticut Innovations, Incorporated,
82 Connecticut Higher Education Supplemental Loan Authority,
83 Connecticut Housing Finance Authority, Connecticut Housing
84 Authority, Connecticut Resources Recovery Authority, including ad
85 hoc members of the Connecticut Resources Recovery Authority,
86 Connecticut Health and Educational Facilities Authority, [Capital City
87 Economic Development Authority] Capital Region Development
88 Authority, the Health Information Technology Exchange of
89 Connecticut, Connecticut Airport Authority, Connecticut Lottery
90 Corporation and Connecticut Health Insurance Exchange and any
91 person executing the bonds or notes of the agency shall not be liable
92 personally on such bonds or notes or be subject to any personal
93 liability or accountability by reason of the issuance thereof, nor shall
94 any director or employee of the agency, including ad hoc members of
95 the Connecticut Resources Recovery Authority, be personally liable for
96 damage or injury, not wanton, reckless, wilful or malicious, caused in
97 the performance of his or her duties and within the scope of his or her
98 employment or appointment as such director, officer or employee,
99 including ad hoc members of the Connecticut Resources Recovery
100 Authority. The agency shall protect, save harmless and indemnify its
101 directors, officers or employees, including ad hoc members of the
102 Connecticut Resources Recovery Authority, from financial loss and
103 expense, including legal fees and costs, if any, arising out of any claim,
104 demand, suit or judgment by reason of alleged negligence or alleged
105 deprivation of any person's civil rights or any other act or omission
106 resulting in damage or injury, if the director, officer or employee,
107 including ad hoc members of the Connecticut Resources Recovery
108 Authority, is found to have been acting in the discharge of his or her
109 duties or within the scope of his or her employment and such act or
110 omission is found not to have been wanton, reckless, wilful or
111 malicious.

112 Sec. 5. Subsection (m) of section 5-154 of the general statutes is

113 repealed and the following is substituted in lieu thereof (*Effective from*
114 *passage*):

115 (m) "State service" is service with the state, either appointive or
116 elective, for which a salary is paid, subject to the following rules: (1)
117 "State service" includes time lost from state service because of a
118 disability incurred in the performance of state service; (2) "state
119 service" includes service before September 1, 1939, of a member who
120 began to make such member's retirement contributions before
121 September 1, 1941, and has made contributions for all such member's
122 salary received from September 1, 1939, to such member's retirement
123 date; (3) "state service" includes service as a member of the General
124 Assembly or as an employee of the General Assembly or either branch
125 thereof, or of any officer or committee thereof; (4) "state service"
126 excludes any month of otherwise eligible service on or after September
127 1, 1939, for which the full required retirement contribution, including
128 any required interest thereon, has not been made by or for the
129 member; (5) "state service" excludes all periods of otherwise eligible
130 service before the date on which a member elects to receive a return of
131 such member's retirement contributions, unless the member has
132 thereafter returned such contributions with interest, as provided in
133 subsection (a) of section 5-167; (6) "state service" includes a period
134 equivalent to accrued vacation time for which payment is made under
135 section 5-252; (7) any teacher, as defined in section 10-183b, in state
136 service who is employed for a full academic year, equivalent to ten
137 months' credited service, shall be deemed to be employed for the entire
138 year. Any such teacher who has completed the work obligations of
139 such teacher's appointment period and who retires after May first, but
140 before September first, shall receive, upon retirement, credit for the
141 entire appointment year and the remaining biweekly payments due for
142 the entire appointment year, together with any amounts held back
143 previously; (8) "state service" includes service as an employee of a
144 state-aided institution as defined in section 5-175 and service as a
145 vending stand operator as defined in section 5-175a; (9) "state service"
146 includes service as an employee of the Connecticut Institute for

147 Municipal Studies; (10) "state service" includes service on and after
148 January 1, 1999, and on or before the effective date of this section, as an
149 employee of the Capital City Economic Development Authority
150 established by section 32-601, as amended by this act; (11) "state
151 service" includes service as an employee of the Capital Region
152 Development Authority;

153 Sec. 6. Subsection (a) of section 5-259 of the 2012 supplement to the
154 general statutes is repealed and the following is substituted in lieu
155 thereof (*Effective from passage*):

156 (a) The Comptroller, with the approval of the Attorney General and
157 of the Insurance Commissioner, shall arrange and procure a group
158 hospitalization and medical and surgical insurance plan or plans for
159 (1) state employees, (2) members of the General Assembly who elect
160 coverage under such plan or plans, (3) participants in an alternate
161 retirement program who meet the service requirements of section
162 5-162 or subsection (a) of section 5-166, (4) anyone receiving benefits
163 under section 5-144 or from any state-sponsored retirement system,
164 except the teachers' retirement system and the municipal employees
165 retirement system, (5) judges of probate and Probate Court employees,
166 (6) the surviving spouse, and any dependent children of a state police
167 officer, a member of an organized local police department, a firefighter
168 or a constable who performs criminal law enforcement duties who dies
169 before, on or after June 26, 2003, as the result of injuries received while
170 acting within the scope of such officer's or firefighter's or constable's
171 employment and not as the result of illness or natural causes, and
172 whose surviving spouse and dependent children are not otherwise
173 eligible for a group hospitalization and medical and surgical insurance
174 plan. Coverage for a dependent child pursuant to this subdivision shall
175 terminate no earlier than the policy anniversary date on or after
176 whichever of the following occurs first, the date on which the child:
177 Becomes covered under a group health plan through the dependent's
178 own employment; or attains the age of twenty-six, (7) employees of the
179 [Capital City Economic Development Authority] Capital Region
180 Development Authority established by section 32-601, as amended by

181 this act, and (8) the surviving spouse and dependent children of any
182 employee of a municipality who dies on or after October 1, 2000, as the
183 result of injuries received while acting within the scope of such
184 employee's employment and not as the result of illness or natural
185 causes, and whose surviving spouse and dependent children are not
186 otherwise eligible for a group hospitalization and medical and surgical
187 insurance plan. For purposes of this subdivision, "employee" means
188 any regular employee or elective officer receiving pay from a
189 municipality, "municipality" means any town, city, borough, school
190 district, taxing district, fire district, district department of health,
191 probate district, housing authority, regional work force development
192 board established under section 31-3k, flood commission or authority
193 established by special act or regional planning agency. For purposes of
194 subdivision (6) of this subsection, "firefighter" means any person who
195 is regularly employed and paid by any municipality for the purpose of
196 performing firefighting duties for a municipality on average of not less
197 than thirty-five hours per week. The minimum benefits to be provided
198 by such plan or plans shall be substantially equal in value to the
199 benefits that each such employee or member of the General Assembly
200 could secure in such plan or plans on an individual basis on the
201 preceding first day of July. The state shall pay for each such employee
202 and each member of the General Assembly covered by such plan or
203 plans the portion of the premium charged for such member's or
204 employee's individual coverage and seventy per cent of the additional
205 cost of the form of coverage and such amount shall be credited to the
206 total premiums owed by such employee or member of the General
207 Assembly for the form of such member's or employee's coverage under
208 such plan or plans. On and after January 1, 1989, the state shall pay for
209 anyone receiving benefits from any such state-sponsored retirement
210 system one hundred per cent of the portion of the premium charged
211 for such member's or employee's individual coverage and one
212 hundred per cent of any additional cost for the form of coverage. The
213 balance of any premiums payable by an individual employee or by a
214 member of the General Assembly for the form of coverage shall be
215 deducted from the payroll by the State Comptroller. The total

216 premiums payable shall be remitted by the Comptroller to the
217 insurance company or companies or nonprofit organization or
218 organizations providing the coverage. The amount of the state's
219 contribution per employee for a health maintenance organization
220 option shall be equal, in terms of dollars and cents, to the largest
221 amount of the contribution per employee paid for any other option
222 that is available to all eligible state employees included in the health
223 benefits plan, but shall not be required to exceed the amount of the
224 health maintenance organization premium.

225 Sec. 7. Subsection (b) of section 10-425 of the 2012 supplement to the
226 general statutes is repealed and the following is substituted in lieu
227 thereof (*Effective from passage*):

228 (b) Said advisory board shall consist of one member from each of
229 the following entities: (1) The University of Connecticut's Athletic
230 Department; (2) the Connecticut State University System's Athletic
231 Department; (3) the XL Center; (4) Northland AEG; (5) the Traveler's
232 Championship Golf Tournament; (6) the Pilot Pen Tennis Tournament;
233 (7) the Special Olympics; (8) the Mohegan Sun Arena; (9) Foxwoods
234 Resort Casino; (10) Lime Rock Park Race Track; (11) the Arena at
235 Harbor Yard; (12) New Britain Stadium; (13) the Connecticut Marine
236 Trades Association; (14) the Office of Policy and Management; (15) the
237 Culture and Tourism Advisory Committee; (16) the [Capital City
238 Economic Development Authority] Capital Region Development
239 Authority; (17) the Nutmeg State Games; (18) the Connecticut
240 Interscholastic Athletic Conference; (19) Fairfield University; (20)
241 Quinnipiac University; (21) Sacred Heart University; (22) any other
242 entity involved in sports or sporting events that the commissioner
243 deems appropriate; (23) the Connecticut State Golf Association; and
244 (24) Dodd Stadium.

245 Sec. 8. Section 32-600 of the general statutes is repealed and the
246 following is substituted in lieu thereof (*Effective from passage*):

247 As used in this chapter and sections 32-650 to 32-668, inclusive, the

248 following terms shall have the following meanings:

249 (1) "Authority" means the [Capital City Economic Development
250 Authority] Capital Region Development Authority created pursuant to
251 section 32-601, as amended by this act.

252 (2) "Capital city project" means any or all of the following: (A) A
253 convention center project as defined in subdivision (3) of this section;
254 (B) a downtown higher education center; (C) the renovation and
255 rejuvenation of the civic center and coliseum complex; (D) the
256 development of the infrastructure and improvements to the riverfront;
257 (E) (i) the creation of up to [one] three thousand downtown housing
258 units through rehabilitation and new construction, and (ii) the
259 demolition or redevelopment of vacant buildings; [and] (F) the
260 addition to downtown parking capacity; and (G) development and
261 redevelopment. All capital city projects shall be located or constructed
262 and operated in the capital city economic development district, as
263 defined in subdivision (7) of this section, provided any project
264 undertaken pursuant to subparagraph (G) of this subdivision may be
265 located anywhere in the town and city of Hartford and any project
266 undertaken pursuant to subparagraph (D) or (E) (ii) of this subdivision
267 may be located anywhere in the town and city of Hartford or town of
268 East Hartford.

269 (3) "Convention center" means a convention facility constructed and
270 operated in the capital city economic development district, including
271 parking for such facility, in conjunction with a privately developed
272 hotel, including ancillary facilities and infrastructure improvements as
273 more particularly described in the master development plan.

274 (4) "Convention center facilities" means (A) the convention center
275 and the related parking facilities, as defined in section 32-651, as
276 amended by this act, to the extent such related parking facilities are
277 developed, owned or operated by the authority, (B) the on-site related
278 private development, as defined in section 32-651, as amended by this
279 act, to the extent any such on-site related private development is

280 developed, owned or operated by the authority pursuant to a
281 determination by the Secretary of the Office of Policy and Management
282 and the authority that such development, ownership or operation by
283 the authority is necessary and in the public interest, and (C) a central
284 heating and cooling plant serving the convention center, the related
285 parking facilities, the related private development and, to the extent of
286 any surplus capacity, other users. "Convention center facilities" does
287 not include the convention center hotel.

288 (5) "Convention center hotel" means the privately developed hotel
289 required to be constructed and operated in conjunction with the
290 convention center, as more particularly described in the master
291 development plan, as defined in section 32-651, as amended by this act,
292 including the second phase of the convention center hotel as therein
293 described.

294 (6) "Convention center project" means the development, design,
295 construction, finishing, furnishing and equipping of the convention
296 center facilities and related site acquisition and site preparation.

297 (7) "Capital city economic development district" means the area
298 bounded and described as follows: The northerly side of Masseek
299 Street from the intersection of Van Dyke Avenue proceeding westerly
300 to the intersection of Van Block Avenue, proceeding northerly along
301 Van Block to the intersection of Nepaquash Street, proceeding easterly
302 to the intersection of Huyshope Avenue, proceeding northerly along
303 Huyshope Avenue to the intersection of Charter Oak Avenue,
304 proceeding westerly along Charter Oak Avenue to Wyllys Street,
305 proceeding along Wyllys Street to Popieluszko Court, north on
306 Popieluszko Court to Charter Oak Avenue proceeding westerly to
307 Main Street, proceeding south along Main Street to Park Street, thence
308 west along Park Street to [Washington Street, thence north along
309 Washington Street to the entryway to the State Capitol] the intersection
310 of Laurel Street, proceeding north on Laurel Street to the intersection
311 of Capitol Avenue, proceeding west on Capitol Avenue to the
312 intersection of Forest Street, proceeding north on Forest Street to the

313 intersection of Farmington Avenue, proceeding east on Farmington
314 Avenue to the intersection of Asylum Avenue, proceeding east on
315 Asylum Avenue, thence northwesterly along the Exit 48 on ramp to
316 Interstate 84 northward to the railroad, now proceeding northeasterly
317 along the railroad to its intersection with the southerly railroad spur,
318 thence proceeding southeasterly along the railroad R.O.W. to the
319 Bulkeley Bridge. Thence easterly to the city line. Proceeding south
320 along city boundary to the point perpendicular with Masseek Street.
321 Thence westerly to the point of beginning.

322 (8) "Capital region" means the towns contiguous to the city of
323 Hartford, including the town of East Hartford.

324 [(8)] (9) "Private development district" means any land on the
325 Adriaen's Landing site that is designated jointly by the Secretary of the
326 Office of Policy and Management and the authority as available for the
327 purpose of on-site related private development and in need of
328 inducement for private development and operation. Only land on
329 which construction of a building or improvement is to commence on
330 or after July 1, 2008, shall be so designated. Any land so designated
331 shall remain part of the private development district during the term,
332 including any extensions, of any agreement providing for payments to
333 the authority in lieu of real property taxes entered into pursuant to
334 subsection [(d)] (e) of section 32-602, as amended by this act, and
335 thereafter, until the Secretary of the Office of Policy and Management
336 and the authority certify that such designation is no longer a needed
337 inducement to private development and operation. As used in this
338 subdivision, "land" includes an easement to use air space, whether or
339 not contiguous to the surface of the ground.

340 Sec. 9. Section 32-601 of the 2012 supplement to the general statutes
341 is repealed and the following is substituted in lieu thereof (*Effective*
342 *from passage*):

343 (a) There is created a body politic and corporate to be known as the
344 "Capital City Economic Development Authority". Upon the effective

345 date of this section, said authority shall be known as the "Capital
346 Region Development Authority". [Said authority] The Capital Region
347 Development Authority shall be a public instrumentality and political
348 subdivision of this state and the exercise by the authority of the powers
349 conferred by section 32-602, as amended by this act, shall be deemed
350 and held to be the performance of an essential public and
351 governmental function. The Capital Region Development Authority
352 shall constitute a successor authority to the Capital City Economic
353 Development Authority and shall not be construed to be a department,
354 institution or agency of the state. The terms of all members of the
355 board of directors of the Capital City Economic Development
356 Authority serving on the effective date of this section shall expire on
357 said date.

358 (b) The [authority] Capital Region Development Authority shall be
359 governed by a board of directors consisting of [seven] thirteen
360 members. [appointed jointly by the Governor, the speaker of the
361 House of Representatives, the majority leader of the House of
362 Representatives, the minority leader of the House of Representatives,
363 the president pro tempore of the Senate, the majority leader of the
364 Senate and the minority leader of the Senate, and include, but not be
365 limited to, members who have expertise in the fields of commercial
366 and residential real estate construction or development and financial
367 matters. On and after June 26, 2003, one member of the board shall be a
368 person recommended by the mayor of the city of Hartford, who is a
369 resident of said city but not an elected or appointed official of said
370 city.] The members of the board shall be appointed as follows: (1) Four
371 appointed by the Governor, (2) two appointed by the mayor of the city
372 of Hartford, one of whom shall be a resident of the city of Hartford,
373 and one of whom shall be an employee of the city of Hartford who is
374 not an elected official, (3) one appointed jointly by the speaker of the
375 House of Representatives and the president pro tempore of the Senate,
376 and (4) one appointed jointly by the minority leaders of the House of
377 Representatives and Senate. The mayor of Hartford, the mayor of East
378 Hartford, the Secretary of the Office of Policy and Management, and

379 the Commissioners of Transportation and Economic and Community
380 Development, or their designees, shall serve as ex-officio members of
381 the board. The chairperson shall be designated by the Governor. All
382 initial appointments shall be made not later than [thirty] fifteen days
383 after [June 1, 1998] the effective date of this section. The terms of the
384 initial board members appointed shall be as follows: [Four of the] The
385 four members appointed by the Governor shall serve four-year terms
386 from said appointment date; [and three] the two members appointed
387 by the mayor of the town and city of Hartford shall serve [two-year]
388 three-year terms from said appointment date; the member appointed
389 jointly by the speaker of the House of Representatives and the
390 president pro tempore of the Senate shall serve a two-year term from
391 said appointment date and the member appointed jointly by the
392 minority leaders of the House of Representatives and the Senate shall
393 serve a two-year term from said appointment date. Thereafter all
394 members shall be appointed for four-year terms. A member of the
395 board shall be eligible for reappointment. Any member of the board
396 may be removed by the appointing authority for misfeasance,
397 malfeasance or wilful neglect of duty. Each member of the board,
398 before commencing such member's duties, shall take and subscribe the
399 oath or affirmation required by article XI, section 1, of the State
400 Constitution. A record of each such oath shall be filed in the office of
401 the Secretary of the State. The board of directors shall maintain a
402 record of its proceedings in such form as it determines, provided such
403 record indicates attendance and all votes cast by each member. Any
404 member who fails to attend three consecutive meetings or who fails to
405 attend fifty per cent of all meetings held during any calendar year shall
406 be deemed to have resigned from the board. A majority vote of the
407 members of the board shall constitute a quorum and the affirmative
408 vote of a majority of the members present at a meeting of the board
409 shall be sufficient for any action taken by the board. No vacancy in the
410 membership of the board shall impair the right of a quorum to exercise
411 all the rights and perform all the duties of the board. Any action taken
412 by the board may be authorized by resolution at any regular or special
413 meeting and shall take effect immediately unless otherwise provided

414 in the resolution. The board may delegate to three or more of its
415 members, or its officers, agents and employees, such board powers and
416 duties as it may deem proper.

417 (c) (1) The board of directors shall annually elect one of its members
418 as vice-chairperson and shall elect other of its members as officers,
419 adopt a budget and bylaws, designate an executive committee, report
420 semiannually to the appointing authorities with respect to operations,
421 finances and achievement of its economic development objectives, be
422 accountable to and cooperate with the state whenever, pursuant to the
423 provisions of sections 32-600 to 32-611, inclusive, as amended by this
424 act, the state may audit the authority or any project of the authority, as
425 defined in section 32-600, as amended by this act, or at any other time
426 as the state may inquire as to either, including allowing the state
427 reasonable access to any such project and to the records of the
428 authority and exercise the powers set forth in section 32-602, as
429 amended by this act.

430 (2) The authority shall have an executive director who shall be
431 appointed by the board of directors and shall be the chief
432 administrative officer of the authority. The executive director shall not
433 be a member of the board of directors and shall be exempt from the
434 classified service.

435 (3) Members of the board of directors shall receive no compensation
436 for the performance of their duties hereunder but shall be reimbursed
437 for all expenses reasonably incurred in the performance thereof.

438 (d) Each member of the board of directors of the authority and the
439 executive director shall execute a surety bond in the penal sum of at
440 least one hundred thousand dollars, or, in lieu thereof, the chairperson
441 of the board shall execute a blanket position bond covering each
442 member, the executive director and the employees of the authority,
443 each surety bond to be conditioned upon the faithful performance of
444 the duties of the office or offices covered, to be executed by a surety
445 company authorized to transact business in this state as a surety and to

446 be approved by the Attorney General and filed in the Office of the
447 Secretary of the State. The cost of each bond shall be paid by the
448 authority.

449 (e) No board member shall have or acquire any financial interest in
450 (1) any capital city project, as defined in section 32-600, as amended by
451 this act, (2) any project undertaken by the authority within the capital
452 region, or (3) in any property included or planned to be included in
453 any such project or in any contract or proposed contract for materials
454 or services to be used in such project.

455 (f) The authority shall have perpetual succession and shall adopt
456 procedures for the conduct of its affairs in accordance with section 32-
457 603, as amended by this act. Such succession shall continue as long as
458 the authority shall have bonds, notes or other obligations outstanding
459 and until the existence of the authority is terminated by law at which
460 time the rights and properties of the authority shall pass to and be
461 vested in the state.

462 (g) All financial, credit and proprietary information contained in
463 any application or request filed with the authority with respect to
464 funding for any capital city project shall be exempt from the provisions
465 of subsection (a) of section 1-210.

466 Sec. 10. Section 32-602 of the 2012 supplement to the general statutes
467 is repealed and the following is substituted in lieu thereof (*Effective*
468 *from passage*):

469 (a) The purpose of the [Capital City Economic Development
470 Authority] Capital Region Development Authority shall be (1) to
471 stimulate new investment in Connecticut; [, to attract and service large
472 conventions, tradeshow, exhibitions, conferences and local consumer
473 shows, exhibitions and events, to encourage the diversification of the
474 state economy, to strengthen Hartford's role as the region's major
475 business and industry employment center and seat of government, to
476 encourage residential housing development in downtown Hartford
477 and, with respect to the convention center project, to construct,

478 operate, maintain and market said project in order to enable Hartford
479 and its immediate environment to become a major regional family-
480 oriented arts, culture, education, sports and entertainment center that
481 will create new jobs, add to the benefits of the hospitality industry,
482 broaden the base of the tourism effort and stimulate substantial
483 surrounding economic development and corresponding increased tax
484 revenues to the state.] (2) to work with the Department of Economic
485 and Community Development to attract through a coordinated sales
486 and marketing effort with the capital region's major sports, convention
487 and exhibition venues large conventions, trade shows, exhibitions,
488 conferences, consumer shows and events; (3) to encourage residential
489 housing development; (4) to maintain and market the convention
490 center; (5) to stimulate family-oriented tourism, art, culture, history,
491 education and entertainment through cooperation and coordination
492 with city and regional organizations; (6) to manage facilities through
493 contractual agreement or other legal instrument; (7) to stimulate
494 economic development in the capital region; (8) upon request from the
495 legislative body of a city or town within the capital region, to work
496 with such city or town to assist in the development and redevelopment
497 efforts to stimulate the economy of the region and increase tourism; (9)
498 upon request of the Secretary of the Office of Policy and Management,
499 may enter into an agreement for funding to facilitate the relocation of
500 state offices within the capital city economic development district; and
501 (10) in addition to the authority set forth in subdivision (9) of section
502 32-600, as amended by this act, to develop and redevelop property
503 within the town and city of Hartford.

504 (b) For these purposes, the authority shall have the following
505 powers: (1) To have perpetual succession as a body corporate and to
506 adopt procedures for the regulation of its affairs and the conduct of its
507 business as provided in subsection (f) of section 32-601, as amended by
508 this act, to adopt a corporate seal and alter the same at its pleasure, and
509 to maintain an office at such place or places within the city of Hartford
510 as it may designate; (2) to sue and be sued, to contract and be
511 contracted with; (3) to employ such assistants, agents and other

512 employees as may be necessary or desirable to carry out its purposes,
513 which employees shall be exempt from the classified service and shall
514 not be employees, as defined in subsection (b) of section 5-270, to fix
515 their compensation, to establish and modify personnel procedures as
516 may be necessary from time to time and to negotiate and enter into
517 collective bargaining agreements with labor unions; (4) to acquire,
518 lease, hold and dispose of personal property for the purposes set forth
519 in section 32-602, as amended by this act; (5) to procure insurance
520 against any liability or loss in connection with its property and other
521 assets, in such amounts and from such insurers as it deems desirable
522 and to procure insurance for employees; (6) to invest any funds not
523 needed for immediate use or disbursement in obligations issued or
524 guaranteed by the United States of America or the state of Connecticut,
525 including the Short Term Investment Fund, and the Tax-Exempt
526 Proceeds Fund, and in other obligations which are legal investments
527 for savings banks in this state and in time deposits or certificates of
528 deposit or other similar banking arrangements secured in such manner
529 as the authority determines; and (7) to do all acts and things necessary
530 or convenient to carry out the purposes of and the powers expressly
531 granted by this section.

532 (c) In addition to the powers enumerated in [subsection (b)]
533 subsections (b) and (d) of this section, with respect to the convention
534 center project and the convention center facilities the authority shall
535 have the following powers: (1) To acquire, by gift, purchase,
536 condemnation, lease or transfer, lands or rights-in-land in connection
537 with the convention center facilities, the convention center hotel, the
538 other on-site related private development or related infrastructure
539 improvements and to sell and lease or sublease, as lessor or lessee or
540 sublessor or sublessee, any portion of its real property rights, including
541 air space above or areas below the convention center facilities or the
542 convention center hotel, and enter into related common area
543 maintenance, easement, access, support and similar agreements, and
544 own and operate the convention center facilities, provided that such
545 activity is consistent with all applicable federal tax covenants of the

546 authority, transfer or dispose of any property or interest therein
547 acquired by it, at any time and to receive and accept aid or
548 contributions, from any source, of money, labor, property or other
549 things of value, to be held, used and applied to carry out the purposes
550 of this section, subject to the conditions upon which such grants and
551 contributions are made, including, but not limited to, gifts or grants
552 from any department, agency or instrumentality of the United States or
553 this state for any purpose consistent with this section; (2) to condemn
554 properties which may be necessary or desirable to effectuate the
555 purposes of the authority with respect to the convention center project
556 and the convention center hotel to be exercised in accordance with the
557 provisions of part I of chapter 835; (3) to formulate plans for, acquire,
558 finance and develop, lease, purchase, construct, reconstruct, repair,
559 improve, expand, extend, operate, maintain and market the convention
560 center facilities, provided such activities are consistent with all
561 applicable federal tax covenants of the authority and provided further
562 that the authority shall retain control over naming rights with respect
563 to the convention center, that any sale of such naming rights shall
564 require the approval of the secretary and that the proceeds of any such
565 sale of naming rights, to the extent not required for start-up or current
566 operating expenses of the convention center, shall be used by the
567 authority exclusively for the purpose of operating or capital
568 replacement reserves for the convention center; (4) to contract and be
569 contracted with provided, if management, operating or promotional
570 contracts or agreements or other contracts or agreements are entered
571 into with nongovernmental parties with respect to property financed
572 with the proceeds of obligations the interest on which is excluded from
573 gross income for federal income taxation, the board of directors shall
574 ensure that such contracts or agreements are in compliance with the
575 covenants of the authority upon which such tax exclusion is
576 conditioned; (5) to enter into arrangements or contracts to either
577 purchase or lease, on a fully completed turn key basis, the convention
578 center, and arrangements with the secretary regarding the
579 development, ownership and operation by the authority of the related
580 parking facilities, and to enter into a contract or contracts with an

581 entity, or entities, for operation and management thereof and, for
582 purposes of section 31-57f relating to standard wage rates for certain
583 service workers, any such contract for operation and management of
584 the convention center shall be deemed to be a contract with the state;
585 (6) to fix and revise, from time to time, and to charge and collect fees,
586 rents and other charges for the use, occupancy or operation of such
587 projects, and to establish and revise from time to time, procedures
588 concerning the use, operation and occupancy of the convention center
589 facilities, including parking rates, rules and procedures, provided such
590 arrangements are consistent with all applicable federal tax covenants
591 of the authority, and to utilize net revenues received by the authority
592 from the operation of the convention center facilities, after allowance
593 for operating expenses and other charges related to the ownership,
594 operation or financing thereof, for other proper purposes of the
595 authority, including, but not limited to, funding of operating
596 deficiencies or operating or capital replacement reserves for either the
597 convention center or the related parking facilities as determined to be
598 appropriate by the authority; (7) to engage architects, engineers,
599 attorneys, accountants, consultants and such other independent
600 professionals as may be necessary or desirable to carry out its
601 purposes; to contract for construction, development, concessions and
602 the procurement of goods and services and to establish and modify
603 procurement procedures from time to time to implement the foregoing
604 in accordance with the provisions of section 32-603, as amended by
605 this act; (8) to adopt procedures (A) which shall require that
606 contractors or subcontractors engaged in the convention center project
607 and the construction of the convention center hotel take affirmative
608 action to provide equal opportunity for employment without
609 discrimination as to race, creed, color, national origin or ancestry or
610 gender, (B) to ensure that the wages paid on an hourly basis to any
611 mechanic, laborer or workman employed by such contractor or
612 subcontractor with respect to the convention center project or the
613 construction of the convention center hotel shall be at a rate customary
614 or prevailing for the same work in the same trade or occupation in the
615 town and city of Hartford, unless otherwise established pursuant to a

616 project labor agreement, and (C) which shall require the prime
617 construction contractors for the convention center project and for the
618 convention center hotel, and the principal facility managers of the
619 convention center facilities and the convention center hotel to make
620 reasonable efforts to hire or cause to be hired available and qualified
621 residents of the city of Hartford and available and qualified members
622 of minorities, as defined in section 32-9n, for construction and
623 operation jobs at the convention center facilities and the convention
624 center hotel at all levels of construction and operation; (9) to enter into
625 a development agreement with the developer of the convention center
626 hotel, which agreement shall prohibit any voluntary sale, transfer or
627 other assignment of the interests of such developer, or any affiliate
628 thereof, in the convention center hotel, including the rights under any
629 ground lease, air rights or similar agreement with the state or the
630 authority, for a minimum period of five years from the completion
631 thereof except with the prior written consent of the authority given or
632 withheld in its sole discretion, and thereafter except to a party which,
633 in the reasonable judgment of the authority, is financially responsible
634 and experienced in the ownership and operation of first class hotel
635 properties in similar locations; (10) to borrow money and to issue
636 bonds, notes and other obligations of the authority to the extent
637 permitted under section 32-607, as amended by this act, to fund and
638 refund the same and to provide for the rights of the holders thereof
639 and to secure the same by pledge of assets, revenues, notes and state
640 contract assistance as provided in section 32-608, as amended by this
641 act; (11) to do anything necessary and desirable, including executing
642 reimbursement agreements or similar agreements in connection with
643 credit facilities, including, but not limited to, letters of credit or policies
644 of bond insurance, remarketing agreements and agreements for the
645 purpose of moderating interest rate fluctuations, to render any bonds
646 to be issued pursuant to section 32-607, as amended by this act, more
647 marketable; and (12) to engage in and contract for marketing and
648 promotional activities to attract national, regional and local
649 conventions, sports events, trade shows, exhibitions, banquets and
650 other events to maximize the use of the convention center facilities.

651 (d) In addition to the powers enumerated in subsections (b) and (c)
652 of this section, with respect to capital city projects within the capital
653 city economic development district the authority shall have the
654 following powers: (1) To acquire, by gift, purchase, condemnation,
655 lease or transfer, lands or rights-in-land and to sell and lease or
656 sublease, as lessor or lessee or sublessor or sublessee, any portion of its
657 real property rights, including air space above and enter into related
658 common area maintenance, easement, access, support and similar
659 agreements, and own and operate facilities, provided such activity is
660 consistent with all applicable federal tax covenants of the authority,
661 transfer or dispose of any property or interest therein acquired by it, at
662 any time and to receive and accept aid or contributions, from any
663 source, of money, labor, property or other thing of value, to be held,
664 used and applied to carry out the purposes of this section, subject to
665 the conditions upon which such grants and contributions are made,
666 including, but not limited to, gifts or grants from any department,
667 agency or instrumentality of the United States or this state for any
668 purpose consistent with this section; (2) to condemn properties which
669 may be necessary or desirable to effectuate the purposes of the
670 authority to be exercised in accordance with the provisions of part I of
671 chapter 835; (3) to formulate plans for, acquire, finance and develop,
672 lease, purchase, construct, reconstruct, repair, improve, expand,
673 extend, operate, maintain and market facilities, provided such
674 activities are consistent with all applicable federal tax covenants of the
675 authority; (4) to contract and be contracted with provided, if
676 management, operating or promotional contracts or agreements or
677 other contracts or agreements are entered into with nongovernmental
678 parties with respect to property financed with the proceeds of
679 obligations the interest on which is excluded from gross income for
680 federal income taxation, the board of directors shall ensure that such
681 contracts or agreements are in compliance with the covenants of the
682 authority upon which such tax exclusion is conditioned; (5) to fix and
683 revise, from time to time, and to charge and collect fees, rents and
684 other charges for the use, occupancy or operation of such projects, and
685 to establish and revise from time to time, procedures concerning the

686 use, operation and occupancy of such facilities, including parking
687 rates, rules and procedures, provided such arrangements are
688 consistent with all applicable federal tax covenants of the authority,
689 and to utilize net revenues received by the authority from the
690 operation of such facilities, after allowance for operating expenses and
691 other charges related to the ownership, operation or financing thereof,
692 for other proper purposes of the authority, including, but not limited
693 to, funding of operating deficiencies or operating or capital
694 replacement reserves for either such facilities and related parking
695 facilities as determined to be appropriate by the authority; (6) to
696 engage architects, engineers, attorneys, accountants, consultants and
697 such other independent professionals as may be necessary or desirable
698 to carry out its purposes; (7) to contract for construction, development,
699 concessions and the procurement of goods and services and to
700 establish and modify procurement procedures, from time to time, to
701 implement the foregoing in accordance with the provisions of section
702 32-603, as amended by this act; (8) to borrow money and to issue
703 bonds, notes and other obligations of the authority to the extent
704 permitted under section 32-607, as amended by this act, to fund and
705 refund the same and to provide for the rights of the holders thereof
706 and to secure the same by pledge of assets, revenues, notes and state
707 contract assistance, as provided in section 32-608, as amended by this
708 act; (9) to do anything necessary and desirable, including executing
709 reimbursement agreements or similar agreements in connection with
710 credit facilities, including, but not limited to, letters of credit or policies
711 of bond insurance, remarketing agreements and agreements for the
712 purpose of moderating interest rate fluctuations, to render any bonds
713 to be issued pursuant to section 32-607, as amended by this act, more
714 marketable; and (10) to engage in and contract for marketing and
715 promotional activities to attract national, regional and local
716 conventions, sporting events, trade shows, exhibitions, banquets and
717 other events to maximize the use of exhibition, sporting and
718 entertainment facilities under the operation or jurisdiction of the
719 authority.

720 [(d)] (e) The authority shall have the power to negotiate, and, with
721 the approval of the Secretary of the Office of Policy and Management,
722 to enter into an agreement with any private developer, owner or lessee
723 of any building or improvement located on land in a private
724 development district, as defined in section 32-600, as amended by this
725 act, providing for payments to the authority in lieu of real property
726 taxes. Such an agreement shall be made a condition of any private
727 right of development within the private development district, and
728 shall include a requirement that such private developer, owner or
729 lessee make good-faith efforts to hire, or cause to be hired, available
730 and qualified minority business enterprises, as defined in section 4a-
731 60g, to provide construction services and materials for improvements
732 to be constructed within the private development district in an effort to
733 achieve a minority business enterprise utilization goal of ten per cent
734 of the total costs of construction services and materials for such
735 improvements. Such payments to the authority in lieu of real property
736 taxes shall have the same lien and priority, and may be enforced by the
737 authority in the same manner, as provided for municipal real property
738 taxes. Such payments as received by the authority shall be used to
739 carry out the purposes of the authority set forth in subsection (a) of this
740 section.

741 [(e)] (f) The authority and the [Secretary of the Office of Policy and
742 Management] Commissioner of Economic and Community
743 Development may enter into a memorandum of understanding
744 pursuant to which: (1) [All administrative] Administrative support and
745 services, including all staff support, necessary for the operations of the
746 authority [are] may be provided by the [Office of Policy and
747 Management] Department of Economic and Community
748 Development, (2) the [Office of Policy and Management] Department
749 of Economic and Community Development is authorized to
750 administer contracts and accounts of the authority, and (3) provision is
751 made for the coordination of management and operational activities at
752 the convention center, sport, exhibition or coliseum facilities and the
753 stadium facility, that may include: (A) Provision for joint procurement

754 and contracting, (B) the sharing of services and resources, (C) the
755 coordination of promotional and booking activities, and (D) other
756 arrangements designed to enhance facility utilization and revenues,
757 reduce operating costs or achieve operating efficiencies. The terms and
758 conditions of such memorandum of understanding, including
759 provisions with respect to the reimbursement by the authority to the
760 [Office of Policy and Management] Department of Economic and
761 Community Development of the costs of such administrative support
762 and services, shall be as the authority and the [Secretary of the Office
763 of Policy and Management] Commissioner of Economic and
764 Community Development determine to be appropriate.

765 Sec. 11. Section 32-602a of the general statutes is repealed and the
766 following is substituted in lieu thereof (*Effective from passage*):

767 The [Secretary of the Office of Policy and Management and the
768 Capital City Economic Development Authority] Capital Region
769 Development Authority may enter into a memorandum of
770 understanding with the Connecticut Center for Science and
771 Exploration that provides that the [secretary and the] authority may
772 provide financial management and construction management services
773 assistance for the science center.

774 Sec. 12. Section 32-603 of the general statutes is repealed and the
775 following is substituted in lieu thereof (*Effective from passage*):

776 The board of directors of the [Capital City Economic Development
777 Authority] Capital Region Development Authority shall adopt written
778 procedures, in accordance with the provisions of section 1-121, for: (1)
779 Adopting an annual budget and plan of operations, which shall
780 include a requirement of board approval before the budget or plan
781 may take effect; (2) hiring, dismissing, promoting and compensating
782 employees of the authority, which shall include an affirmative action
783 policy and a requirement of board approval before a position may be
784 created or a vacancy filled; (3) acquiring real and personal property
785 and personal services, which shall include a requirement of board

786 approval for any nonbudgeted expenditure in excess of five thousand
787 dollars; (4) contracting for financial, legal, bond underwriting and
788 other professional services which shall include a requirement that the
789 authority solicit proposals at least once every three years for each such
790 service which it uses; (5) issuing and retiring bonds, notes and other
791 obligations of the authority; (6) providing financial assistance, which
792 shall include eligibility criteria, the application process and the role
793 played by the authority's staff and board of directors; and (7) the use of
794 surplus funds.

795 Sec. 13. Section 32-604 of the general statutes is repealed and the
796 following is substituted in lieu thereof (*Effective from passage*):

797 (a) The Capital City Economic Development Authority shall
798 conduct a feasibility and implementation study to determine the
799 financial feasibility of the convention center project, as defined in
800 subdivision (3) of section 32-600, and the sportsplex and the parking
801 facilities, each as defined in section 32-651, which shall include, but not
802 be limited to, consideration of proper planning, engineering, siting,
803 cost of construction, revenue and expense projections and operation as
804 a multipurpose facility or facilities.

805 (b) The authority shall determine if the feasibility and
806 implementation study clearly establishes, considering all relevant
807 factors, the financial viability of (1) the convention center, (2) the
808 sportsplex, (3) the parking facilities, or (4) any combination of the
809 foregoing. The authority shall deliver the implementation and
810 feasibility study, together with its determination as to financial
811 viability, to the Governor for submission to the General Assembly as
812 part of the master development plan pursuant to subsection (b) of
813 section 32-654.

814 (c) The Capital Region Development Authority shall conduct a
815 feasibility and implementation study to determine the financial
816 feasibility of undertaking development and redevelopment projects to
817 further the purposes of the authority, which shall include, but not be

818 limited to, consideration of proper planning, engineering, siting, cost
819 of construction, revenue and expense projections and operational
820 costs.

821 [(c)] (d) The authority shall monitor the progress of all capital city
822 projects, projects in East Hartford and any project in the capital region
823 and shall, on a regular basis, determine the extent to which each such
824 project has, up to that point, met the purposes set forth in section 32-
825 602, as amended by this act. The authority shall report semiannually to
826 the Governor and the General Assembly in accordance with the
827 provisions of section 11-4a with respect to the operations, finances and
828 achievement of its economic development objectives.

829 [(d)] (e) The authority shall review and evaluate the progress of each
830 capital city project and any project in the capital region for which
831 financing is provided and shall devise and employ techniques for
832 forecasting and measuring relevant indices of accomplishment of its
833 goals of economic development, including, but not limited to, (1) the
834 number of jobs created, or to be created, by or as a result of the project,
835 (2) the cost or estimated cost, to the authority, involved in the creation
836 of those jobs, (3) the amount of private capital investment in, or
837 stimulated by, a project, in proportion to the public funds invested in
838 such project, (4) the number of additional businesses created and
839 associated jobs, (5) increased housing availability in downtown
840 Hartford, and [(5)] (6) the impact on tourism.

841 Sec. 14. Section 32-605 of the general statutes is repealed and the
842 following is substituted in lieu thereof (*Effective from passage*):

843 (a) In lieu of the report required under section 1-123, within the first
844 ninety days of each fiscal year of the [Capital City Economic
845 Development Authority] Capital Region Development Authority, the
846 board of directors of the authority shall submit a report to the
847 Governor, the Auditors of Public Accounts and the joint standing
848 committee of the General Assembly having cognizance of matters
849 relating to finance, revenue and bonding. Such report shall include,

850 but not be limited to, the following: (1) A list of all bonds issued during
851 the preceding fiscal year, including, for each such issue, the financial
852 advisor and underwriters, whether the issue was competitive,
853 negotiated or privately placed, and the issue's face value and net
854 proceeds; (2) a description of the capital city project or any economic
855 development project in the capital region in which the authority has
856 been involved, its location and the amount of funds, if any, provided
857 by the authority with respect to the construction of such project; (3) a
858 list of all outside individuals and firms, including principal and other
859 major stockholders, receiving in excess of five thousand dollars as
860 payments for services; (4) a comprehensive annual financial report
861 prepared in accordance with generally accepted accounting principles
862 for governmental enterprises; (5) the cumulative value of all bonds
863 issued, the value of outstanding bonds and the amount of the state's
864 contingent liability; (6) the affirmative action policy statement, a
865 description of the composition of the work force of the authority by
866 race, sex and occupation and a description of the affirmative action
867 efforts of the authority; (7) a description of planned activities for the
868 current fiscal year; (8) a list of all private investments made or
869 committed for commercial development within the capital city
870 economic development district; and (9) an analysis of the authority's
871 success in achieving the purposes stated in section 32-602, as amended
872 by this act.

873 (b) In lieu of the audit required under section 1-122, the board of
874 directors of the authority shall annually contract with a person, firm or
875 corporation for a compliance audit of the authority's activities during
876 the preceding authority fiscal year. The audit shall determine whether
877 the authority has complied with its regulations concerning affirmative
878 action, personnel practices, the purchase of goods and services and the
879 use of surplus funds. The board shall submit the audit report to the
880 Governor, the Auditors of Public Accounts and the joint standing
881 committee of the General Assembly having cognizance of matters
882 relating to finance, revenue and bonding.

883 (c) The board of directors of the authority shall annually contract

884 with a firm of certified public accountants to undertake an
885 independent financial audit of the authority in accordance with
886 generally accepted auditing standards. The board shall submit the
887 audit report to the Governor, the Auditors of Public Accounts and the
888 joint standing committee of the General Assembly having cognizance
889 of matters relating to finance, revenue and bonding. The books and
890 accounts of the authority shall be subject to annual audits by the state
891 Auditors of Public Accounts.

892 [(d) On January 15, 2000, the authority shall submit to the Governor
893 and to the joint standing committee of the General Assembly having
894 cognizance of matters relating to finance, revenue and bonding, a
895 two-year performance review report detailing for each capital city
896 project undertaken to date under the program, the progress made and
897 the actual expenditures compared to original estimated costs. Not later
898 than sixty calendar days after receipt of said report, such joint
899 committee shall consider the report and determine whether there has
900 been insufficient progress or whether there have been significant cost
901 increases over original estimates. If so, the committee may make
902 recommendations for appropriate action to the authority and to the
903 General Assembly.]

904 [(e)] (d) The authority shall designate a [convention center
905 operations] contract compliance officer from the staff of the authority
906 to monitor compliance of the operations of facilities under the
907 management or control of the authority, the convention center,
908 convention center hotel and related parking facilities of the center and
909 the hotel, with the provisions of state law applicable to such
910 operations, including, but not limited to, this section and sections 32-
911 650 to 32-668, inclusive, and with applicable requirements of contracts
912 entered into by the authority, relating to set-asides for small
913 contractors and minority business enterprises and required efforts to
914 hire available and qualified members of minorities, as defined in
915 section 32-9n, and available and qualified residents of the city of
916 Hartford for jobs in such operations. Such officer shall file, each year
917 during the period of facility operations, a written report with the

918 authority as to findings and recommendations regarding such
919 compliance.

920 Sec. 15. Section 32-606 of the general statutes is repealed and the
921 following is substituted in lieu thereof (*Effective from passage*):

922 (a) Any person, including, but not limited to, a state or municipal
923 agency, requesting funds from the state, including, but not limited to,
924 any authority created by the general statutes or any public or special
925 act, with respect to any capital city project or any economic
926 development project in the capital region in which the Capital Region
927 Development Authority has been involved, shall, at the time it makes
928 such request for funds from the state, present a full and complete copy
929 of its application or request, along with any supporting documents or
930 exhibits, to the [Capital City Economic Development Authority]
931 Capital Region Development Authority for its recommendation and to
932 the Secretary of the Office of Policy and Management. The authority
933 shall, not later than ninety days after receipt of such application or
934 request, prepare and adopt a capital city economic development
935 statement, summarizing its recommendations with respect to such
936 application or request, and deliver such statement to the state officer,
937 official, employee or agent of the state or authority to whom such
938 application or request was made. The recommendations in such
939 statement shall include contract provisions regarding performance
940 standards, including, but not limited to, project timelines.

941 (b) Notwithstanding any other provision of the general statutes,
942 public or special acts, any regulation or procedure or any other law, no
943 officer, official, employee or agent of the state or any authority created
944 by the general statutes or any public or special act, shall expend any
945 funds on any capital city project or any project in the capital region in
946 which the authority has been involved, unless such officer, official,
947 employee or agent has received a capital city economic development
948 statement adopted by the authority pursuant to subsection (a) of this
949 section, provided, if no such statement is received by the time ninety
950 days have elapsed from the date of the initial application or request for

951 such funds, such funds may be expended. If funds are expended
952 pursuant to this subsection in a manner not consistent with the
953 recommendations contained in a capital city economic development
954 statement for such expenditure, the officer, official, employee or agent
955 of the state expending such funds shall respond in writing to the
956 authority, providing an explanation of the decision with respect to
957 such expenditure.

958 (c) The authority shall not adopt any statement recommending
959 funding for any capital city project or any economic development
960 project in the capital region in which the authority has been involved,
961 unless and until the town and city of Hartford has created a municipal
962 parking authority in accordance with chapter 100 and has transferred,
963 or scheduled the transfer of, in a legally binding way, the rights and
964 responsibilities of the municipality for all municipally-owned or
965 operated parking facilities, as defined in section 7-202.

966 (d) The authority shall coordinate the use of all state and municipal
967 planning and financial resources that are or can be made available for
968 any capital city project or any economic development project in the
969 capital region in which the authority has been involved, including any
970 resources available from any quasi-public agency.

971 (e) All state and municipal agencies, departments, boards,
972 commissions and councils shall cooperate with the [Capital City
973 Economic Development Authority] Capital Region Development
974 Authority in carrying out the purposes enumerated in section 32-602,
975 as amended by this act.

976 [(f) The powers and duties granted to the authority pursuant to this
977 section shall terminate July 1, 2013.]

978 Sec. 16. Subsection (a) of section 32-607 of the general statutes is
979 repealed and the following is substituted in lieu thereof (*Effective from*
980 *passage*):

981 (a) The board of directors of the [Capital City Economic

982 Development Authority] Capital Region Development Authority is
983 authorized from time to time to issue its bonds, notes and other
984 obligations in such principal amounts as in the opinion of the board
985 shall be necessary to provide sufficient funds for carrying out the
986 purposes set forth in section 32-602, as amended by this act, with
987 respect to the convention center project as defined in subdivision (3) of
988 section 32-600, as amended by this act, including the payment, funding
989 or refunding of the principal of, or interest or redemption premiums
990 on, any bonds, notes and other obligations issued by it whether the
991 bonds, notes or other obligations or interest to be funded or refunded
992 have or have not become due, the establishment of reserves to secure
993 such bonds, notes and other obligations, loans made by the authority
994 and all other expenditures of the authority incident to and necessary or
995 convenient to carry out the purposes set forth in section 32-602, as
996 amended by this act.

997 Sec. 17. Subsection (a) of section 32-608 of the general statutes is
998 repealed and the following is substituted in lieu thereof (*Effective from*
999 *passage*):

1000 (a) The state, acting by and through the Secretary of the Office of
1001 Policy and Management and the State Treasurer, may enter into a
1002 contract with the [Capital City Economic Development Authority]
1003 Capital Region Development Authority providing that the state shall
1004 pay contract assistance to the authority pursuant to the provisions of
1005 this section. Such contract assistance is limited to an amount equal to
1006 the annual debt service on the outstanding amount of bonds to be
1007 issued pursuant to section 32-607, as amended by this act, to finance
1008 the costs of the convention center project, as defined in subdivision (3)
1009 of section 32-600, as amended by this act. The contract entered into
1010 pursuant to this section shall include such provisions as the Secretary
1011 of the Office of Policy and Management and the State Treasurer deem
1012 necessary to assure the efficient construction and operation of such
1013 project and find are in the best interests of the state. No such contract
1014 shall be entered into by the secretary and the State Treasurer unless the
1015 board of directors of the authority files therewith a certificate setting

1016 forth its findings and determinations of the extent to which the
1017 incremental tax revenues under the authority of law existing at the
1018 time such certificate is filed to be derived as a result of the construction
1019 and operation of the project and visitor spending with respect thereto
1020 are reasonably expected to offset, over the term that the bonds are
1021 scheduled to be outstanding, the amount of debt service expected to be
1022 paid on authority bonds to be secured by such state assistance contract.
1023 In the event the secretary and the State Treasurer substantially concur
1024 with the findings of the board, a certificate evidencing such substantial
1025 concurrence shall be filed by such secretary and State Treasurer with
1026 the clerks of the Senate and the House of Representatives. In making
1027 such findings and determinations and executing such approval, the
1028 board, the secretary and the State Treasurer shall each be entitled to
1029 rely upon such reports and estimates of experts, as appropriate, for the
1030 proper evaluation of feasibility of the project, including, without
1031 limitation, estimates relating to the incremental tax revenues resulting
1032 from the convention center project, reasonable expectation as to the
1033 additional development in the area of the convention center project
1034 and such additional expenditures as a result of construction, tourism
1035 and other travel, entertainment and retail sales as may result from the
1036 location of such project in the capital city of the state.

1037 Sec. 18. Section 32-609 of the general statutes is repealed and the
1038 following is substituted in lieu thereof (*Effective from passage*):

1039 With the concurrence of the Secretary of the Office of Policy and
1040 Management and the State Treasurer, the [Capital City Economic
1041 Development Authority] Capital Region Development Authority may
1042 submit an application to the Connecticut Development Authority on
1043 behalf of the convention center project as defined in subdivision (3) of
1044 section 32-600, as amended by this act, for a loan or loans consistent
1045 with the requirements of chapter 579 and the Connecticut
1046 Development Authority is hereby authorized to review such
1047 application as a package for the purposes of its requirements,
1048 including eligibility for federal or state funding in addition to the
1049 financing applied for. Any loan by the Connecticut Development

1050 Authority to the [Capital City Economic Development Authority]
1051 Capital Region Development Authority shall be evidenced by the
1052 general obligation bond of such authority, in fully marketable form,
1053 duly executed and accompanied by an approving legal opinion with
1054 respect to validity, security and tax matters as would otherwise be
1055 required in a public offering. Any loan with respect to the hotel or
1056 other portions of private investment pertaining to the convention
1057 center project shall be on such terms and conditions as the Connecticut
1058 Development Authority requires to satisfy its eligibility for financing
1059 of a loan from the proceeds of its general obligation program bonds.

1060 Sec. 19. Section 32-610 of the general statutes is repealed and the
1061 following is substituted in lieu thereof (*Effective from passage*):

1062 The exercise of the powers granted by section 32-602, as amended
1063 by this act, constitute the performance of an essential governmental
1064 function and the [Capital City Economic Development Authority]
1065 Capital Region Development Authority shall not be required to pay
1066 any taxes or assessments upon or in respect of the convention center or
1067 the convention center project, as defined in section 32-600, as amended
1068 by this act, levied by any municipality or political subdivision or
1069 special district having taxing powers of the state and such project and
1070 the principal and interest of any bonds and notes issued under the
1071 provisions of section 32-607, as amended by this act, their transfer and
1072 the income therefrom, including revenues derived from the sale
1073 thereof, shall at all times be free from taxation of every kind by the
1074 state of Connecticut or under its authority, except for estate or
1075 succession taxes but the interest on such bonds and notes shall be
1076 included in the computation of any excise or franchise tax.
1077 Notwithstanding the foregoing, the convention center and the related
1078 parking facilities owned by the authority shall be deemed to be state-
1079 owned real property for purposes of sections 12-19a and 12-19b and
1080 the state shall make grants in lieu of taxes with respect to the
1081 convention center and such related parking facilities to the
1082 municipality in which the convention center and such related parking
1083 facilities are located as otherwise provided in said sections 12-19a and

1084 12-19b.

1085 Sec. 20. Section 32-611 of the general statutes is repealed and the
1086 following is substituted in lieu thereof (*Effective from passage*):

1087 The state of Connecticut does hereby pledge to and agree with the
1088 holders of any bonds, notes and other obligations issued under section
1089 32-607, as amended by this act, and with those parties who may enter
1090 into contracts with the [Capital City Economic Development
1091 Authority] Capital Region Development Authority or its successor
1092 agency, that the state will not limit or alter the rights hereby vested in
1093 the authority or in the holders of any bonds, notes or other obligations
1094 of the authority to which contract assistance is pledged pursuant to
1095 section 32-608, as amended by this act, until such obligations, together
1096 with the interest thereon, are fully met and discharged and such
1097 contracts are fully performed on the part of the authority, provided
1098 nothing contained herein shall preclude such limitation or alteration if
1099 and when adequate provision shall be made by law for the protection
1100 of the holders of such bonds, notes and other obligations of the
1101 authority or those entering into contracts with the authority. The
1102 authority is authorized to include this pledge and undertaking for the
1103 state in such bonds, notes and other obligations or contracts.

1104 Sec. 21. Subsection (b) of section 32-614 of the general statutes is
1105 repealed and the following is substituted in lieu thereof (*Effective from*
1106 *passage*):

1107 (b) The proceeds of the sale of said bonds, to the extent of the
1108 amount stated in subsection (a) of this section, shall be used as follows:
1109 Three million dollars by the Department of Economic and Community
1110 Development for a grant-in-aid to the [Capital City Economic
1111 Development Authority] Capital Region Development Authority and
1112 the balance by the Office of Policy and Management for a grant-in-aid
1113 to the [Capital City Economic Development Authority] Capital Region
1114 Development Authority for the project costs of the convention center
1115 project, as defined in section 32-651, as amended by this act, and such

1116 portion of preliminary costs and the project costs of site acquisition,
1117 site preparation and infrastructure improvements related to other
1118 aspects of the overall project, all as defined in section 32-651, as
1119 amended by this act, as is determined jointly by the secretary and the
1120 authority to be appropriately allocated to the convention center
1121 facilities, subject to satisfaction of the conditions set forth in subsection
1122 (a) of section 32-654.

1123 Sec. 22. Subsection (a) of section 32-616 of the general statutes is
1124 repealed and the following is substituted in lieu thereof (*Effective from*
1125 *passage*):

1126 (a) For the purposes described in subsection (b) of this section the
1127 State Bond Commission shall have power, from time to time but in no
1128 case later than June 30, [2013] 2017, to authorize the issuance of bonds
1129 of the state, in one or more series and in principal amounts and in the
1130 aggregate not exceeding one hundred fifteen million dollars and such
1131 additional amounts as may be required in connection with the costs of
1132 issuance of the bonds including bond anticipation, temporary and
1133 interim notes, the proceeds of which shall be used by the State
1134 Treasurer to pay the costs of issuance, provided in computing the total
1135 amount of bonds which may at any one time be outstanding, the
1136 principal amount of any refunding bonds issued to refund bonds shall
1137 be excluded.

1138 Sec. 23. Section 32-617 of the general statutes is repealed and the
1139 following is substituted in lieu thereof (*Effective from passage*):

1140 The state shall protect, save harmless and indemnify the [Capital
1141 City Economic Development Authority] Capital Region Development
1142 Authority and its directors, officers and employees from financial loss
1143 and expense, including legal fees and costs, if any, arising out of any
1144 claim, demand, suit or judgment based upon any alleged act or
1145 omission of the authority or any such director, officer or employee in
1146 connection with, or any other legal challenge to, the overall project, as
1147 defined in section 32-651, as amended by this act, stadium facility

1148 operations, as defined in section 32-651, as amended by this act, public
1149 act 98-1 of the December special session, public act 99-241 or public act
1150 00-140, including without limitation the preparation by the authority
1151 of the environmental impact evaluation contemplated by subsection (j)
1152 of section 32-664, as amended by this act, provided any such director,
1153 officer or employee is found to have been acting in the discharge of
1154 such director, officer or employee's duties or within the scope of such
1155 director, officer or employee's employment and any such act or
1156 omission is found not to have been wanton, reckless, wilful or
1157 malicious.

1158 Sec. 24. Section 32-651 of the general statutes is repealed and the
1159 following is substituted in lieu thereof (*Effective from passage*):

1160 As used in sections 32-650 to 32-668, inclusive, sections 39 and 40 of
1161 public act 98-1 of the December special session, as amended by public
1162 act 99-241 and public act 00-140, and subsection [(e)] (d) of section 32-
1163 605, as amended by this act:

1164 (1) "Adriaen's Landing site" means the area of approximately thirty-
1165 three acres of land within the capital city economic development
1166 district designated in the master development plan as the location of
1167 the convention center, the related parking facilities and the on-site
1168 related private development.

1169 (2) "Bonds" means the bonds authorized to be issued and sold by the
1170 state pursuant to sections 32-652 and 32-653, and, unless the context
1171 requires a different meaning, shall include serial, term or variable rate
1172 bonds, notes issued in anticipation of the issuance of bonds, and
1173 temporary or interim notes or notes issued pursuant to a commercial
1174 paper program.

1175 (3) "Capital city economic development district" has the meaning
1176 assigned to that term in section 32-600, as amended by this act.

1177 (4) "Comptroller" means the State Comptroller or the deputy
1178 comptroller appointed pursuant to section 3-133.

1179 (5) "Convention center" has the meaning assigned to that term in
1180 section 32-600, as amended by this act.

1181 (6) "Convention center project" has the meaning assigned to that
1182 term in section 32-600, as amended by this act.

1183 (7) "Convention center hotel" has the meaning assigned to that term
1184 in section 32-600, as amended by this act.

1185 (8) "Costs of issuance" means all costs related to the proceedings
1186 under which bonds are issued pursuant to sections 32-652 and 32-653,
1187 including, but not limited to, fees and expenses or other similar
1188 charges incurred in connection with the execution of reimbursement
1189 agreements, remarketing agreements, standby bond purchase
1190 agreements, agreements in connection with obtaining any liquidity
1191 facility or credit facility with respect to such bonds, trust agreements
1192 respecting disbursement of bond proceeds and any other necessary or
1193 appropriate agreements related to the marketing and issuance of such
1194 bonds and the disbursement of the bond proceeds, auditing and legal
1195 expenses and fees, expenses incurred for professional consultants,
1196 financial advisors and fiduciaries, fees and expenses of remarketing
1197 agents and dealers, fees and expenses of the underwriters to the extent
1198 not paid from a discount on the purchase price of such bonds, and fees
1199 and expenses of rating agencies, transfer or information agents, and
1200 including costs of the publication of advertisements and notices,
1201 printers' fees or charges incurred by the state to comply with
1202 applicable federal and state securities or tax laws and any other similar
1203 costs of issuance.

1204 (9) "Design professional" means each duly licensed architect,
1205 engineer or other design professional experienced in the design of
1206 comparable facilities and related improvements retained by the
1207 secretary from time to time to prepare plans and specifications and
1208 perform related professional services in connection with the overall
1209 project and related development activities.

1210 (10) "Stadium facility manager" means each nongovernmental

1211 service provider engaged by the secretary to provide overall
1212 management services with respect to all or a portion of the stadium
1213 facility.

1214 (11) "Stadium facility operations" means all activities related to the
1215 use, management and operation of the stadium facility including,
1216 without limitation, maintenance and repairs, purchases of supplies, the
1217 addition or replacement of furniture, fixtures and equipment, safety
1218 and security, crowd and traffic control, ticket and premium seating
1219 promotion and sales, ticketing and box office operations, event
1220 booking, scheduling and promotion, event operations, stadium
1221 parking management, marketing, promotion and public relations,
1222 advertising sales, media and broadcast activities and merchandising,
1223 catering and concessions.

1224 (12) "GMP" means guaranteed maximum price.

1225 (13) "Governmental authorities" means all federal, state or local
1226 governmental bodies, instrumentalities or agencies and all political
1227 subdivisions of the state, including municipalities, taxing, fire and
1228 water districts and other governmental units.

1229 (14) "Governmental permits" means all permits, authorizations,
1230 registrations, consents, approvals, waivers, exceptions, variances,
1231 orders, judgments, decrees, licenses, exemptions, publications, filings,
1232 notices to and declarations of or with, or required by, governmental
1233 authorities, including those relating to traffic, environmental
1234 protection, wetlands, zoning, site approval, building and public health
1235 and safety, that are required for the development and operation of any
1236 project or facility.

1237 (15) "Stadium facility capital replacement account" means the capital
1238 replacement reserve account within the Stadium Facility Enterprise
1239 Fund established by section 32-657.

1240 (16) "Stadium Facility Enterprise Fund" means the separate fund
1241 established by section 32-657.

1242 (17) "Infrastructure improvements" means necessary or desirable
1243 infrastructure improvements relating to the convention center, the
1244 stadium facility, the related parking facilities or the on-site related
1245 private development, as the case may be, including, but not limited to,
1246 structures over roads and highways, roadway improvements,
1247 pedestrian improvements, landscaped plazas, piers, foundations and
1248 other structural work on the Adriaen's Landing site or the stadium
1249 facility site or off-site as determined by the secretary to be necessary or
1250 desirable in connection with the development of the Adriaen's Landing
1251 site or the stadium facility site, and whether undertaken by the
1252 secretary or any other agency, department or public instrumentality of
1253 the state, as more particularly described in the master development
1254 plan.

1255 (18) "Internal Revenue Code" means the Internal Revenue Code of
1256 1986, or any subsequent corresponding internal revenue code of the
1257 United States, as from time to time amended, and regulations adopted
1258 thereunder.

1259 (19) "Master development plan" means the master development
1260 plan for the overall project and the on-site related private development
1261 prepared by the secretary and the authority with the assistance of the
1262 design professional, in the form filed with the clerks of the Senate and
1263 the House of Representatives on March 3, 2000, as modified by the
1264 secretary after May 2, 2000, in accordance with the provisions of
1265 section 32-655b, as amended by this act.

1266 (20) "NCAA" means the National Collegiate Athletic Association or
1267 its successor.

1268 (21) "On-site related private development" means the convention
1269 center hotel and the other housing, entertainment, recreation, retail
1270 and office development on the Adriaen's Landing site contemplated by
1271 the master development plan. "On-site related private development"
1272 includes the second phase of the convention center hotel as described
1273 in the master development plan but excludes any other addition to, or

1274 any expansion, demolition, conversion or other modification of, any
1275 such on-site related private development unless the secretary certifies
1276 in the secretary's discretion that such addition, expansion, demolition,
1277 conversion or other modification is being undertaken by agreement
1278 with the secretary in furtherance of the objectives of the master
1279 development plan.

1280 (22) "Overall project" means the convention center project, the
1281 stadium facility project and the parking project, or one or more of the
1282 foregoing as more particularly described in the master development
1283 plan, including all related planning, feasibility, environmental testing
1284 and assessment, permitting, engineering, technical and other necessary
1285 development activities, including site acquisition, site preparation and
1286 infrastructure improvements. As used in sections 32-664, as amended
1287 by this act, 32-665 and 32-668, and subdivision (1) of section 12-412,
1288 subsection (a) of section 12-498 and subdivision (1) of section 22a-134,
1289 and section 32-617a, "overall project" also includes the development,
1290 design, construction, finishing, furnishing and equipping of the on-site
1291 related private development.

1292 (23) "Parking project" means the development, design, construction,
1293 finishing, furnishing and equipping of the related parking facilities
1294 and related site acquisition and site preparation.

1295 (24) "Preliminary costs" means the costs of the state or the authority,
1296 as the case may be, relating to planning, preliminary design, feasibility
1297 and permitting of the overall project, whether incurred prior to or
1298 following July 1, 1999, including, but not limited to, costs of plans,
1299 including plans with respect to alternative or prior designs, budgeting,
1300 borings, surveys, maps, title examinations, environmental testing,
1301 environmental impact evaluations, appraisals, documentation of
1302 estimates of costs and revenue increments to the state or the authority
1303 in connection with the overall project and the permitting thereof,
1304 including feasibility studies, market and impact analysis, preliminary
1305 design costs and costs incidental to investigations, preparation and
1306 processing of permit applications and preparation and analysis of any

1307 proposed agreement, lease or memorandum of understanding with
1308 respect to the overall project, including, but not limited to, the fees and
1309 expenses of professional, management and technical consultants, and
1310 financial and legal advisors, and the reimbursement to any state
1311 agency or department, public authority, political subdivision or
1312 private entity which has advanced or advances funds for the payment
1313 of any such preliminary costs, provided that in the case of any such
1314 private entity such advancement was or is at the request of or with the
1315 approval of the state as certified by the secretary and would qualify as
1316 a preliminary cost if incurred directly by the state or the [Capital City
1317 Economic Development Authority] Capital Region Development
1318 Authority.

1319 (25) "Prime construction contractor" means each general contractor,
1320 construction manager or other construction professional with primary
1321 responsibility for construction activities with respect to the stadium
1322 facility, the convention center, the related parking facilities or any
1323 aspect of the on-site related private development, as the case may be.

1324 (26) "Project costs" means and includes all hard and soft costs
1325 relating to the overall project, or, in context, any aspect thereof,
1326 including, but not limited to, preliminary costs, costs of site
1327 acquisition, site preparation and infrastructure improvements,
1328 relocation costs, including costs related to interim parking
1329 arrangements, costs of issuance, costs of labor and materials employed
1330 in the work, fees for project and construction management services,
1331 including incentive payments related to timely completion of
1332 improvements at or under budget, costs of insurance, including title
1333 insurance, the establishment of appropriate reserve funds in
1334 connection with the financing of any aspect of the overall project, and
1335 costs of accounting, legal, architectural, environmental, permitting,
1336 engineering, management, financial and other professional and
1337 technical services.

1338 (27) "Project manager" means the development professional selected
1339 to supervise and coordinate the development of the Adriaen's Landing

1340 site on behalf of the secretary and the authority.

1341 (28) "Real property" means land and buildings and all estate,
1342 interest or right in land or buildings, including land or buildings
1343 owned by any person, the state or any political subdivision of the state
1344 or instrumentality thereof and including any and all easements, rights
1345 of way, air rights and every estate, right or interest therein.

1346 (29) "Related parking facilities" means parking structures, facilities
1347 or improvements which are necessary or desirable to provide parking
1348 for the convention center, the convention center hotel and other on-site
1349 related private development, which related parking facilities may also
1350 satisfy other public and private parking requirements within the
1351 capital city economic development district, or to replace currently
1352 available parking which may be displaced by the overall project, other
1353 than the stadium facility project, or the on-site related private
1354 development, together with equipment, fixtures, furnishings and
1355 appurtenances integral and normally associated with the construction
1356 and operation of parking facilities, and ancillary infrastructure
1357 improvements, all as more particularly described in the master
1358 development plan.

1359 (30) "Related private development" means privately developed
1360 facilities or projects located within the capital city economic
1361 development district and associated with the convention center,
1362 including the hotel to be developed in conjunction with the convention
1363 center and such other privately developed facilities or projects, which
1364 may include housing, hotel, retail, entertainment, recreation, office or
1365 parking facilities or projects, including privately developed or financed
1366 improvements related to the convention center or such facilities or
1367 projects, as contemplated by the master development plan. For
1368 purposes of this subdivision, the term "associated" means functionally
1369 and economically related to the convention center as part of an
1370 integrated effort to develop and revitalize the urban core of the city of
1371 Hartford as an attractive destination for visitors and location for new
1372 businesses and residents.

1373 (31) "Secretary" means the Secretary of the Office of Policy and
1374 Management or the secretary's designee.

1375 (32) "Site acquisition" means the acquisition of real property, by
1376 condemnation, purchase, lease, lease-purchase, exchange or otherwise,
1377 comprising the Adriaen's Landing site and the stadium facility site,
1378 and includes the acquisition of other real property determined by the
1379 secretary to be necessary for off-site infrastructure improvements
1380 related to the development of the Adriaen's Landing site or the
1381 stadium facility site or for temporary use for construction staging or
1382 replacement parking during the period of construction, and the
1383 exchange or lease, as lessor or lessee, by the secretary or any other
1384 agency, department or public instrumentality of the state, of off-site
1385 real property to the extent determined by the secretary to be necessary
1386 to acquire real property comprising the Adriaen's Landing site, but
1387 excludes the acquisition or development by any private party of real
1388 property or improvements not on the Adriaen's Landing site.

1389 (33) "Site preparation" means the removal and relocation of utilities,
1390 including electricity, gas, steam, water and sewer, the installation and
1391 connection of additional required utilities, the construction of
1392 necessary drainage facilities, the demolition of existing improvements
1393 and the removal, containment or other remediation of any hazardous
1394 materials and the restoration and compacting of soil, whether
1395 undertaken by the secretary or any other agency, department or public
1396 instrumentality of the state, all on the Adriaen's Landing site, the
1397 stadium facility site, and on other sites where site preparation is
1398 necessary for the development of the Adriaen's Landing site and the
1399 stadium facility site as contemplated by the master development plan
1400 or for the continuation of a public service facility, as defined in section
1401 32-658, or utility operations.

1402 (34) "Stadium facility" means a multipurpose sports stadium with a
1403 minimum of approximately forty thousand seats and with capacity for
1404 expansion to a minimum of approximately fifty thousand seats,
1405 meeting all applicable requirements for home team facilities for

1406 Division I-A football of the NCAA and the college football conference
1407 of which the university is expected to be a member, including seating
1408 capacity, size and composition of playing surface, locker room and
1409 media facilities and other amenities, to be owned by the state on the
1410 stadium facility site, together with equipment, fixtures, furnishings
1411 and appurtenances integral and normally associated with the
1412 construction and operation of such a facility, stadium parking and
1413 ancillary infrastructure improvements, all as more particularly
1414 described in the master development plan.

1415 (35) "Stadium facility project" means the development, design
1416 construction, finishing, furnishing and equipping of the stadium
1417 facility and related site acquisition and site preparation.

1418 (36) "Stadium facility site" means the real property located at
1419 Rentschler Field in the town of East Hartford designated for such
1420 purpose in the master development plan.

1421 (37) "Stadium parking" means improvements, facilities and other
1422 arrangements for parking for stadium facility operations and events,
1423 including license, lease or other parking use agreements.

1424 (38) "State" means the state of Connecticut.

1425 (39) "State Bond Commission" means the commission established
1426 pursuant to subsection (c) of section 3-20 or any successor thereto.

1427 (40) "Treasurer" means the State Treasurer or the deputy treasurer
1428 appointed pursuant to section 3-12.

1429 (41) "University" means The University of Connecticut, a constituent
1430 unit of the state system of public higher education.

1431 (42) "Work" means the provision of any or all of the work, labor,
1432 materials, equipment, services and other items required for a project
1433 including, but not limited to, design, architectural, engineering,
1434 development and other technical and professional services,
1435 construction and construction management services, permits,

1436 construction work and any and all other activities and services
1437 necessary to acquire, design, develop, construct, finish, furnish or
1438 equip any project.

1439 (43) "Connecticut Center for Science and Exploration" means the
1440 science center facility constructed and operated in the Adriaen's
1441 Landing site.

1442 Sec. 25. Subdivision (14) of section 32-655 of the general statutes is
1443 repealed and the following is substituted in lieu thereof (*Effective from*
1444 *passage*):

1445 (14) Pay or reimburse the Office of Policy and Management, the
1446 authority, the university and other affected state agencies and political
1447 subdivisions of the state and any third parties incurring such costs at
1448 the request or with the approval of the state as certified by the
1449 secretary, for project costs of the overall project including, without
1450 limitation, preliminary costs arising prior to July 1, 1999, or costs under
1451 subsection [(e)] (d) of section 32-605, as amended by this act, or
1452 sections 32-654, 32-654a, 32-655a, 32-655b, as amended by this act, and
1453 32-666a; and

1454 Sec. 26. Section 32-655b of the general statutes is repealed and the
1455 following is substituted in lieu thereof (*Effective from passage*):

1456 The master development plan may be modified by the secretary
1457 after May 2, 2000, to the extent determined by the secretary to be
1458 necessary or desirable in light of unforeseen conditions or
1459 circumstances, including, without limitation, economic or market
1460 conditions or development or cost constraints, provided (1) no such
1461 modification shall be inconsistent with any requirements of subsection
1462 [(e)] (d) of section 32-605, as amended by this act, or sections 32-650 to
1463 32-668, inclusive, as amended by this act, and (2) in the event that the
1464 secretary determines that any such modification in the master
1465 development plan would result in a material change in the purpose or
1466 character of the stadium facility, the related parking facilities or the
1467 convention center, such modification shall not become effective unless

1468 and until (A) the secretary has filed with the house and senate clerks,
1469 for transmittal to the joint standing committee of the General
1470 Assembly having cognizance of matters relating to finance, revenue
1471 and bonding, a description of such modification in reasonable detail,
1472 and (B) such committee shall either have (i) approved such
1473 modification, or (ii) failed to reject such modification within thirty days
1474 of the date of filing by the secretary of the description of such
1475 modification with the house and senate clerks.

1476 Sec. 27. Subsection (i) of section 32-656 of the general statutes is
1477 repealed and the following is substituted in lieu thereof (*Effective from*
1478 *passage*):

1479 (i) The secretary and the authority shall jointly select and appoint an
1480 independent construction contract compliance officer or agent, which
1481 may be an officer or agency of a political subdivision of the state, other
1482 than the authority, or a private consultant experienced in similar
1483 public contract compliance matters, to monitor compliance by the
1484 secretary, the authority, the project manager and each prime
1485 construction contractor with the provisions of applicable state law,
1486 including subdivision (1) of section 12-412, subsection (a) of section 12-
1487 498, sections 12-541 and 13a-25, subdivision (1) of section 22a-134,
1488 section 32-600, as amended by this act, subsection [(c)] (d) of section
1489 32-602, as amended by this act, subsection [(e)] (d) of section 32-605, as
1490 amended by this act, section 32-610, as amended by this act,
1491 subsections (a) and (b) of section 32-614, as amended by this act,
1492 sections 32-617, as amended by this act, 32-617a, 32-650, 32-651 to 32-
1493 658, inclusive, as amended by this act, 32-660 and 32-661, subsection
1494 (b) of section 32-662, section 32-663, subsections (j) to (l), inclusive, of
1495 section 32-664, as amended by this act, sections 32-665 to 32-666a,
1496 inclusive, sections 32-668 and 48-21 and sections 29 and 30 of public act
1497 00-140, and with applicable requirements of contracts with the
1498 secretary or the authority, relating to set-asides for small contractors
1499 and minority business enterprises and required efforts to hire available
1500 and qualified members of minorities and available and qualified
1501 residents of the city of Hartford and the town of East Hartford for

1502 construction jobs with respect to the overall project and the on-site
1503 related private development. Such independent contract compliance
1504 officer or agent shall file a written report of his or her findings and
1505 recommendations with the secretary and the authority each quarter
1506 during the period of project development.

1507 Sec. 28. Subsection (j) of section 32-664 of the general statutes is
1508 repealed and the following is substituted in lieu thereof (*Effective from*
1509 *passage*):

1510 (j) The [Capital City Economic Development Authority] Capital
1511 Region Development Authority shall be considered the state agency
1512 responsible for preparing the written evaluation of the impact of the
1513 convention center project and the parking project on the environment,
1514 and the Office of Policy and Management shall be responsible for
1515 preparing the written evaluation of the impact of the stadium facility
1516 project on the environment, in accordance with the requirements set
1517 forth in section 22a-1b and the regulations adopted thereunder. The
1518 scope of each such written evaluation shall include each related
1519 activity, facility or project which the authority or the Office of Policy
1520 and Management, respectively, determines should be considered part
1521 of the same sequence of planned activities as the convention center
1522 project, the parking project or the stadium facility project, as the case
1523 may be, for purposes of section 22a-1c, including any housing, retail,
1524 entertainment, recreation, office, parking or hotel project or facility
1525 proposed to be integrated with or developed or used in conjunction
1526 with the stadium facility or the convention center, and any public
1527 service facility proposed to be constructed or relocated, either on or off
1528 the Adriaen's Landing site, as a result of or in connection with the
1529 overall project. The authority is authorized to assist the city of
1530 Hartford in the preparation and processing of any environmental
1531 impact statement with respect to such sequence of planned activities or
1532 any part thereof required to be undertaken by the city of Hartford on
1533 behalf of any federal agency under the National Environmental Policy
1534 Act, and the Office of Policy and Management is authorized to assist
1535 the town of East Hartford in the preparation and processing of any

1536 environmental impact statement with respect to such sequence of
1537 planned activities or any part thereof required to be undertaken by the
1538 town of East Hartford on behalf of any federal agency under the
1539 National Environmental Policy Act. Such assistance may include the
1540 expansion of the scope of the environmental evaluation undertaken by
1541 the authority or the Office of Policy and Management to the extent
1542 necessary to satisfy the requirements of the National Environmental
1543 Policy Act and assistance with such additional procedural
1544 requirements as may pertain thereto. The authority, the city of
1545 Hartford, the Office of Policy and Management and the town of East
1546 Hartford may enter into memoranda of understanding with respect to
1547 such assistance, which may include provisions for an appropriate
1548 allocation of any additional costs incurred by the authority or the
1549 Office of Policy and Management, respectively, in connection
1550 therewith. To the extent that any activity, facility or project of any
1551 other public or private entity is included in any environmental
1552 evaluation undertaken by the authority, or the Office of Policy and
1553 Management, the authority or the Office of Policy and Management, as
1554 the case may be, shall be entitled to receive payment or reimbursement
1555 of such entity's allocable share of the costs incurred by the authority or
1556 the Office of Policy and Management, respectively, in connection
1557 therewith. Each such evaluation shall include a description of the
1558 permits, licenses or other approvals required from the Commissioner
1559 of Energy and Environmental Protection for the overall project. The
1560 authority and the Office of Policy and Management, as the case may
1561 be, shall submit their evaluations and a summary thereof, including
1562 any negative findings to the Commissioner of Energy and
1563 Environmental Protection and the secretary and shall make the
1564 evaluations and summaries available to the public for inspection and
1565 comment at the same time. Notwithstanding the regulations adopted
1566 pursuant to section 22a-1a, the authority and the Office of Policy and
1567 Management each shall hold a public hearing on its evaluation and
1568 shall publish notice of the availability of its evaluation and summary in
1569 a newspaper of general circulation in the city of Hartford and, with
1570 respect to the stadium facility project, the town of East Hartford not

1571 less than fourteen calendar days before the date of such hearing. Any
1572 person may comment at the public hearing or in writing not later than
1573 the second day following the close of the public hearing. All public
1574 comments received by the authority and the Office of Policy and
1575 Management, as the case may be, shall be promptly forwarded to the
1576 Commissioner of Energy and Environmental Protection and the
1577 secretary and shall be made available for public inspection. Nothing in
1578 subsection (b) of section 22a-1 shall be deemed to require that any such
1579 written evaluation of environmental impact be completed prior to the
1580 award of contracts, the incurrence of obligations or the expenditure of
1581 funds in connection with the acquisition of the Adriaen's Landing site
1582 or the stadium facility site, planning and engineering studies for site
1583 preparation or preliminary site preparation work not requiring permits
1584 or approvals not yet obtained, or the planning and design of the
1585 stadium facility and the related parking facilities or the convention
1586 center. Nothing in this section shall be deemed to require that
1587 applications for licenses, permits, approvals or other administrative
1588 action in connection with all aspects of the overall project be submitted
1589 or acted upon at the same time if not otherwise required by law.

1590 Sec. 29. Section 32-669 of the general statutes is repealed and the
1591 following is substituted in lieu thereof (*Effective from passage*):

1592 (a) On or before February 1, 2003, and annually thereafter, until five
1593 years after the opening of the convention center, the [Secretary of the
1594 Office of Policy and Management] Capital Region Development
1595 Authority shall prepare a report regarding the status of the Adriaen's
1596 Landing project and The University of Connecticut football stadium
1597 project. Such report shall be made, in accordance with the provisions
1598 of section 11-4a, to the president pro tempore of the Senate, the speaker
1599 of the House of Representatives, the majority leader of the Senate, the
1600 majority leader of the House of Representatives, the minority leader of
1601 the Senate and the minority leader of the House of Representatives and
1602 to the joint standing committee of the General Assembly having
1603 cognizance of matters relating to finance, revenue and bonding. The
1604 report to said committee shall be presented at a meeting of said

1605 committee held during the regular session of the calendar year in
1606 which such report is due.

1607 (b) Such report shall be separated into a section on the Adriaen's
1608 Landing project and a section on The University of Connecticut
1609 football stadium project and shall contain the following information:
1610 (1) A detailed estimated budget for the overall project; (2) the current
1611 timeline for the entire project, with significant milestone events, from
1612 inception to projected completion date; (3) for each project component,
1613 including, but not limited to, the science center, (A) a description of the
1614 component, (B) its current budget in detail, comparing it to the budget
1615 presented to the General Assembly prior to May 2, 2000, (C) projected
1616 completion date, (D) any change made in the course of planning and
1617 execution over the prior calendar year and reasons for such change,
1618 and (E) status at the end of such calendar year; (4) problems
1619 encountered in the prior calendar year and potential problems in the
1620 future; (5) status of the project's compliance with the provisions of
1621 section 32-605, as amended by this act, including, but not limited to,
1622 (A) a description of each contract entered into during the prior
1623 calendar year, (B) whether any contractor is a woman-owned business
1624 enterprise, a minority business enterprise or a small business
1625 enterprise, as those terms are defined in section 4a-60g, (C) the value of
1626 such contract, (D) any subcontractors under such contract, the value of
1627 the subcontract and whether any subcontractor is a woman-owned
1628 business enterprise, a minority business enterprise or a small business
1629 enterprise, as those terms are defined in section 4a-60g, (E) the number
1630 of jobs associated with such contract, including the number of jobs
1631 held by residents of Hartford and East Hartford and the number of
1632 jobs held by women and minorities, and (F) any steps being taken for
1633 affirmative action and corrective measures for any deficiencies; (6) a
1634 detailed projected annual operating budget for each facility, including
1635 information regarding how much funding the state will be required to
1636 provide and how much the municipality will be required to provide;
1637 (7) a timeline showing when operating expenses may be incurred prior
1638 to the project's completion, including how much of such expenses will

1639 be provided by the state in each year and how much will be provided
 1640 by the host municipality; (8) current estimates for funding from all
 1641 state and private sources for each component of the project for each
 1642 fiscal year in which the funding is made available; (9) a summary of
 1643 the total funding for the project from each of the following sources: (A)
 1644 General obligation bonds, (B) funding from the General Fund
 1645 operating surplus, (C) revenue bonds issued by the [Capital City
 1646 Economic Development Authority] Capital Region Development
 1647 Authority, with the associated General Fund costs, including, but not
 1648 limited to, General Fund debt service reimbursement for the parking
 1649 garage and utility plant, (D) tax exemptions or credits granted to any
 1650 part of the project, (E) payments in lieu of taxes made to any
 1651 municipality for any component of the project, (F) the operating
 1652 subsidy for the convention center and the science center, (G) private
 1653 investments, and (H) any other sources; and (10) detailed financial
 1654 information regarding the income and expenses of any public entities
 1655 operating at Adriaen's Landing."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	1-79(l)
Sec. 2	<i>from passage</i>	1-120(1)
Sec. 3	<i>from passage</i>	1-124
Sec. 4	<i>from passage</i>	1-125
Sec. 5	<i>from passage</i>	5-154(m)
Sec. 6	<i>from passage</i>	5-259(a)
Sec. 7	<i>from passage</i>	10-425(b)
Sec. 8	<i>from passage</i>	32-600
Sec. 9	<i>from passage</i>	32-601
Sec. 10	<i>from passage</i>	32-602
Sec. 11	<i>from passage</i>	32-602a
Sec. 12	<i>from passage</i>	32-603
Sec. 13	<i>from passage</i>	32-604
Sec. 14	<i>from passage</i>	32-605
Sec. 15	<i>from passage</i>	32-606
Sec. 16	<i>from passage</i>	32-607(a)
Sec. 17	<i>from passage</i>	32-608(a)

Sec. 18	<i>from passage</i>	32-609
Sec. 19	<i>from passage</i>	32-610
Sec. 20	<i>from passage</i>	32-611
Sec. 21	<i>from passage</i>	32-614(b)
Sec. 22	<i>from passage</i>	32-616(a)
Sec. 23	<i>from passage</i>	32-617
Sec. 24	<i>from passage</i>	32-651
Sec. 25	<i>from passage</i>	32-655(14)
Sec. 26	<i>from passage</i>	32-655b
Sec. 27	<i>from passage</i>	32-656(i)
Sec. 28	<i>from passage</i>	32-664(j)
Sec. 29	<i>from passage</i>	32-669