



General Assembly

Amendment

January Session, 2013

LCO No. 8070

HB0571808070SD0

Offered by:

SEN. LEBEAU, 3rd Dist.
REP. GENGA, 10th Dist.
REP. LARSON, 11th Dist.
REP. ROJAS, 9th Dist.
SEN. CASSANO, 4th Dist.

To: Subst. House Bill No. 5718

File No. 426

Cal. No. 422

**"AN ACT CONCERNING MUNICIPAL AUTHORITY TO PROVIDE
TAX ABATEMENTS TO ENCOURAGE RESIDENTIAL
DEVELOPMENT."**

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

3 "Sec. 501. (*Effective July 1, 2013*) (a) For purposes of this section and
4 section 502 of this act:

5 (1) "District" means that certain real property, situated in the town
6 of East Hartford, the county of Hartford and the state of Connecticut,
7 the Rentschler Field Improvement District, a body politic and
8 corporate, subject to sections 7-324 to 7-329, inclusive, of the general
9 statutes, except as otherwise provided in this section consisting of the
10 area bounded and described as follows:

11 Beginning at a point of reference at the southwesterly corner of land
12 now or formerly The State of Connecticut; thence, S 63°49'47" E a
13 distance of 268.36 feet to the true point and place of beginning; thence,
14 N 78°14'03" E a distance of 254.83 feet to a point; thence, S 89°34'20" E a
15 distance of 147.58 feet to a point of curvature; thence along a curve to
16 the right having a central angle of 17°24'58" a radius of 496.74 feet and
17 an arc length of 150.99 feet to a point. Said point can be located bearing
18 S 75°38'47" E a chord distance of 150.41 feet from said point of
19 curvature; thence, S 65°22'25" E a distance of 107.95 feet to a point of
20 curvature; thence along a curve to the right having a central angle of
21 49°36'42" a radius of 498.56 feet and an arc length of 431.69 feet to a
22 point. Said point can be located bearing S 29°08'05" E a chord distance
23 of 418.33 feet from said point of curvature; thence, S 03°26'01" E a
24 distance of 354.66 feet to a point; thence, S 02°47'33" E a distance of
25 1173.95 feet to a point of curvature; thence along a curve to the left
26 having a central angle of 08°34'52" a radius of 448.00 feet and an arc
27 length of 67.10 feet to a point. Said point can be located bearing S
28 07°04'59" E a chord distance of 67.03 feet from said point of curvature;
29 thence, S 11°22'24" E a distance of 776.01 feet to a point; thence, S
30 79°36'02" W a distance of 1819.88 feet to a point; thence, S 12°21'46" W a
31 distance of 328.76 feet to a point; thence, S 79°36'00" W a distance of
32 1109.23 feet to a point; thence, S 29°06'10" W a distance of 511.88 feet to
33 a point; thence, N 65°36'08" W a distance of 180.46 feet to a point;
34 thence, N 29°06'10" E a distance of 2786.92 feet to a point of curvature;
35 thence along a curve to the left having a central angle of 70°05'50" a
36 radius of 552.00 feet and an arc length of 675.33 feet to a point. Said
37 point can be located bearing N 05°56'45" W a chord distance of 634.00
38 feet from said point of curvature; thence, N 40°59'40" W a distance of
39 11.50 feet to a point; thence, N 49°19'08" E a distance of 108.52 feet to a
40 point on the southwesterly boundary of the existing Cabela's lease
41 area; thence, S 40°40'52" E a distance of 145.21 feet to a point; thence, N
42 49°19'08" E a distance of 160.25 feet to a point; thence, N 81°00'01" E a
43 distance of 166.92 feet to a point; thence, N 49°19'08" E a distance of
44 179.69 feet to a point; thence, S 70°40'16" E a distance of 81.60 feet to a

45 point; thence, N 49°19'09" E a distance of 706.22 feet to a point; thence,
46 N 39°45'37" W a distance of 334.69 feet to the point and place of
47 beginning; Said parcel contains 5,917,199 Sq. Ft. or 135.84 Acres more
48 or less. The project boundaries shall also include any off-site locations
49 mandated by any permitting agency for improvements associated with
50 the project.

51 (2) "Voter" means (A) any person who is an elector of the district, (B)
52 any citizen of the United States of the age of eighteen years or more
53 who, jointly or severally, is liable to the district for taxes assessed
54 against such citizen on an assessment of not less than one thousand
55 dollars on the last-completed grand list of such district, as the case may
56 be, or who would be so liable if not entitled to an exemption under
57 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general
58 statutes, or (C) any holder of record of an interest in real property
59 within the district.

60 (3) "Bonds" means bonds, notes or other obligations authorized by
61 this section, and refunding bonds, notes or other obligations to
62 refinance the same.

63 (b) (1) Upon the petition of fifteen or more persons eligible to vote in
64 the town of East Hartford, specifying the district for any or all of the
65 purposes set forth in this section, the mayor of such town shall call a
66 meeting of the voters to act upon such petition, which meeting shall be
67 held at such place within such town and such hour as the mayor
68 designates, not later than thirty days after such petition has been
69 received by the mayor. Such meeting shall be called by publication of a
70 written notice of the same, signed by the mayor, at least fourteen days
71 before the time fixed for such meeting in two successive issues of some
72 newspaper published or circulated in such town. Not later than
73 twenty-four hours before such meeting, (A) two hundred or more
74 voters or ten per cent of the total number of voters of such proposed
75 district, whichever is less, may petition the mayor, in writing, for a
76 referendum of the voters of such proposed district, or (B) the mayor in

77 his or her discretion may order a referendum of the voters of such
78 proposed district, on the sole question of whether the proposed district
79 should be established. Any such referendum shall be held not less than
80 seven or more than fourteen days after the receipt of such petition or
81 the date of such order, on a day to be set by the mayor for a vote by
82 paper ballots or by a "yes" or "no" vote on the voting machines, during
83 the hours between twelve o'clock noon and eight o'clock p.m.; except
84 that such town may, by vote of its town council, provide for an earlier
85 hour for opening the polls but not earlier than six o'clock a.m.,
86 notwithstanding the provisions of any special act. If voters
87 representing at least two-thirds of the assessments of holders of record
88 within the proposed district cast votes in such referendum in favor of
89 establishing the proposed district, the mayor shall reconvene such
90 meeting not later than seven days after the day on which the
91 referendum is held. Upon approval of the petition for the proposed
92 district by voters representing at least two-thirds of the assessments of
93 holders of record within the proposed district present at such meeting,
94 or if a referendum is held, upon the reconvening of such meeting after
95 the referendum, the voters, upon the vote of voters representing a
96 majority of assessments of holders of record within the proposed
97 district, shall choose necessary officers therefor to hold office until the
98 first annual meeting thereof; and the district shall, upon the filing of
99 the first report filed in the manner provided in subsection (c) of section
100 7-325 of the general statutes, thereupon be a body corporate and politic
101 and have the powers provided in sections 7-324 to 7-329, inclusive, of
102 the general statutes, not inconsistent with the general statutes or this
103 section, in relation to the objects for which it was established, that are
104 necessary for the accomplishment of such objects, including the power
105 to lay and collect taxes. The clerk of such district shall cause its name
106 and a description of its territorial limits and of any additions that may
107 be made thereto to be recorded in, and a caveat be placed upon, the
108 land records of the town of East Hartford.

109 (2) At the meeting called for the purpose of establishing the district

110 as provided in subdivision (1) of this subsection, the voters may
111 establish the district for any or all of the following purposes: To
112 extinguish fires, to light streets, to plant and care for shade and
113 ornamental trees, to plan, lay out, acquire, construct, maintain and
114 finance roads, sidewalks, crosswalks, drains, sewers and sewage
115 treatment facilities, utility improvements and connections, parking
116 facilities, open space, bulkhead repairs, dredging and construction,
117 environmental remediation and other infrastructure improvements
118 and to acquire, construct, maintain and regulate the use of recreational
119 facilities, to plan, lay out, acquire, construct, reconstruct, repair,
120 maintain, supervise and manage a flood or erosion control system, and
121 to plan, lay out, acquire, construct, maintain, operate, finance and
122 regulate the use of a community water system, all as hereinafter
123 referred to as the "improvements". The district may contract with a
124 town, city, borough or other district for carrying out any of the
125 purposes or the purchase or sale of any of the improvements for which
126 such district was established.

127 (3) At the meeting called for the purpose of establishing the district
128 as provided in subdivision (1) of this subsection, the voters shall fix the
129 date of the annual meeting of the voters for the election of district
130 officers and the transaction of such other business as may properly
131 come before such annual meeting. At such organizational meeting of
132 the district, the voters shall elect four directors, provided, upon its
133 organization and at all times thereafter, one additional director may be
134 appointed by the mayor of the town of East Hartford. From such
135 directors, the voters shall elect at the organizational meeting a
136 president, vice-president, a clerk and a treasurer to serve until the first
137 annual meeting for the election of officers and thereafter such officers
138 shall be elected annually. Not fewer than three members of the board
139 of directors shall be residents of the state of Connecticut. Subject to the
140 provisions of subdivision (4) of this subsection, not fewer than fifteen
141 voters of the district shall constitute a quorum for the transaction of
142 business at such organizational meeting of the district; and if fifteen

143 voters are not present at such meeting, the mayor may adjourn such
144 meeting from time to time, until at least fifteen voters are present.
145 Special meetings of the district may be called on the application of ten
146 per cent of the total number of voters of such district or twenty of the
147 voters of such district, whichever is less, or by the president or any
148 three directors upon giving notice as provided in this subdivision. Any
149 special meeting called on the application of the voters shall be held not
150 later than twenty-one days after receiving such application. Notice of
151 the holding of the annual meeting and all special meetings shall be
152 given by publication of a notice of such meetings in a newspaper
153 having a general circulation in such district at least ten days before the
154 day of such meetings, signed by the president or any three directors,
155 which notice shall designate the time and place of such meetings and
156 the business to be transacted thereat. Two hundred or more persons or
157 ten per cent of the total number of voters of such district, whichever is
158 less, may petition the clerk of such district, in writing, at least twenty-
159 four hours prior to any such meeting, requesting that any item or items
160 on the call of such meeting be submitted to the voters not less than
161 seven or more than fourteen days thereafter, on a day to be set by the
162 district meeting or, if the district meeting does not set a date, by the
163 board of directors, for a vote by paper ballots or by a "yes" or "no" vote
164 on the voting machines, during the hours between twelve o'clock noon
165 and eight o'clock p.m., except that any district may, by vote of its
166 board of directors, provide for an earlier hour for opening the polls but
167 not earlier than six o'clock a.m. The paper ballots or voting machine
168 ballot labels, as the case may be, shall be provided by the clerk. When
169 such a petition has been filed with the clerk, the president, after
170 completion of other business and after reasonable discussion shall
171 adjourn such meeting and order such vote on such item or items in
172 accordance with the petition; and any item so voted may be rescinded
173 in the same manner. The clerk shall phrase such item or items in a
174 form suitable for printing on such paper ballots or ballot labels. Subject
175 to the provisions of subdivision (4) of this subsection, not fewer than
176 fifteen voters of the district shall constitute a quorum for the

177 transaction of business at any meeting of the district; and if fifteen
178 voters are not present at such meeting, the president of the district or,
179 in such president's absence, the vice-president, may adjourn such
180 meeting from time to time, until at least fifteen voters are present; and
181 all meetings of the district where a quorum is present may be
182 adjourned from time to time by a vote of a majority of the voters
183 voting on the question. At any annual or special meeting, the voters
184 may, by a majority vote of those present, discontinue any purposes for
185 which the district is established or undertake any additional purpose
186 or purposes enumerated in subdivision (2) of this subsection.

187 (4) (A) A quorum for the transaction of business at the meeting
188 called for the purpose of establishing the district, as provided in
189 subdivisions (1) and (3) of this subsection, shall be either fifteen voters
190 of such district or a majority of the holders of record of interests in real
191 property within such district, as long as the assessments of such
192 holders of record constitute more than one-half of the total of
193 assessments for all interests in real property within such district. If
194 fifteen voters or a majority of the holders of record of interests in real
195 property within such district are not present at such meeting or the
196 assessments of such holders of record constitute less than one-half of
197 the total of assessments for all interests in real property within such
198 district, the mayor may adjourn such meeting, from time to time, until
199 at least fifteen voters or a majority of the holders of record of interests
200 in real property within such district are present and the assessments of
201 such holders of record constitute more than one-half of the total of
202 assessments for all interests in real property within such district.

203 (B) For the transaction of business at any other meeting of the
204 district, a quorum shall be either fifteen voters of the district or a
205 majority of the holders of record of interests in real property within
206 such district, as long as the assessments for such holders of record
207 constitute more than one-half of the total of assessments for all
208 interests in real property within such district. If fifteen voters or a
209 majority of the holders of record of interests in real property within

210 such district are not present at such meeting or the assessments of such
211 holders of record constitute less than one-half of the total assessments
212 for all interests in real property within such district, the president of
213 the district, or in such president's absence, the vice-president, may
214 adjourn such meeting, from time to time, until at least fifteen voters or
215 a majority of the holders of record of interests in real property within
216 such district are present and the assessments of such holders of record
217 constitute more than one-half of the total of assessments for all
218 interests in real property within such district.

219 (5) In any case in which an action for a vote by the voters of the
220 district is to be initiated by the petition of such voters, in addition to
221 such other requirements as the general statutes or any special act may
222 impose, such petition shall be on a form prescribed or approved by the
223 clerk of such district, and each page of such petition shall contain a
224 statement, signed under penalties of false statement, by the person
225 who circulated the same, setting forth such circulator's name and
226 address, and stating that each person whose name appears on said
227 page signed the same in person in the presence of such circulator, that
228 the circulator either knows each such signer or that the signer
229 satisfactorily identified himself to the circulator and that all the
230 signatures on said page were obtained not earlier than six months
231 prior to the filing of said petition. Any page of a petition which does
232 not contain such a statement by the circulator shall be invalid. Any
233 circulator who makes a false statement in the statement hereinbefore
234 provided shall be subject to the penalty provided for false statement.
235 No petition shall be valid for any action for a vote by the voters at any
236 regular or special district meeting unless such petition shall be
237 circulated by a voter eligible to vote in such district.

238 (c) Whenever the officers of such district vote to terminate its
239 corporate existence and whenever a petition signed by ten per cent of
240 the total voters of such district or twenty of the voters of such district,
241 whichever is less, applying for a special meeting to vote on the
242 termination of the district is received by the clerk, the clerk shall call a

243 special meeting of the voters of such district, the notice of which shall
244 be signed by the officers thereof, by advertising the same in the same
245 manner as provided in section 7-325 of the general statutes. Not later
246 than twenty-four hours before any such meeting, two hundred or more
247 voters or ten per cent of the total number of voters, whichever is less,
248 may petition the clerk of the district, in writing, that a referendum on
249 the question of whether the district should be terminated be held in the
250 manner provided in section 7-327 of the general statutes. If, at such
251 meeting, a two-thirds majority of the voters present vote to terminate
252 the corporate existence of the district, or, if a referendum is held, two-
253 thirds of the voters casting votes in such referendum vote to terminate
254 the corporate existence of the district, the officers shall proceed to
255 terminate the affairs of such district. The district shall pay all
256 outstanding indebtedness and turn over the balance of the assets of
257 such district to the town of East Hartford, if the legislative body of the
258 town authorizes such action. No district shall be terminated under this
259 subsection until all of its outstanding indebtedness is paid unless the
260 legislative body of the town of East Hartford agrees, in writing, to
261 assume such indebtedness. On completion of the duties of the officers
262 of such district, the clerk shall cause a certificate of the vote of such
263 meeting to be recorded in the land records of the town of East Hartford
264 and the clerk shall notify the Secretary of the Office of Policy and
265 Management.

266 (d) (1) For purposes of voting at meetings held by such district, any
267 tenant in common of any interest in real property shall have a vote
268 equal to the fraction of such tenant in common's ownership of such
269 interest. Any joint tenant of any interest in real property shall vote as if
270 each such tenant owned an equal fractional share of such real
271 property. A corporation shall have its vote cast by the chief executive
272 officer of such corporation, or such officer's designee. Any entity that is
273 not a corporation shall have its vote cast by a person authorized by
274 such entity to cast its vote. No owner shall have more than one vote.

275 (2) No holder of record of an interest in real property shall be

276 precluded from participating in any district meeting or referendum
277 because of the form of entity that holds such interest, whether such
278 holder of record is (A) a corporation, partnership, unincorporated
279 association, trustee, fiduciary, guardian, conservator or other form of
280 entity, or any combination thereof, or (B) an individual who holds
281 interests jointly or in common with another individual or individuals,
282 or with any one or more of the entities listed in subparagraph (A) of
283 this subdivision.

284 (e) Notwithstanding any provision of the general statutes, including
285 sections 7-324 to 7-329, inclusive, of the general statutes, the district
286 shall have the power to assess, levy and collect benefit assessments
287 upon the land and buildings in the district which, in its judgment, are
288 benefited by the improvements.

289 (f) (1) Notwithstanding any provision of the general statutes,
290 including sections 7-324 to 7-329, inclusive, of the general statutes, the
291 district shall have the power to fix, revise, charge, collect, abate and
292 forgive reasonable taxes, fees, rents and benefit assessments, and other
293 charges for the cost of the improvements, financing costs, operating
294 expenses and other services and commodities furnished or supplied to
295 the real property in the district in accordance with the applicable
296 provisions of the general statutes which apply to districts established
297 under section 7-325 of the general statutes, and this section and in the
298 manner prescribed by the district. Notwithstanding any provision of
299 the general statutes, the district may make grants for, or pay the entire
300 cost of any improvements, including the costs of financing such
301 improvements, capitalized interest and the funding of any reserve
302 funds necessary to secure such financing or the debt service of bonds
303 or notes issued to finance such costs, from taxes, fees, rents, benefit
304 assessments or other revenues and may assess, levy and collect said
305 taxes, fees, rents or benefit assessments concurrently with the issuance
306 of bonds, notes or other obligations to finance such improvements
307 based on the estimated cost of the improvements prior to the
308 acquisition or construction of the improvements or upon the

309 completion or acquisition of the improvements. The District and the
310 town of East Hartford are authorized to enter into an agreement to
311 share revenue as described in section 7-148bb of the general statutes.

312 (2) Notwithstanding any provision of the general statutes, whenever
313 the district or the town constructs, improves, extends, equips,
314 rehabilitates, repairs, acquires or provides a grant for any
315 improvements or finances the cost of such improvements, such
316 proportion of the cost or estimated cost of the improvements and
317 financing thereof as determined by the district, may be assessed by the
318 district, herein referred to as "benefit assessments", in the manner
319 prescribed by such district, upon the property benefited by such
320 improvements and the balance of such costs shall be paid from the
321 general funds of the district. The district may provide for the payment
322 of such benefit assessments in annual installments, not exceeding
323 thirty, and may forgive such benefit assessments in any single year
324 without causing the remainder of installments of benefit assessments
325 to be forgiven. Benefit assessments to buildings or structures
326 constructed or expanded after the initial benefit assessment may be
327 assessed as if the new or expanded buildings or structures had existed
328 at the time of the original benefit assessment. It is hereby determined
329 that the costs of the improvements benefiting the district whether
330 located within the district or in the town of East Hartford are a benefit
331 to all the property within the district.

332 (3) In order to provide for the collection and enforcement of its
333 taxes, fees, rents, benefit assessments and other charges, the district is
334 hereby granted all the powers and privileges with respect thereto as
335 districts organized pursuant to section 7-325 of the general statutes,
336 and as held by the town of East Hartford or as otherwise provided in
337 this section. Such taxes, fees, rents or benefit assessments, if not paid
338 when due, shall constitute a lien upon the premises served and a
339 charge against the owners thereof, which lien and charge shall bear
340 interest at the same rate as delinquent property taxes. Each such lien
341 may be continued, recorded and released in the manner provided for

342 property tax liens and shall take precedence over all other liens or
343 encumbrances except a lien for taxes of the town of East Hartford. Each
344 such lien may be continued, recorded and released in the manner
345 provided for property tax liens.

346 (4) The budget, taxes, fees, rents, benefit assessments and any other
347 charges of the district of general application shall be adopted and
348 revised by the board of directors at least annually no more than thirty
349 days before the beginning of the fiscal year, in accordance with the
350 procedures to be established by the board, at a meeting called by the
351 board, assuring that interested persons are afforded notice and an
352 opportunity to be heard. The board shall hold at least two public
353 hearings on its schedule of fees, rates, rents, benefit assessments and
354 other charges or any revision thereof before adoption, notice of which
355 shall be delivered to the mayor and the town council of the town of
356 East Hartford and be published in at least two newspapers of general
357 circulation in the town of East Hartford at least ten days in advance of
358 the hearing. Not later than the date of the publication, the board shall
359 make available to the public and deliver to the mayor and the town
360 council of the town of East Hartford the proposed schedule of fees,
361 rates, rents, benefit assessments and other charges. The procedures
362 regarding public hearing and appeal, provided by section 7-250 of the
363 general statutes, shall apply for all benefit assessments made by the
364 district, except that the board shall be substituted for the water
365 pollution control authority. Should the benefit assessments be assessed
366 and levied prior to the acquisition or construction of the
367 improvements, then the amount of the benefit assessments shall be
368 adjusted to reflect the actual cost of the improvements, including all
369 financing costs, once the improvements have been completed, should
370 the actual cost be greater than or less than the estimated costs. Benefit
371 assessments shall be due and payable at such times as are fixed by the
372 board, provided the district shall give notice of such due date not less
373 than thirty days prior to such due date by publication in a newspaper
374 of general circulation in the town of East Hartford and by mailing such

375 notice to the owners of the property assessed at their last-known
376 address.

377 (g) (1) Notwithstanding any provision of the general statutes,
378 including sections 7-324 to 7-329, inclusive, of the general statutes,
379 whenever the district has authorized the acquisition or construction of
380 the improvements or has made an appropriation therefor, the district
381 may authorize the issuance of up to one hundred million dollars of
382 bonds, notes or other obligations to finance the cost of the
383 improvements, the creation and maintenance of reserves required to
384 sell the bonds and the cost of issuance of the bonds, provided no bonds
385 shall be issued prior to the district entering into an interlocal
386 agreement with the town of East Hartford, in accordance with the
387 procedures provided by section 7-339c of the general statutes,
388 including at least one public hearing on the proposed agreement and
389 ratification by the town council. The bonds may be secured as to both
390 principal or interest by (A) the full faith and credit of the district, (B)
391 fees, revenues or benefit assessments, or (C) a combination of
392 subparagraphs (A) and (B) of this subdivision. Such bonds shall be
393 authorized by resolution of the board of directors. The district is
394 authorized to secure such bonds by the full faith and credit of the
395 district or by a pledge of or lien on all or part of its revenues, fees or
396 benefit assessments. The bonds of each issue shall be dated, shall bear
397 interest at the rates and shall mature at the time or times not exceeding
398 thirty years from their date or dates, as determined by the board, and
399 may be redeemable before maturity, at the option of the board, at the
400 price or prices and under the terms and conditions fixed by the board
401 before the issuance of the bonds. The board shall determine the form of
402 the bonds, and the manner of execution of the bonds, and shall fix the
403 denomination of the bonds and the place or places of payment of
404 principal and interest, which may be at any bank or trust company
405 within the state of Connecticut and other locations as designated by
406 the board. In case any officer whose signature or a facsimile of whose
407 signature shall appear on any bonds or coupons shall cease to be an

408 officer before the delivery of the bonds, the signature or facsimile shall
409 nevertheless be valid and sufficient for all purposes the same as if the
410 officer had remained in office until the delivery.

411 (2) While any bonds issued by the district remain outstanding, the
412 powers, duties or existence of the district shall not be diminished or
413 impaired in any way that will affect adversely the interests and rights
414 of the holders of the bonds. Bonds issued under this section, unless
415 otherwise authorized by law, shall not be considered to constitute a
416 debt of the state of Connecticut or the town of East Hartford, or a
417 pledge of the full faith and credit of the state of Connecticut or the
418 town of East Hartford, but the bonds shall be payable solely by the
419 district or as special obligations payable from particular district
420 revenues. Any bonds issued by the district shall contain on their face a
421 statement to the effect that neither the state of Connecticut nor the
422 town of East Hartford shall be obliged to pay the principal of or the
423 interest thereon, and that neither the full faith and credit or taxing
424 power of the state of Connecticut nor the town of East Hartford is
425 pledged to the payment of the bonds. All bonds issued under this
426 section shall have and are hereby declared to have all the qualities and
427 incidents of negotiable instruments, as provided in title 42a of the
428 general statutes.

429 (h) (1) The board of directors may authorize that the bonds be
430 secured by a trust agreement by and between the district and a
431 corporate trustee, which may be any trust company or bank having the
432 powers of a trust company within the state of Connecticut. The trust
433 agreement may pledge or assign the revenues. Either the resolution
434 providing for the issuance of bonds or the trust agreement may contain
435 covenants or provisions for protecting and enforcing the rights and
436 remedies of the bondholders as may be necessary, reasonable or
437 appropriate and not in violation of law.

438 (2) All expenses incurred in carrying out the trust agreement may be
439 treated as a part of the cost of the operation of the district. The pledge

440 by any trust agreement or resolution shall be valid and binding from
441 time to time when the pledge is made; the revenues or other moneys
442 so pledged and then held or thereafter received by the board shall
443 immediately be subject to the lien of the pledge without any physical
444 delivery thereof or further act; and the lien of the pledge shall be valid
445 and binding as against all parties having claims of any kind in tort,
446 contract or otherwise against the district, irrespective of whether the
447 parties have notice thereof. Notwithstanding any provision of the
448 Uniform Commercial Code, neither this subsection, the resolution or
449 any trust agreement by which a pledge is created need be filed or
450 recorded except in the records of the district, and no filing need be
451 made under title 42a of the general statutes.

452 (i) Bonds issued under this section are hereby made securities in
453 which all public officers and public bodies of the state of Connecticut
454 and its political subdivisions, all insurance companies, trust
455 companies, banking associations, investment companies, executors,
456 administrators, trustees and other fiduciaries may properly and legally
457 invest funds, including capital in their control and belonging to them;
458 and such bonds shall be securities which may properly and legally be
459 deposited with and received by any state or municipal officer or any
460 agency or political subdivision of the state of Connecticut for any
461 purpose for which the deposit of bonds of the state of Connecticut is
462 now or may hereafter be authorized by law.

463 (j) Bonds may be issued under this section without obtaining the
464 consent of the state of Connecticut or the town of East Hartford, and
465 without any proceedings or the happening of any other conditions or
466 things other than those proceedings, conditions or things that are
467 specifically required thereof by this section, and the validity of and
468 security for any bonds issued by the district shall not be affected by the
469 existence or nonexistence of the consent or other proceedings,
470 conditions or things.

471 (k) The district and all its receipts, revenues, income and real and

472 personal property shall be exempt from taxation and benefit
473 assessments and the district shall not be required to pay any tax, excise
474 or assessment to or from the state of Connecticut or any of its political
475 subdivisions. The principal and interest on bonds or notes issued by
476 the district shall be free from taxation at all times, except for estate and
477 gift, franchise and excise taxes, imposed by the state of Connecticut or
478 any political subdivision thereof, provided nothing in this section shall
479 act to limit or restrict the ability of the state of Connecticut or the town
480 of East Hartford to tax the individuals and companies, or their real or
481 personal property or any person living or business operating within
482 the boundaries of the district.

483 (l) The district shall at all times keep accounts of its receipts,
484 expenditures, disbursements, assets and liabilities, which shall be open
485 to inspection by duly appointed officers or duly appointed agents of
486 the state of Connecticut or the town of East Hartford. The fiscal year of
487 the district shall begin on July first and end on the following June
488 thirtieth or as otherwise established by section 7-327 of the general
489 statutes. The district shall be subject to an audit of its accounts in the
490 manner provided in the general statutes.

491 (m) (1) At such time as any construction or development activity
492 financed by bonds issued by the district is taking place, the clerk of the
493 district shall submit project activity reports quarterly to the mayor and
494 the town council of the town of East Hartford, the Secretary of the
495 Office of Policy and Management and to the chairpersons of the joint
496 standing committee of the General Assembly having cognizance of
497 matters relating to finance, revenue and bonding.

498 (2) The district shall take affirmative steps to provide for the full
499 disclosure of information relating to the public financing and
500 maintenance of improvements to real property undertaken by the
501 district. Such information shall be provided to any existing residents
502 and to all prospective residents of the district. The district shall furnish
503 each developer of a residential development within the district with

504 sufficient copies of such information to provide each prospective initial
505 purchaser of property in such district with a copy, and any developer
506 of a residential development within the district, when required by law
507 to provide a public offering statement, shall include a copy of such
508 information relating to the public financing and maintenance of
509 improvements in the public offering statement.

510 (n) (1) This section shall be deemed to provide an additional,
511 alternative and complete method of accomplishing the purposes of this
512 section and exercising the powers authorized hereby and shall be
513 deemed and construed to be supplemental and additional to, and not
514 in derogation of, powers conferred upon the district by law and
515 particularly by sections 7-324 to 7-329, inclusive, of the general
516 statutes; provided insofar as the proceedings of this section are
517 inconsistent with any general statute or special act, or any resolution or
518 ordinance of the town of East Hartford, this section shall be
519 controlling.

520 (2) Except as specifically provided in this section, all other statutes,
521 ordinances, resolutions, rules and regulations of the state of
522 Connecticut and the town of East Hartford shall be applicable to the
523 property, residents and businesses located in the district. Nothing in
524 this section shall in any way obligate the town of East Hartford to pay
525 any costs for the acquisition, construction, equipping or operation and
526 administration of the improvements located within the district or to
527 pledge any money or taxes to pay debt service on bonds issued by the
528 district except as may be agreed to in any interlocal agreements
529 executed by the town of East Hartford and the district.

530 (o) At the option of the town of East Hartford by vote of the town
531 council of the town of East Hartford, the district shall be merged into
532 the town of East Hartford if no bonds are issued by the district not
533 later than four years after the effective date of this section or after the
534 bonds authorized by this section are no longer outstanding and any
535 property which is owned by the district shall be distributed to the

536 town of East Hartford.

537 (p) This section, being necessary for the welfare of the town of East
538 Hartford and its inhabitants, shall be liberally construed to effect the
539 purposes hereof.

540 Sec. 502. (Effective July 1, 2013) For purposes of section 32-285 of the
541 general statutes, including, but not limited to, the allocation of
542 incremental hotel taxes and incremental sales taxes, any project located
543 within the district shall not be subject to the limitation in subdivision
544 (1) of subsection (f) of said section 32-285 concerning retail shopping
545 center projects. Section 32-462 of the general statutes shall not apply to
546 any financial assistance granted to any development project within the
547 district pursuant to said section 32-285."

This act shall take effect as follows and shall amend the following sections:		
Sec. 501	July 1, 2013	New section
Sec. 502	July 1, 2013	New section