



General Assembly

**Amendment**

February Session, 2012

LCO No. 4338

**\*SB0002204338SD0\***

Offered by:

SEN. LEBEAU, 3<sup>rd</sup> Dist.  
REP. BERGER, 73<sup>rd</sup> Dist.  
SEN. FONFARA, 1<sup>st</sup> Dist.  
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To: Subst. Senate Bill No. 22

File No. 459

Cal. No. 331

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

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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4 the general statutes is repealed and the following is substituted in lieu  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17 general statutes is repealed and the following is substituted in lieu  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30 repealed and the following is substituted in lieu thereof (*Effective from*  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". [Said authority]

345 Upon the effective date of this section, said authority shall be known as  
346 the "Capital Region Development 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 City Economic Development  
352 Authority] Capital Region Development Authority shall not be  
353 construed to be a department, institution or agency of the state. The  
354 terms of all members of the board of directors of the Capital City  
355 Economic Development Authority serving on the effective date of this  
356 section shall expire on said date.

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

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

414 members, or its officers, agents and employees, such board powers and  
415 duties as it may deem proper.

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

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

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

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

446 Secretary of the State. The cost of each bond shall be paid by the  
447 authority.

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

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

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

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

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

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

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

512 contracted with; (3) to employ such assistants, agents and other  
513 employees as may be necessary or desirable to carry out its purposes,  
514 which employees shall be exempt from the classified service and shall  
515 not be employees, as defined in subsection (b) of section 5-270, to fix  
516 their compensation, to establish and modify personnel procedures as  
517 may be necessary from time to time and to negotiate and enter into  
518 collective bargaining agreements with labor unions; (4) to acquire,  
519 lease, hold and dispose of personal property for the purposes set forth  
520 in section 32-602, as amended by this act; (5) to procure insurance  
521 against any liability or loss in connection with its property and other  
522 assets, in such amounts and from such insurers as it deems desirable  
523 and to procure insurance for employees; (6) to invest any funds not  
524 needed for immediate use or disbursement in obligations issued or  
525 guaranteed by the United States of America or the state of Connecticut,  
526 including the Short Term Investment Fund, and the Tax-Exempt  
527 Proceeds Fund, and in other obligations which are legal investments  
528 for savings banks in this state and in time deposits or certificates of  
529 deposit or other similar banking arrangements secured in such manner  
530 as the authority determines; (7) notwithstanding any other provision of  
531 the general statutes, upon request of the Secretary of the Office of  
532 Policy and Management, to enter into an agreement for funding to  
533 facilitate the relocation of state offices within the capital city economic  
534 development district; and ~~[(7)]~~ (8) to do all acts and things necessary or  
535 convenient to carry out the purposes of and the powers expressly  
536 granted by this section.

537 (c) In addition to the powers enumerated in [subsection (b)]  
538 subsections (b) and (d) of this section, with respect to the convention  
539 center project and the convention center facilities the authority shall  
540 have the following powers: (1) To acquire, by gift, purchase,  
541 condemnation, lease or transfer, lands or rights-in-land in connection  
542 with the convention center facilities, the convention center hotel, the  
543 other on-site related private development or related infrastructure  
544 improvements and to sell and lease or sublease, as lessor or lessee or  
545 sublessor or sublessee, any portion of its real property rights, including

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

581 conditioned; (5) to enter into arrangements or contracts to either  
582 purchase or lease, on a fully completed turn key basis, the convention  
583 center, and arrangements with the secretary regarding the  
584 development, ownership and operation by the authority of the related  
585 parking facilities, and to enter into a contract or contracts with an  
586 entity, or entities, for operation and management thereof and, for  
587 purposes of section 31-57f relating to standard wage rates for certain  
588 service workers, any such contract for operation and management of  
589 the convention center shall be deemed to be a contract with the state;  
590 (6) to fix and revise, from time to time, and to charge and collect fees,  
591 rents and other charges for the use, occupancy or operation of such  
592 projects, and to establish and revise from time to time, procedures  
593 concerning the use, operation and occupancy of the convention center  
594 facilities, including parking rates, rules and procedures, provided such  
595 arrangements are consistent with all applicable federal tax covenants  
596 of the authority, and to utilize net revenues received by the authority  
597 from the operation of the convention center facilities, after allowance  
598 for operating expenses and other charges related to the ownership,  
599 operation or financing thereof, for other proper purposes of the  
600 authority, including, but not limited to, funding of operating  
601 deficiencies or operating or capital replacement reserves for either the  
602 convention center or the related parking facilities as determined to be  
603 appropriate by the authority; (7) to engage architects, engineers,  
604 attorneys, accountants, consultants and such other independent  
605 professionals as may be necessary or desirable to carry out its  
606 purposes; to contract for construction, development, concessions and  
607 the procurement of goods and services and to establish and modify  
608 procurement procedures from time to time to implement the foregoing  
609 in accordance with the provisions of section 32-603, as amended by  
610 this act; (8) to adopt procedures (A) which shall require that  
611 contractors or subcontractors engaged in the convention center project  
612 and the construction of the convention center hotel take affirmative  
613 action to provide equal opportunity for employment without  
614 discrimination as to race, creed, color, national origin or ancestry or  
615 gender, (B) to ensure that the wages paid on an hourly basis to any

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

651 to be issued pursuant to section 32-607, as amended by this act, more  
652 marketable; and (12) to engage in and contract for marketing and  
653 promotional activities to attract national, regional and local  
654 conventions, sports events, trade shows, exhibitions, banquets and  
655 other events to maximize the use of the convention center facilities.

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

685 federal income taxation, the board of directors shall ensure that such  
686 contracts or agreements are in compliance with the covenants of the  
687 authority upon which such tax exclusion is conditioned; (5) to fix and  
688 revise, from time to time, and to charge and collect fees, rents and  
689 other charges for the use, occupancy or operation of such projects, and  
690 to establish and revise from time to time, procedures concerning the  
691 use, operation and occupancy of such facilities, including parking  
692 rates, rules and procedures, provided such arrangements are  
693 consistent with all applicable federal tax covenants of the authority,  
694 and to utilize net revenues received by the authority from the  
695 operation of such facilities, after allowance for operating expenses and  
696 other charges related to the ownership, operation or financing thereof,  
697 for other proper purposes of the authority, including, but not limited  
698 to, funding of operating deficiencies or operating or capital  
699 replacement reserves for either such facilities and related parking  
700 facilities as determined to be appropriate by the authority; (6) to  
701 engage architects, engineers, attorneys, accountants, consultants and  
702 such other independent professionals as may be necessary or desirable  
703 to carry out its purposes; (7) to contract for construction, development,  
704 concessions and the procurement of goods and services and to  
705 establish and modify procurement procedures, from time to time, to  
706 implement the foregoing in accordance with the provisions of section  
707 32-603, as amended by this act; (8) to borrow money and to issue  
708 bonds, notes and other obligations of the authority to the extent  
709 permitted under section 32-607, as amended by this act, to fund and  
710 refund the same and to provide for the rights of the holders thereof  
711 and to secure the same by pledge of assets, revenues, notes and state  
712 contract assistance, as provided in section 32-608, as amended by this  
713 act; (9) to do anything necessary and desirable, including executing  
714 reimbursement agreements or similar agreements in connection with  
715 credit facilities, including, but not limited to, letters of credit or policies  
716 of bond insurance, remarketing agreements and agreements for the  
717 purpose of moderating interest rate fluctuations, to render any bonds  
718 to be issued pursuant to section 32-607, as amended by this act, more  
719 marketable; and (10) to engage in and contract for marketing and

720 promotional activities to attract national, regional and local  
721 conventions, sporting events, trade shows, exhibitions, banquets and  
722 other events to maximize the use of exhibition, sporting and  
723 entertainment facilities under the operation or jurisdiction of the  
724 authority.

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

746 [(e)] (f) The authority and the [Secretary of the Office of Policy and  
747 Management] Commissioner of Economic and Community  
748 Development may enter into a memorandum of understanding  
749 pursuant to which: (1) [All administrative] Administrative support and  
750 services, including all staff support, necessary for the operations of the  
751 authority [are] may be provided by the [Office of Policy and  
752 Management] Department of Economic and Community  
753 Development, (2) the [Office of Policy and Management] Department

754 of Economic and Community Development is authorized to  
755 administer contracts and accounts of the authority, and (3) provision is  
756 made for the coordination of management and operational activities at  
757 the convention center, sport, exhibition or coliseum facilities and the  
758 stadium facility, that may include: (A) Provision for joint procurement  
759 and contracting, (B) the sharing of services and resources, (C) the  
760 coordination of promotional and booking activities, and (D) other  
761 arrangements designed to enhance facility utilization and revenues,  
762 reduce operating costs or achieve operating efficiencies. The terms and  
763 conditions of such memorandum of understanding, including  
764 provisions with respect to the reimbursement by the authority to the  
765 [Office of Policy and Management] Department of Economic and  
766 Community Development of the costs of such administrative support  
767 and services, shall be as the authority and the [Secretary of the Office  
768 of Policy and Management] Commissioner of Economic and  
769 Community Development determine to be appropriate.

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

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

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

781 The board of directors of the [Capital City Economic Development  
782 Authority] Capital Region Development Authority shall adopt written  
783 procedures, in accordance with the provisions of section 1-121, for: (1)  
784 Adopting an annual budget and plan of operations, which shall  
785 include a requirement of board approval before the budget or plan

786 may take effect; (2) hiring, dismissing, promoting and compensating  
787 employees of the authority, which shall include an affirmative action  
788 policy and a requirement of board approval before a position may be  
789 created or a vacancy filled; (3) acquiring real and personal property  
790 and personal services, which shall include a requirement of board  
791 approval for any nonbudgeted expenditure in excess of five thousand  
792 dollars; (4) contracting for financial, legal, bond underwriting and  
793 other professional services which shall include a requirement that the  
794 authority solicit proposals at least once every three years for each such  
795 service which it uses; (5) issuing and retiring bonds, notes and other  
796 obligations of the authority; (6) providing financial assistance, which  
797 shall include eligibility criteria, the application process and the role  
798 played by the authority's staff and board of directors; and (7) the use of  
799 surplus funds.

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

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

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

819 (c) The Capital Region Development Authority shall conduct a  
820 feasibility and implementation study to determine the financial  
821 feasibility of undertaking development and redevelopment projects to  
822 further the purposes of the authority, which shall include, but not be  
823 limited to, consideration of proper planning, engineering, siting, cost  
824 of construction, revenue and expense projections and operational  
825 costs.

826 [(c)] (d) The authority shall monitor the progress of all capital city  
827 projects, projects in East Hartford and any project in the capital region  
828 and shall, on a regular basis, determine the extent to which each such  
829 project has, up to that point, met the purposes set forth in section 32-  
830 602, as amended by this act. The authority shall report semiannually to  
831 the Governor and the General Assembly in accordance with the  
832 provisions of section 11-4a with respect to the operations, finances and  
833 achievement of its economic development objectives.

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

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

848 (a) In lieu of the report required under section 1-123, within the first  
849 ninety days of each fiscal year of the [Capital City Economic  
850 Development Authority] Capital Region Development Authority, the

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

878 (b) In lieu of the audit required under section 1-122, the board of  
879 directors of the authority shall annually contract with a person, firm or  
880 corporation for a compliance audit of the authority's activities during  
881 the preceding authority fiscal year. The audit shall determine whether  
882 the authority has complied with its regulations concerning affirmative  
883 action, personnel practices, the purchase of goods and services and the  
884 use of surplus funds. The board shall submit the audit report to the

885 Governor, the Auditors of Public Accounts and the joint standing  
886 committee of the General Assembly having cognizance of matters  
887 relating to finance, revenue and bonding.

888 (c) The board of directors of the authority shall annually contract  
889 with a firm of certified public accountants to undertake an  
890 independent financial audit of the authority in accordance with  
891 generally accepted auditing standards. The board shall submit the  
892 audit report to the Governor, the Auditors of Public Accounts and the  
893 joint standing committee of the General Assembly having cognizance  
894 of matters relating to finance, revenue and bonding. The books and  
895 accounts of the authority shall be subject to annual audits by the state  
896 Auditors of Public Accounts.

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

909 [(e)] (d) The authority shall designate a [convention center  
910 operations] contract compliance officer from the staff of the authority  
911 to monitor compliance of the operations of facilities under the  
912 management or control of the authority, the convention center,  
913 convention center hotel and related parking facilities of the center and  
914 the hotel, with the provisions of state law applicable to such  
915 operations, including, but not limited to, this section and sections 32-  
916 650 to 32-668, inclusive, and with applicable requirements of contracts  
917 entered into by the authority, relating to set-asides for small

918 contractors and minority business enterprises and required efforts to  
919 hire available and qualified members of minorities, as defined in  
920 section 32-9n, and available and qualified residents of the city of  
921 Hartford for jobs in such operations. Such officer shall file, each year  
922 during the period of facility operations, a written report with the  
923 authority as to findings and recommendations regarding such  
924 compliance.

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

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

946 (b) Notwithstanding any other provision of the general statutes,  
947 public or special acts, any regulation or procedure or any other law, no  
948 officer, official, employee or agent of the state or any authority created  
949 by the general statutes or any public or special act, shall expend any  
950 funds on any capital city project or any project in the capital region in

951 which the authority has been involved, unless such officer, official,  
952 employee or agent has received a capital city economic development  
953 statement adopted by the authority pursuant to subsection (a) of this  
954 section, provided, if no such statement is received by the time ninety  
955 days have elapsed from the date of the initial application or request for  
956 such funds, such funds may be expended. If funds are expended  
957 pursuant to this subsection in a manner not consistent with the  
958 recommendations contained in a capital city economic development  
959 statement for such expenditure, the officer, official, employee or agent  
960 of the state expending such funds shall respond in writing to the  
961 authority, providing an explanation of the decision with respect to  
962 such expenditure.

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

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

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

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

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

986 (a) The board of directors of the [Capital City Economic  
987 Development Authority] Capital Region Development Authority is  
988 authorized from time to time to issue its bonds, notes and other  
989 obligations in such principal amounts as in the opinion of the board  
990 shall be necessary to provide sufficient funds for carrying out the  
991 purposes set forth in section 32-602, as amended by this act, with  
992 respect to the convention center project as defined in subdivision (3) of  
993 section 32-600, as amended by this act, including the payment, funding  
994 or refunding of the principal of, or interest or redemption premiums  
995 on, any bonds, notes and other obligations issued by it whether the  
996 bonds, notes or other obligations or interest to be funded or refunded  
997 have or have not become due, the establishment of reserves to secure  
998 such bonds, notes and other obligations, loans made by the authority  
999 and all other expenditures of the authority incident to and necessary or  
1000 convenient to carry out the purposes set forth in section 32-602, as  
1001 amended by this act.

1002 Sec. 17. Subsection (a) of section 32-608 of the general statutes is  
1003 repealed and the following is substituted in lieu thereof (*Effective from*  
1004 *passage*):

1005 (a) The state, acting by and through the Secretary of the Office of  
1006 Policy and Management and the State Treasurer, may enter into a  
1007 contract with the [Capital City Economic Development Authority]  
1008 Capital Region Development Authority providing that the state shall  
1009 pay contract assistance to the authority pursuant to the provisions of  
1010 this section. Such contract assistance is limited to an amount equal to  
1011 the annual debt service on the outstanding amount of bonds to be  
1012 issued pursuant to section 32-607, as amended by this act, to finance  
1013 the costs of the convention center project, as defined in subdivision (3)  
1014 of section 32-600, as amended by this act. The contract entered into  
1015 pursuant to this section shall include such provisions as the Secretary

1016 of the Office of Policy and Management and the State Treasurer deem  
1017 necessary to assure the efficient construction and operation of such  
1018 project and find are in the best interests of the state. No such contract  
1019 shall be entered into by the secretary and the State Treasurer unless the  
1020 board of directors of the authority files therewith a certificate setting  
1021 forth its findings and determinations of the extent to which the  
1022 incremental tax revenues under the authority of law existing at the  
1023 time such certificate is filed to be derived as a result of the construction  
1024 and operation of the project and visitor spending with respect thereto  
1025 are reasonably expected to offset, over the term that the bonds are  
1026 scheduled to be outstanding, the amount of debt service expected to be  
1027 paid on authority bonds to be secured by such state assistance contract.  
1028 In the event the secretary and the State Treasurer substantially concur  
1029 with the findings of the board, a certificate evidencing such substantial  
1030 concurrence shall be filed by such secretary and State Treasurer with  
1031 the clerks of the Senate and the House of Representatives. In making  
1032 such findings and determinations and executing such approval, the  
1033 board, the secretary and the State Treasurer shall each be entitled to  
1034 rely upon such reports and estimates of experts, as appropriate, for the  
1035 proper evaluation of feasibility of the project, including, without  
1036 limitation, estimates relating to the incremental tax revenues resulting  
1037 from the convention center project, reasonable expectation as to the  
1038 additional development in the area of the convention center project  
1039 and such additional expenditures as a result of construction, tourism  
1040 and other travel, entertainment and retail sales as may result from the  
1041 location of such project in the capital city of the state.

1042 Sec. 18. Section 32-609 of the general statutes is repealed and the  
1043 following is substituted in lieu thereof (*Effective from passage*):

1044 With the concurrence of the Secretary of the Office of Policy and  
1045 Management and the State Treasurer, the [Capital City Economic  
1046 Development Authority] Capital Region Development Authority may  
1047 submit an application to the Connecticut Development Authority on  
1048 behalf of the convention center project as defined in subdivision (3) of  
1049 section 32-600, as amended by this act, for a loan or loans consistent

1050 with the requirements of chapter 579 and the Connecticut  
1051 Development Authority is hereby authorized to review such  
1052 application as a package for the purposes of its requirements,  
1053 including eligibility for federal or state funding in addition to the  
1054 financing applied for. Any loan by the Connecticut Development  
1055 Authority to the [Capital City Economic Development Authority]  
1056 Capital Region Development Authority shall be evidenced by the  
1057 general obligation bond of such authority, in fully marketable form,  
1058 duly executed and accompanied by an approving legal opinion with  
1059 respect to validity, security and tax matters as would otherwise be  
1060 required in a public offering. Any loan with respect to the hotel or  
1061 other portions of private investment pertaining to the convention  
1062 center project shall be on such terms and conditions as the Connecticut  
1063 Development Authority requires to satisfy its eligibility for financing  
1064 of a loan from the proceeds of its general obligation program bonds.

1065 Sec. 19. Section 32-610 of the general statutes is repealed and the  
1066 following is substituted in lieu thereof (*Effective from passage*):

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

1084 owned real property for purposes of sections 12-19a and 12-19b and  
1085 the state shall make grants in lieu of taxes with respect to the  
1086 convention center and such related parking facilities to the  
1087 municipality in which the convention center and such related parking  
1088 facilities are located as otherwise provided in said sections 12-19a and  
1089 12-19b.

1090 Sec. 20. Section 32-611 of the general statutes is repealed and the  
1091 following is substituted in lieu thereof (*Effective from passage*):

1092 The state of Connecticut does hereby pledge to and agree with the  
1093 holders of any bonds, notes and other obligations issued under section  
1094 32-607, as amended by this act, and with those parties who may enter  
1095 into contracts with the [Capital City Economic Development  
1096 Authority] Capital Region Development Authority or its successor  
1097 agency, that the state will not limit or alter the rights hereby vested in  
1098 the authority or in the holders of any bonds, notes or other obligations  
1099 of the authority to which contract assistance is pledged pursuant to  
1100 section 32-608, as amended by this act, until such obligations, together  
1101 with the interest thereon, are fully met and discharged and such  
1102 contracts are fully performed on the part of the authority, provided  
1103 nothing contained herein shall preclude such limitation or alteration if  
1104 and when adequate provision shall be made by law for the protection  
1105 of the holders of such bonds, notes and other obligations of the  
1106 authority or those entering into contracts with the authority. The  
1107 authority is authorized to include this pledge and undertaking for the  
1108 state in such bonds, notes and other obligations or contracts.

1109 Sec. 21. Subsection (b) of section 32-614 of the general statutes is  
1110 repealed and the following is substituted in lieu thereof (*Effective from*  
1111 *passage*):

1112 (b) The proceeds of the sale of said bonds, to the extent of the  
1113 amount stated in subsection (a) of this section, shall be used as follows:  
1114 Three million dollars by the Department of Economic and Community  
1115 Development for a grant-in-aid to the [Capital City Economic

1116 Development Authority] Capital Region Development Authority and  
1117 the balance by the Office of Policy and Management for a grant-in-aid  
1118 to the [Capital City Economic Development Authority] Capital Region  
1119 Development Authority for the project costs of the convention center  
1120 project, as defined in section 32-651, as amended by this act, and such  
1121 portion of preliminary costs and the project costs of site acquisition,  
1122 site preparation and infrastructure improvements related to other  
1123 aspects of the overall project, all as defined in section 32-651, as  
1124 amended by this act, as is determined jointly by the secretary and the  
1125 authority to be appropriately allocated to the convention center  
1126 facilities, subject to satisfaction of the conditions set forth in subsection  
1127 (a) of section 32-654.

1128 Sec. 22. Subsection (a) of section 32-616 of the general statutes is  
1129 repealed and the following is substituted in lieu thereof (*Effective from*  
1130 *passage*):

1131 (a) For the purposes described in subsection (b) of this section the  
1132 State Bond Commission shall have power, from time to time but in no  
1133 case later than June 30, [2013] 2017, to authorize the issuance of bonds  
1134 of the state, in one or more series and in principal amounts and in the  
1135 aggregate not exceeding one hundred fifteen million dollars and such  
1136 additional amounts as may be required in connection with the costs of  
1137 issuance of the bonds including bond anticipation, temporary and  
1138 interim notes, the proceeds of which shall be used by the State  
1139 Treasurer to pay the costs of issuance, provided in computing the total  
1140 amount of bonds which may at any one time be outstanding, the  
1141 principal amount of any refunding bonds issued to refund bonds shall  
1142 be excluded.

1143 Sec. 23. Section 32-617 of the general statutes is repealed and the  
1144 following is substituted in lieu thereof (*Effective from passage*):

1145 The state shall protect, save harmless and indemnify the [Capital  
1146 City Economic Development Authority] Capital Region Development  
1147 Authority and its directors, officers and employees from financial loss

1148 and expense, including legal fees and costs, if any, arising out of any  
1149 claim, demand, suit or judgment based upon any alleged act or  
1150 omission of the authority or any such director, officer or employee in  
1151 connection with, or any other legal challenge to, the overall project, as  
1152 defined in section 32-651, as amended by this act, stadium facility  
1153 operations, as defined in section 32-651, as amended by this act, public  
1154 act 98-1 of the December special session, public act 99-241 or public act  
1155 00-140, including without limitation the preparation by the authority  
1156 of the environmental impact evaluation contemplated by subsection (j)  
1157 of section 32-664, as amended by this act, provided any such director,  
1158 officer or employee is found to have been acting in the discharge of  
1159 such director, officer or employee's duties or within the scope of such  
1160 director, officer or employee's employment and any such act or  
1161 omission is found not to have been wanton, reckless, wilful or  
1162 malicious.

1163 Sec. 24. Section 32-651 of the general statutes is repealed and the  
1164 following is substituted in lieu thereof (*Effective from passage*):

1165 As used in sections 32-650 to 32-668, inclusive, sections 39 and 40 of  
1166 public act 98-1 of the December special session, as amended by public  
1167 act 99-241 and public act 00-140, and subsection [(e)] (d) of section 32-  
1168 605, as amended by this act:

1169 (1) "Adriaen's Landing site" means the area of approximately thirty-  
1170 three acres of land within the capital city economic development  
1171 district designated in the master development plan as the location of  
1172 the convention center, the related parking facilities and the on-site  
1173 related private development.

1174 (2) "Bonds" means the bonds authorized to be issued and sold by the  
1175 state pursuant to sections 32-652 and 32-653, and, unless the context  
1176 requires a different meaning, shall include serial, term or variable rate  
1177 bonds, notes issued in anticipation of the issuance of bonds, and  
1178 temporary or interim notes or notes issued pursuant to a commercial  
1179 paper program.

1180 (3) "Capital city economic development district" has the meaning  
1181 assigned to that term in section 32-600, as amended by this act.

1182 (4) "Comptroller" means the State Comptroller or the deputy  
1183 comptroller appointed pursuant to section 3-133.

1184 (5) "Convention center" has the meaning assigned to that term in  
1185 section 32-600, as amended by this act.

1186 (6) "Convention center project" has the meaning assigned to that  
1187 term in section 32-600, as amended by this act.

1188 (7) "Convention center hotel" has the meaning assigned to that term  
1189 in section 32-600, as amended by this act.

1190 (8) "Costs of issuance" means all costs related to the proceedings  
1191 under which bonds are issued pursuant to sections 32-652 and 32-653,  
1192 including, but not limited to, fees and expenses or other similar  
1193 charges incurred in connection with the execution of reimbursement  
1194 agreements, remarketing agreements, standby bond purchase  
1195 agreements, agreements in connection with obtaining any liquidity  
1196 facility or credit facility with respect to such bonds, trust agreements  
1197 respecting disbursement of bond proceeds and any other necessary or  
1198 appropriate agreements related to the marketing and issuance of such  
1199 bonds and the disbursement of the bond proceeds, auditing and legal  
1200 expenses and fees, expenses incurred for professional consultants,  
1201 financial advisors and fiduciaries, fees and expenses of remarketing  
1202 agents and dealers, fees and expenses of the underwriters to the extent  
1203 not paid from a discount on the purchase price of such bonds, and fees  
1204 and expenses of rating agencies, transfer or information agents, and  
1205 including costs of the publication of advertisements and notices,  
1206 printers' fees or charges incurred by the state to comply with  
1207 applicable federal and state securities or tax laws and any other similar  
1208 costs of issuance.

1209 (9) "Design professional" means each duly licensed architect,  
1210 engineer or other design professional experienced in the design of

1211 comparable facilities and related improvements retained by the  
1212 secretary from time to time to prepare plans and specifications and  
1213 perform related professional services in connection with the overall  
1214 project and related development activities.

1215 (10) "Stadium facility manager" means each nongovernmental  
1216 service provider engaged by the secretary to provide overall  
1217 management services with respect to all or a portion of the stadium  
1218 facility.

1219 (11) "Stadium facility operations" means all activities related to the  
1220 use, management and operation of the stadium facility including,  
1221 without limitation, maintenance and repairs, purchases of supplies, the  
1222 addition or replacement of furniture, fixtures and equipment, safety  
1223 and security, crowd and traffic control, ticket and premium seating  
1224 promotion and sales, ticketing and box office operations, event  
1225 booking, scheduling and promotion, event operations, stadium  
1226 parking management, marketing, promotion and public relations,  
1227 advertising sales, media and broadcast activities and merchandising,  
1228 catering and concessions.

1229 (12) "GMP" means guaranteed maximum price.

1230 (13) "Governmental authorities" means all federal, state or local  
1231 governmental bodies, instrumentalities or agencies and all political  
1232 subdivisions of the state, including municipalities, taxing, fire and  
1233 water districts and other governmental units.

1234 (14) "Governmental permits" means all permits, authorizations,  
1235 registrations, consents, approvals, waivers, exceptions, variances,  
1236 orders, judgments, decrees, licenses, exemptions, publications, filings,  
1237 notices to and declarations of or with, or required by, governmental  
1238 authorities, including those relating to traffic, environmental  
1239 protection, wetlands, zoning, site approval, building and public health  
1240 and safety, that are required for the development and operation of any  
1241 project or facility.

1242 (15) "Stadium facility capital replacement account" means the capital  
1243 replacement reserve account within the Stadium Facility Enterprise  
1244 Fund established by section 32-657.

1245 (16) "Stadium Facility Enterprise Fund" means the separate fund  
1246 established by section 32-657.

1247 (17) "Infrastructure improvements" means necessary or desirable  
1248 infrastructure improvements relating to the convention center, the  
1249 stadium facility, the related parking facilities or the on-site related  
1250 private development, as the case may be, including, but not limited to,  
1251 structures over roads and highways, roadway improvements,  
1252 pedestrian improvements, landscaped plazas, piers, foundations and  
1253 other structural work on the Adriaen's Landing site or the stadium  
1254 facility site or off-site as determined by the secretary to be necessary or  
1255 desirable in connection with the development of the Adriaen's Landing  
1256 site or the stadium facility site, and whether undertaken by the  
1257 secretary or any other agency, department or public instrumentality of  
1258 the state, as more particularly described in the master development  
1259 plan.

1260 (18) "Internal Revenue Code" means the Internal Revenue Code of  
1261 1986, or any subsequent corresponding internal revenue code of the  
1262 United States, as from time to time amended, and regulations adopted  
1263 thereunder.

1264 (19) "Master development plan" means the master development  
1265 plan for the overall project and the on-site related private development  
1266 prepared by the secretary and the authority with the assistance of the  
1267 design professional, in the form filed with the clerks of the Senate and  
1268 the House of Representatives on March 3, 2000, as modified by the  
1269 secretary after May 2, 2000, in accordance with the provisions of  
1270 section 32-655b, as amended by this act.

1271 (20) "NCAA" means the National Collegiate Athletic Association or  
1272 its successor.

1273 (21) "On-site related private development" means the convention  
1274 center hotel and the other housing, entertainment, recreation, retail  
1275 and office development on the Adriaen's Landing site contemplated by  
1276 the master development plan. "On-site related private development"  
1277 includes the second phase of the convention center hotel as described  
1278 in the master development plan but excludes any other addition to, or  
1279 any expansion, demolition, conversion or other modification of, any  
1280 such on-site related private development unless the secretary certifies  
1281 in the secretary's discretion that such addition, expansion, demolition,  
1282 conversion or other modification is being undertaken by agreement  
1283 with the secretary in furtherance of the objectives of the master  
1284 development plan.

1285 (22) "Overall project" means the convention center project, the  
1286 stadium facility project and the parking project, or one or more of the  
1287 foregoing as more particularly described in the master development  
1288 plan, including all related planning, feasibility, environmental testing  
1289 and assessment, permitting, engineering, technical and other necessary  
1290 development activities, including site acquisition, site preparation and  
1291 infrastructure improvements. As used in sections 32-664, as amended  
1292 by this act, 32-665 and 32-668, and subdivision (1) of section 12-412,  
1293 subsection (a) of section 12-498 and subdivision (1) of section 22a-134,  
1294 and section 32-617a, "overall project" also includes the development,  
1295 design, construction, finishing, furnishing and equipping of the on-site  
1296 related private development.

1297 (23) "Parking project" means the development, design, construction,  
1298 finishing, furnishing and equipping of the related parking facilities  
1299 and related site acquisition and site preparation.

1300 (24) "Preliminary costs" means the costs of the state or the authority,  
1301 as the case may be, relating to planning, preliminary design, feasibility  
1302 and permitting of the overall project, whether incurred prior to or  
1303 following July 1, 1999, including, but not limited to, costs of plans,  
1304 including plans with respect to alternative or prior designs, budgeting,  
1305 borings, surveys, maps, title examinations, environmental testing,

1306 environmental impact evaluations, appraisals, documentation of  
1307 estimates of costs and revenue increments to the state or the authority  
1308 in connection with the overall project and the permitting thereof,  
1309 including feasibility studies, market and impact analysis, preliminary  
1310 design costs and costs incidental to investigations, preparation and  
1311 processing of permit applications and preparation and analysis of any  
1312 proposed agreement, lease or memorandum of understanding with  
1313 respect to the overall project, including, but not limited to, the fees and  
1314 expenses of professional, management and technical consultants, and  
1315 financial and legal advisors, and the reimbursement to any state  
1316 agency or department, public authority, political subdivision or  
1317 private entity which has advanced or advances funds for the payment  
1318 of any such preliminary costs, provided that in the case of any such  
1319 private entity such advancement was or is at the request of or with the  
1320 approval of the state as certified by the secretary and would qualify as  
1321 a preliminary cost if incurred directly by the state or the [Capital City  
1322 Economic Development Authority] Capital Region Development  
1323 Authority.

1324 (25) "Prime construction contractor" means each general contractor,  
1325 construction manager or other construction professional with primary  
1326 responsibility for construction activities with respect to the stadium  
1327 facility, the convention center, the related parking facilities or any  
1328 aspect of the on-site related private development, as the case may be.

1329 (26) "Project costs" means and includes all hard and soft costs  
1330 relating to the overall project, or, in context, any aspect thereof,  
1331 including, but not limited to, preliminary costs, costs of site  
1332 acquisition, site preparation and infrastructure improvements,  
1333 relocation costs, including costs related to interim parking  
1334 arrangements, costs of issuance, costs of labor and materials employed  
1335 in the work, fees for project and construction management services,  
1336 including incentive payments related to timely completion of  
1337 improvements at or under budget, costs of insurance, including title  
1338 insurance, the establishment of appropriate reserve funds in  
1339 connection with the financing of any aspect of the overall project, and

1340 costs of accounting, legal, architectural, environmental, permitting,  
1341 engineering, management, financial and other professional and  
1342 technical services.

1343 (27) "Project manager" means the development professional selected  
1344 to supervise and coordinate the development of the Adriaen's Landing  
1345 site on behalf of the secretary and the authority.

1346 (28) "Real property" means land and buildings and all estate,  
1347 interest or right in land or buildings, including land or buildings  
1348 owned by any person, the state or any political subdivision of the state  
1349 or instrumentality thereof and including any and all easements, rights  
1350 of way, air rights and every estate, right or interest therein.

1351 (29) "Related parking facilities" means parking structures, facilities  
1352 or improvements which are necessary or desirable to provide parking  
1353 for the convention center, the convention center hotel and other on-site  
1354 related private development, which related parking facilities may also  
1355 satisfy other public and private parking requirements within the  
1356 capital city economic development district, or to replace currently  
1357 available parking which may be displaced by the overall project, other  
1358 than the stadium facility project, or the on-site related private  
1359 development, together with equipment, fixtures, furnishings and  
1360 appurtenances integral and normally associated with the construction  
1361 and operation of parking facilities, and ancillary infrastructure  
1362 improvements, all as more particularly described in the master  
1363 development plan.

1364 (30) "Related private development" means privately developed  
1365 facilities or projects located within the capital city economic  
1366 development district and associated with the convention center,  
1367 including the hotel to be developed in conjunction with the convention  
1368 center and such other privately developed facilities or projects, which  
1369 may include housing, hotel, retail, entertainment, recreation, office or  
1370 parking facilities or projects, including privately developed or financed  
1371 improvements related to the convention center or such facilities or

1372 projects, as contemplated by the master development plan. For  
1373 purposes of this subdivision, the term "associated" means functionally  
1374 and economically related to the convention center as part of an  
1375 integrated effort to develop and revitalize the urban core of the city of  
1376 Hartford as an attractive destination for visitors and location for new  
1377 businesses and residents.

1378 (31) "Secretary" means the Secretary of the Office of Policy and  
1379 Management or the secretary's designee.

1380 (32) "Site acquisition" means the acquisition of real property, by  
1381 condemnation, purchase, lease, lease-purchase, exchange or otherwise,  
1382 comprising the Adriaen's Landing site and the stadium facility site,  
1383 and includes the acquisition of other real property determined by the  
1384 secretary to be necessary for off-site infrastructure improvements  
1385 related to the development of the Adriaen's Landing site or the  
1386 stadium facility site or for temporary use for construction staging or  
1387 replacement parking during the period of construction, and the  
1388 exchange or lease, as lessor or lessee, by the secretary or any other  
1389 agency, department or public instrumentality of the state, of off-site  
1390 real property to the extent determined by the secretary to be necessary  
1391 to acquire real property comprising the Adriaen's Landing site, but  
1392 excludes the acquisition or development by any private party of real  
1393 property or improvements not on the Adriaen's Landing site.

1394 (33) "Site preparation" means the removal and relocation of utilities,  
1395 including electricity, gas, steam, water and sewer, the installation and  
1396 connection of additional required utilities, the construction of  
1397 necessary drainage facilities, the demolition of existing improvements  
1398 and the removal, containment or other remediation of any hazardous  
1399 materials and the restoration and compacting of soil, whether  
1400 undertaken by the secretary or any other agency, department or public  
1401 instrumentality of the state, all on the Adriaen's Landing site, the  
1402 stadium facility site, and on other sites where site preparation is  
1403 necessary for the development of the Adriaen's Landing site and the  
1404 stadium facility site as contemplated by the master development plan

1405 or for the continuation of a public service facility, as defined in section  
1406 32-658, or utility operations.

1407 (34) "Stadium facility" means a multipurpose sports stadium with a  
1408 minimum of approximately forty thousand seats and with capacity for  
1409 expansion to a minimum of approximately fifty thousand seats,  
1410 meeting all applicable requirements for home team facilities for  
1411 Division I-A football of the NCAA and the college football conference  
1412 of which the university is expected to be a member, including seating  
1413 capacity, size and composition of playing surface, locker room and  
1414 media facilities and other amenities, to be owned by the state on the  
1415 stadium facility site, together with equipment, fixtures, furnishings  
1416 and appurtenances integral and normally associated with the  
1417 construction and operation of such a facility, stadium parking and  
1418 ancillary infrastructure improvements, all as more particularly  
1419 described in the master development plan.

1420 (35) "Stadium facility project" means the development, design  
1421 construction, finishing, furnishing and equipping of the stadium  
1422 facility and related site acquisition and site preparation.

1423 (36) "Stadium facility site" means the real property located at  
1424 Rentschler Field in the town of East Hartford designated for such  
1425 purpose in the master development plan.

1426 (37) "Stadium parking" means improvements, facilities and other  
1427 arrangements for parking for stadium facility operations and events,  
1428 including license, lease or other parking use agreements.

1429 (38) "State" means the state of Connecticut.

1430 (39) "State Bond Commission" means the commission established  
1431 pursuant to subsection (c) of section 3-20 or any successor thereto.

1432 (40) "Treasurer" means the State Treasurer or the deputy treasurer  
1433 appointed pursuant to section 3-12.

1434 (41) "University" means The University of Connecticut, a constituent

1435 unit of the state system of public higher education.

1436 (42) "Work" means the provision of any or all of the work, labor,  
1437 materials, equipment, services and other items required for a project  
1438 including, but not limited to, design, architectural, engineering,  
1439 development and other technical and professional services,  
1440 construction and construction management services, permits,  
1441 construction work and any and all other activities and services  
1442 necessary to acquire, design, develop, construct, finish, furnish or  
1443 equip any project.

1444 (43) "Connecticut Center for Science and Exploration" means the  
1445 science center facility constructed and operated in the Adriaen's  
1446 Landing site.

1447 Sec. 25. Subdivision (14) of section 32-655 of the general statutes is  
1448 repealed and the following is substituted in lieu thereof (*Effective from*  
1449 *passage*):

1450 (14) Pay or reimburse the Office of Policy and Management, the  
1451 authority, the university and other affected state agencies and political  
1452 subdivisions of the state and any third parties incurring such costs at  
1453 the request or with the approval of the state as certified by the  
1454 secretary, for project costs of the overall project including, without  
1455 limitation, preliminary costs arising prior to July 1, 1999, or costs under  
1456 subsection [(e)] (d) of section 32-605, as amended by this act, or  
1457 sections 32-654, 32-654a, 32-655a, 32-655b, as amended by this act, and  
1458 32-666a; and

1459 Sec. 26. Section 32-655b of the general statutes is repealed and the  
1460 following is substituted in lieu thereof (*Effective from passage*):

1461 The master development plan may be modified by the secretary  
1462 after May 2, 2000, to the extent determined by the secretary to be  
1463 necessary or desirable in light of unforeseen conditions or  
1464 circumstances, including, without limitation, economic or market  
1465 conditions or development or cost constraints, provided (1) no such

1466 modification shall be inconsistent with any requirements of subsection  
1467 [(e)] (d) of section 32-605, as amended by this act, or sections 32-650 to  
1468 32-668, inclusive, as amended by this act, and (2) in the event that the  
1469 secretary determines that any such modification in the master  
1470 development plan would result in a material change in the purpose or  
1471 character of the stadium facility, the related parking facilities or the  
1472 convention center, such modification shall not become effective unless  
1473 and until (A) the secretary has filed with the house and senate clerks,  
1474 for transmittal to the joint standing committee of the General  
1475 Assembly having cognizance of matters relating to finance, revenue  
1476 and bonding, a description of such modification in reasonable detail,  
1477 and (B) such committee shall either have (i) approved such  
1478 modification, or (ii) failed to reject such modification within thirty days  
1479 of the date of filing by the secretary of the description of such  
1480 modification with the house and senate clerks.

1481 Sec. 27. Subsection (i) of section 32-656 of the general statutes is  
1482 repealed and the following is substituted in lieu thereof (*Effective from*  
1483 *passage*):

1484 (i) The secretary and the authority shall jointly select and appoint an  
1485 independent construction contract compliance officer or agent, which  
1486 may be an officer or agency of a political subdivision of the state, other  
1487 than the authority, or a private consultant experienced in similar  
1488 public contract compliance matters, to monitor compliance by the  
1489 secretary, the authority, the project manager and each prime  
1490 construction contractor with the provisions of applicable state law,  
1491 including subdivision (1) of section 12-412, subsection (a) of section 12-  
1492 498, sections 12-541 and 13a-25, subdivision (1) of section 22a-134,  
1493 section 32-600, as amended by this act, subsection [(c)] (d) of section  
1494 32-602, as amended by this act, subsection [(e)] (d) of section 32-605, as  
1495 amended by this act, section 32-610, as amended by this act,  
1496 subsections (a) and (b) of section 32-614, as amended by this act,  
1497 sections 32-617, as amended by this act, 32-617a, 32-650, 32-651 to 32-  
1498 658, inclusive, as amended by this act, 32-660 and 32-661, subsection  
1499 (b) of section 32-662, section 32-663, subsections (j) to (l), inclusive, of

1500 section 32-664, as amended by this act, sections 32-665 to 32-666a,  
1501 inclusive, sections 32-668 and 48-21 and sections 29 and 30 of public act  
1502 00-140, and with applicable requirements of contracts with the  
1503 secretary or the authority, relating to set-asides for small contractors  
1504 and minority business enterprises and required efforts to hire available  
1505 and qualified members of minorities and available and qualified  
1506 residents of the city of Hartford and the town of East Hartford for  
1507 construction jobs with respect to the overall project and the on-site  
1508 related private development. Such independent contract compliance  
1509 officer or agent shall file a written report of his or her findings and  
1510 recommendations with the secretary and the authority each quarter  
1511 during the period of project development.

1512 Sec. 28. Subsection (j) of section 32-664 of the general statutes is  
1513 repealed and the following is substituted in lieu thereof (*Effective from*  
1514 *passage*):

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

1534 overall project. The authority is authorized to assist the city of  
1535 Hartford in the preparation and processing of any environmental  
1536 impact statement with respect to such sequence of planned activities or  
1537 any part thereof required to be undertaken by the city of Hartford on  
1538 behalf of any federal agency under the National Environmental Policy  
1539 Act, and the Office of Policy and Management is authorized to assist  
1540 the town of East Hartford in the preparation and processing of any  
1541 environmental impact statement with respect to such sequence of  
1542 planned activities or any part thereof required to be undertaken by the  
1543 town of East Hartford on behalf of any federal agency under the  
1544 National Environmental Policy Act. Such assistance may include the  
1545 expansion of the scope of the environmental evaluation undertaken by  
1546 the authority or the Office of Policy and Management to the extent  
1547 necessary to satisfy the requirements of the National Environmental  
1548 Policy Act and assistance with such additional procedural  
1549 requirements as may pertain thereto. The authority, the city of  
1550 Hartford, the Office of Policy and Management and the town of East  
1551 Hartford may enter into memoranda of understanding with respect to  
1552 such assistance, which may include provisions for an appropriate  
1553 allocation of any additional costs incurred by the authority or the  
1554 Office of Policy and Management, respectively, in connection  
1555 therewith. To the extent that any activity, facility or project of any  
1556 other public or private entity is included in any environmental  
1557 evaluation undertaken by the authority, or the Office of Policy and  
1558 Management, the authority or the Office of Policy and Management, as  
1559 the case may be, shall be entitled to receive payment or reimbursement  
1560 of such entity's allocable share of the costs incurred by the authority or  
1561 the Office of Policy and Management, respectively, in connection  
1562 therewith. Each such evaluation shall include a description of the  
1563 permits, licenses or other approvals required from the Commissioner  
1564 of Energy and Environmental Protection for the overall project. The  
1565 authority and the Office of Policy and Management, as the case may  
1566 be, shall submit their evaluations and a summary thereof, including  
1567 any negative findings to the Commissioner of Energy and  
1568 Environmental Protection and the secretary and shall make the

1569 evaluations and summaries available to the public for inspection and  
1570 comment at the same time. Notwithstanding the regulations adopted  
1571 pursuant to section 22a-1a, the authority and the Office of Policy and  
1572 Management each shall hold a public hearing on its evaluation and  
1573 shall publish notice of the availability of its evaluation and summary in  
1574 a newspaper of general circulation in the city of Hartford and, with  
1575 respect to the stadium facility project, the town of East Hartford not  
1576 less than fourteen calendar days before the date of such hearing. Any  
1577 person may comment at the public hearing or in writing not later than  
1578 the second day following the close of the public hearing. All public  
1579 comments received by the authority and the Office of Policy and  
1580 Management, as the case may be, shall be promptly forwarded to the  
1581 Commissioner of Energy and Environmental Protection and the  
1582 secretary and shall be made available for public inspection. Nothing in  
1583 subsection (b) of section 22a-1 shall be deemed to require that any such  
1584 written evaluation of environmental impact be completed prior to the  
1585 award of contracts, the incurrence of obligations or the expenditure of  
1586 funds in connection with the acquisition of the Adriaen's Landing site  
1587 or the stadium facility site, planning and engineering studies for site  
1588 preparation or preliminary site preparation work not requiring permits  
1589 or approvals not yet obtained, or the planning and design of the  
1590 stadium facility and the related parking facilities or the convention  
1591 center. Nothing in this section shall be deemed to require that  
1592 applications for licenses, permits, approvals or other administrative  
1593 action in connection with all aspects of the overall project be submitted  
1594 or acted upon at the same time if not otherwise required by law.

1595 Sec. 29. Section 32-669 of the general statutes is repealed and the  
1596 following is substituted in lieu thereof (*Effective from passage*):

1597 (a) On or before February 1, 2003, and annually thereafter, until five  
1598 years after the opening of the convention center, the [Secretary of the  
1599 Office of Policy and Management] Capital Region Development  
1600 Authority shall prepare a report regarding the status of the Adriaen's  
1601 Landing project and The University of Connecticut football stadium  
1602 project. Such report shall be made, in accordance with the provisions

1603 of section 11-4a, to the president pro tempore of the Senate, the speaker  
1604 of the House of Representatives, the majority leader of the Senate, the  
1605 majority leader of the House of Representatives, the minority leader of  
1606 the Senate and the minority leader of the House of Representatives and  
1607 to the joint standing committee of the General Assembly having  
1608 cognizance of matters relating to finance, revenue and bonding. The  
1609 report to said committee shall be presented at a meeting of said  
1610 committee held during the regular session of the calendar year in  
1611 which such report is due.

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

1637 jobs held by women and minorities, and (F) any steps being taken for  
 1638 affirmative action and corrective measures for any deficiencies; (6) a  
 1639 detailed projected annual operating budget for each facility, including  
 1640 information regarding how much funding the state will be required to  
 1641 provide and how much the municipality will be required to provide;  
 1642 (7) a timeline showing when operating expenses may be incurred prior  
 1643 to the project's completion, including how much of such expenses will  
 1644 be provided by the state in each year and how much will be provided  
 1645 by the host municipality; (8) current estimates for funding from all  
 1646 state and private sources for each component of the project for each  
 1647 fiscal year in which the funding is made available; (9) a summary of  
 1648 the total funding for the project from each of the following sources: (A)  
 1649 General obligation bonds, (B) funding from the General Fund  
 1650 operating surplus, (C) revenue bonds issued by the [Capital City  
 1651 Economic Development Authority] Capital Region Development  
 1652 Authority, with the associated General Fund costs, including, but not  
 1653 limited to, General Fund debt service reimbursement for the parking  
 1654 garage and utility plant, (D) tax exemptions or credits granted to any  
 1655 part of the project, (E) payments in lieu of taxes made to any  
 1656 municipality for any component of the project, (F) the operating  
 1657 subsidy for the convention center and the science center, (G) private  
 1658 investments, and (H) any other sources; and (10) detailed financial  
 1659 information regarding the income and expenses of any public entities  
 1660 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

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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