



General Assembly

**Amendment**

January Session, 2013

LCO No. 7876

**\*HB0571807876SD0\***

Offered by:  
SEN. LEBEAU, 3<sup>rd</sup> 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:

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

10 Beginning at a point of reference at the southwesterly corner of land  
11 now or formerly The State of Connecticut; thence, S 63°49'47" E a  
12 distance of 268.36 feet to the true point and place of beginning; thence,  
13 N 78°14'03" E a distance of 254.83 feet to a point; thence, S 89°34'20" E

14 a distance of 147.58 feet to a point of curvature; thence along a curve to  
15 the right having a central angle of 17°24'58" a radius of 496.74 feet and  
16 an arc length of 150.99 feet to a point. Said point can be located  
17 bearing S 75°38'47" E a chord distance of 150.41feet from said point of  
18 curvature; thence, S 65°22'25" E a distance of 107.95 feet to a point of  
19 curvature; thence along a curve to the right having a central angle of  
20 49°36'42" a radius of 498.56 feet and an arc length of 431.69 feet to a  
21 point. Said point can be located bearing S 29°08'05" E a chord distance  
22 of 418.33 feet from said point of curvature; thence, S 03°26'01" E a  
23 distance of 354.66 feet to a point; thence, S 02°47'33" E a distance of  
24 1173.95 feet to a point of curvature; thence along a curve to the left  
25 having a central angle of 08°34'52" a radius of 448.00 feet and an arc  
26 length of 67.10 feet to a point. Said point can be located bearing S  
27 07°04'59" E a chord distance of 67.03feet from said point of curvature;  
28 thence, S 11°22'24" E a distance of 776.01 feet to a point; thence, S  
29 79°36'02" W a distance of 1819.88 feet to a point; thence, S 12°21'46" W  
30 a distance of 328.76 feet to a point; thence, S 79°36'00" W a distance of  
31 1109.23 feet to a point; thence, S 29°06'10" W a distance of 511.88 feet to  
32 a point; thence, N 65°36'08" W a distance of 180.46 feet to a point;  
33 thence, N 29°06'10" E a distance of 2786.92 feet to a point of curvature;  
34 thence along a curve to the left having a central angle of 70°05'50" a  
35 radius of 552.00 feet and an arc length of 675.33 feet to a point. Said  
36 point can be located bearing N 05°56'45" W a chord distance of 634.00  
37 feet from said point of curvature; thence, N 40°59'40" W a distance of  
38 11.50 feet to a point; thence, N 49°19'08" E a distance of 108.52 feet to a  
39 point on the southwesterly boundary of the existing Cabela's lease  
40 area; thence, S 40°40'52" E a distance of 145.21 feet to a point; thence, N  
41 49°19'08" E a distance of 160.25 feet to a point; thence, N 81°00'01" E a  
42 distance of 166.92 feet to a point; thence, N 49°19'08"E a distance of  
43 179.69 feet to a point; thence, S 70°40'16" E a distance of 81.60 feet to a  
44 point; thence, N 49°19'09" E a distance of 706.22 feet to a point; thence,  
45 N 39°45'37" W a distance of 334.69 feet to the point and place of  
46 beginning; Said parcel contains 5,917,199 Sq. Ft. or 135.84 Acres more  
47 or less. The project boundaries shall also include any off-site locations

48 mandated by any permitting agency for improvements associated with  
49 the project.

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

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

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

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

108 (2) At the meeting called for the purpose of establishing the district  
109 as provided in subdivision (1) of this subsection, the voters may  
110 establish the district for any or all of the following purposes: To  
111 extinguish fires, to light streets, to plant and care for shade and  
112 ornamental trees, to plan, lay out, acquire, construct, maintain and

113 finance roads, sidewalks, crosswalks, drains, sewers and sewage  
114 treatment facilities, utility improvements and connections, parking  
115 facilities, open space, bulkhead repairs, dredging and construction,  
116 environmental remediation and other infrastructure improvements  
117 and to acquire, construct, maintain and regulate the use of recreational  
118 facilities, to plan, lay out, acquire, construct, reconstruct, repair,  
119 maintain, supervise and manage a flood or erosion control system, and  
120 to plan, lay out, acquire, construct, maintain, operate, finance and  
121 regulate the use of a community water system, all as hereinafter  
122 referred to as the "improvements". The district may contract with a  
123 town, city, borough or other district for carrying out any of the  
124 purposes or the purchase or sale of any of the improvements for which  
125 such district was established.

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

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

180 all meetings of the district where a quorum is present may be  
181 adjourned from time to time by a vote of a majority of the voters  
182 voting on the question. At any annual or special meeting, the voters  
183 may, by a majority vote of those present, discontinue any purposes for  
184 which the district is established or undertake any additional purpose  
185 or purposes enumerated in subdivision (2) of this subsection.

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

202 (B) For the transaction of business at any other meeting of the  
203 district, a quorum shall be either fifteen voters of the district or a  
204 majority of the holders of record of interests in real property within  
205 such district, as long as the assessments for such holders of record  
206 constitute more than one-half of the total of assessments for all  
207 interests in real property within such district. If fifteen voters or a  
208 majority of the holders of record of interests in real property within  
209 such district are not present at such meeting or the assessments of such  
210 holders of record constitute less than one-half of the total assessments  
211 for all interests in real property within such district, the president of  
212 the district, or in such president's absence, the vice-president, may

213 adjourn such meeting, from time to time, until at least fifteen voters or  
214 a majority of the holders of record of interests in real property within  
215 such district are present and the assessments of such holders of record  
216 constitute more than one-half of the total of assessments for all  
217 interests in real property within such district.

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

237 (c) Whenever the officers of such district vote to terminate its  
238 corporate existence and whenever a petition signed by ten per cent of  
239 the total voters of such district or twenty of the voters of such district,  
240 whichever is less, applying for a special meeting to vote on the  
241 termination of the district is received by the clerk, the clerk shall call a  
242 special meeting of the voters of such district, the notice of which shall  
243 be signed by the officers thereof, by advertising the same in the same  
244 manner as provided in section 7-325 of the general statutes. Not later  
245 than twenty-four hours before any such meeting, two hundred or more

246 voters or ten per cent of the total number of voters, whichever is less,  
247 may petition the clerk of the district, in writing, that a referendum on  
248 the question of whether the district should be terminated be held in the  
249 manner provided in section 7-327 of the general statutes. If, at such  
250 meeting, a two-thirds majority of the voters present vote to terminate  
251 the corporate existence of the district, or, if a referendum is held, two-  
252 thirds of the voters casting votes in such referendum vote to terminate  
253 the corporate existence of the district, the officers shall proceed to  
254 terminate the affairs of such district. The district shall pay all  
255 outstanding indebtedness and turn over the balance of the assets of  
256 such district to the town of East Hartford, if the legislative body of the  
257 town authorizes such action. No district shall be terminated under this  
258 subsection until all of its outstanding indebtedness is paid unless the  
259 legislative body of the town of East Hartford agrees, in writing, to  
260 assume such indebtedness. On completion of the duties of the officers  
261 of such district, the clerk shall cause a certificate of the vote of such  
262 meeting to be recorded in the land records of the town of East Hartford  
263 and the clerk shall notify the Secretary of the Office of Policy and  
264 Management.

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

274 (2) No holder of record of an interest in real property shall be  
275 precluded from participating in any district meeting or referendum  
276 because of the form of entity that holds such interest, whether such  
277 holder of record is (A) a corporation, partnership, unincorporated  
278 association, trustee, fiduciary, guardian, conservator or other form of

279 entity, or any combination thereof, or (B) an individual who holds  
280 interests jointly or in common with another individual or individuals,  
281 or with any one or more of the entities listed in subparagraph (A) of  
282 this subdivision.

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

288 (f) (1) Notwithstanding any provision of the general statutes,  
289 including sections 7-324 to 7-329, inclusive, of the general statutes, the  
290 district shall have the power to fix, revise, charge, collect, abate and  
291 forgive reasonable taxes, fees, rents and benefit assessments, and other  
292 charges for the cost of the improvements, financing costs, operating  
293 expenses and other services and commodities furnished or supplied to  
294 the real property in the district in accordance with the applicable  
295 provisions of the general statutes which apply to districts established  
296 under section 7-325 of the general statutes, and this section and in the  
297 manner prescribed by the district. Notwithstanding any provision of  
298 the general statutes, the district may make grants for, or pay the entire  
299 cost of any improvements, including the costs of financing such  
300 improvements, capitalized interest and the funding of any reserve  
301 funds necessary to secure such financing or the debt service of bonds  
302 or notes issued to finance such costs, from taxes, fees, rents, benefit  
303 assessments or other revenues and may assess, levy and collect said  
304 taxes, fees, rents or benefit assessments concurrently with the issuance  
305 of bonds, notes or other obligations to finance such improvements  
306 based on the estimated cost of the improvements prior to the  
307 acquisition or construction of the improvements or upon the  
308 completion or acquisition of the improvements. The District and the  
309 town of East Hartford are authorized to enter into an agreement to  
310 share revenue as described in section 7-148bb of the general statutes.

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

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

344 provided for property tax liens.

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

376 (g) (1) Notwithstanding any provision of the general statutes,

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

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

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

437 (2) All expenses incurred in carrying out the trust agreement may be  
438 treated as a part of the cost of the operation of the district. The pledge  
439 by any trust agreement or resolution shall be valid and binding from  
440 time to time when the pledge is made; the revenues or other moneys  
441 so pledged and then held or thereafter received by the board shall  
442 immediately be subject to the lien of the pledge without any physical

443 delivery thereof or further act; and the lien of the pledge shall be valid  
444 and binding as against all parties having claims of any kind in tort,  
445 contract or otherwise against the district, irrespective of whether the  
446 parties have notice thereof. Notwithstanding any provision of the  
447 Uniform Commercial Code, neither this subsection, the resolution or  
448 any trust agreement by which a pledge is created need be filed or  
449 recorded except in the records of the district, and no filing need be  
450 made under title 42a of the general statutes.

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

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

470 (k) The district and all its receipts, revenues, income and real and  
471 personal property shall be exempt from taxation and benefit  
472 assessments and the district shall not be required to pay any tax, excise  
473 or assessment to or from the state of Connecticut or any of its political  
474 subdivisions. The principal and interest on bonds or notes issued by

475 the district shall be free from taxation at all times, except for estate and  
476 gift, franchise and excise taxes, imposed by the state of Connecticut or  
477 any political subdivision thereof, provided nothing in this section shall  
478 act to limit or restrict the ability of the state of Connecticut or the town  
479 of East Hartford to tax the individuals and companies, or their real or  
480 personal property or any person living or business operating within  
481 the boundaries of the district.

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

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

497 (2) The district shall take affirmative steps to provide for the full  
498 disclosure of information relating to the public financing and  
499 maintenance of improvements to real property undertaken by the  
500 district. Such information shall be provided to any existing residents  
501 and to all prospective residents of the district. The district shall furnish  
502 each developer of a residential development within the district with  
503 sufficient copies of such information to provide each prospective initial  
504 purchaser of property in such district with a copy, and any developer  
505 of a residential development within the district, when required by law  
506 to provide a public offering statement, shall include a copy of such

507 information relating to the public financing and maintenance of  
508 improvements in the public offering statement.

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

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

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

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

538 purposes hereof.

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

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