



House of Representatives

General Assembly

File No. 516

January Session, 2015

Substitute House Bill No. 5980

House of Representatives, April 8, 2015

The Committee on Planning and Development reported through REP. MILLER, P. of the 36th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

***AN ACT EXTENDING THE BOUNDARIES OF THE CAPITAL CITY
ECONOMIC DEVELOPMENT DISTRICT.***

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

1 Section 1. Subdivision (7) of section 32-600 of the general statutes is
2 repealed and the following is substituted in lieu thereof (*Effective*
3 *October 1, 2015*):

4 (7) "Capital city economic development district" means the [area]
5 areas bounded and described as follows: [The] (A) Within the city of
6 Hartford, the northerly side of Maseek Street from the intersection of
7 Van Dyke Avenue proceeding westerly to the intersection of Van Block
8 Avenue, proceeding northerly along Van Block to the intersection of
9 Nepaquash Street, proceeding easterly to the intersection of Huyshope
10 Avenue, proceeding northerly along Huyshope Avenue to the
11 intersection of Charter Oak Avenue, proceeding westerly along
12 Charter Oak Avenue to Wyllys Street, proceeding along Wyllys Street
13 to Popieluszko Court, north on Popieluszko Court to Charter Oak

14 Avenue proceeding westerly to Main Street, proceeding south along
15 Main Street to Park Street, thence west along Park Street to the
16 intersection of Laurel Street, proceeding north on Laurel Street to the
17 intersection of Capitol Avenue, proceeding west on Capitol Avenue to
18 the intersection of Forest Street, proceeding north on Forest Street to
19 the intersection of Farmington Avenue, proceeding east on Farmington
20 Avenue to the intersection of Asylum Avenue, proceeding east on
21 Asylum Avenue, thence northwesterly along the Exit 48 on ramp to
22 Interstate 84 northward to the railroad, now proceeding northeasterly
23 along the railroad to its intersection with the southerly railroad spur,
24 thence proceeding southeasterly along the railroad R.O.W. to the
25 Bulkeley Bridge. Thence easterly to the city line. Proceeding south
26 along city boundary to the point perpendicular with Masseek Street.
27 Thence westerly to the point of beginning, and (B) within the town of
28 East Hartford, the northerly side of Burnside Avenue from the
29 intersection of Hillside Street, proceeding west to the intersection of
30 Main Street, proceeding north along Main Street to the intersection of
31 John Street, proceeding west on John Street to the intersection of
32 Howard Street, proceeding south on Howard Street to the intersection
33 of Orchard Street, proceeding west on Orchard Street to the
34 intersection of Prospect Street, proceeding south on Prospect Street to
35 the intersection of Governor Street, proceeding west on Governor
36 Street to the intersection of Thomas Street, proceeding north on
37 Thomas Street to the intersection of the first set of railroad tracks,
38 continuing west on the railroad tracks to the westerly boundary line of
39 the town of East Hartford, thence continuing south on such boundary
40 line to the intersection of the southern property boundary of the
41 property formerly known as the Wilgoos lab site, thence proceeding
42 east to the intersection of High Street, proceeding north on High Street
43 to the intersection of West Brewer Street, proceeding east on West
44 Brewer Street to the intersection of Main Street, proceeding east on
45 Brewer Street to the intersection of Forbes Street, proceeding north on
46 Forbes Street to the intersection of Chester Street and Roberts Street,
47 proceeding west on Roberts Street to the intersection of Hillside Street
48 and Simmons Road, thence proceeding northerly on Hillside Street to

49 the point of beginning.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2015	32-600(7)

Statement of Legislative Commissioners:

The title was changed for accuracy.

PD *Joint Favorable Subst. -LCO*

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

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 16 \$	FY 17 \$
Capital Region Development Authority (quasi-public)	Various - Cost	Potential	Potential
Treasurer, Debt Serv.	GF - Acceleration of Debt Service Costs	Potential	Potential

Note: Various=Various; GF=General Fund

Municipal Impact: None

Explanation

The bill expands the area in which the Capital Region Development Authority (CRDA), a quasi-public state agency, can undertake "capital city projects" to parts of East Hartford. This will result in a potential cost to funds available to CRDA, including authorized General Obligation (GO) bond funds available to the agency.

The state provides General Obligation (GO) bond funds for various projects such as residential housing developments as well as entertainment venues including Rentschler Field, the XL Center, and the Convention Center. Future General Fund debt service costs may be incurred sooner under the bill to the degree that the bill causes authorized GO bond funds to be expended more rapidly than they otherwise would have been. The current unallocated balance available to CRDA as of April 7th is \$32,832,500.

Additionally, CRDA has funding through other various sources including

- (1) bond issuances (e.g. revenue bonds),
- (2) revenue from its operations,
- (3) state grants (for example, CRDA entered into an agreement with the state to facilitate the relocation of state offices),
- (4) private sources (e.g. grants, loans).

The bill will potentially increase expenditures through these sources by allowing CRDA to enter into projects in the proposed expansion area of East Hartford.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation.

OLR Bill Analysis

HB 5980

AN ACT EXTENDING THE BOUNDARIES OF THE CAPITAL CITY ECONOMIC DEVELOPMENT DISTRICT.

SUMMARY:

This bill expands the area in which the Capital Region Development Authority (CRDA) can undertake “capital city projects” (CCP) to parts of East Hartford, including the following areas: (1) downtown, (2) Pratt and Whitney, (3) Rentschler Field, (4) Goodwin College, and (5) Founders Plaza. Existing law grants CRDA a wider variety of powers to complete CCPs than it does for other project types.

Under current law, the “capital city economic development district” (CCEDD) encompasses only parts of Hartford. CRDA can undertake CCPs only within the CCEDD, with limited exceptions (these exceptions authorize certain CCPs in parts of East Hartford, among other areas). The bill expands the definition of the CCEDD to include much of East Hartford, thereby authorizing CRDA to engage a wider range of CCPs in East Hartford, including development and redevelopment activities.

By expanding the area constituting the CCEDD, the bill applies existing requirements for CRDA to the specified East Hartford area. These include (1) marketing and developing the area as a multicultural destination and creating a vibrant, multidimensional downtown and (2) reporting annually to the governor, Auditors of Public Accounts, and legislature on activities undertaken in the area.

EFFECTIVE DATE: October 1, 2015

EXPANDED CCEDD

The bill expands the CCEDD to include much of East Hartford. The

area is bounded by the Connecticut River on the west, Governor Street and Burnside Avenue on the north, Forbes Street on the east, and West Brewer and Brewer streets on the south.

AUTHORIZED CCPS

Existing exceptions allow CRDA, with respect to East Hartford, to engage in the following CCPs:

1. developing infrastructure and improvements along the riverfront,
2. demolishing or redeveloping vacant buildings, and
3. promoting and attracting in-state professional and amateur sports and sporting events.

Under the bill, CRDA is authorized to engage in a wider range of activities in East Hartford, including:

1. creating up to 3,000 downtown housing units through rehabilitation and new construction,
2. adding downtown parking capacity, and
3. developing and redeveloping the specified area.

The bill authorizes CRDA to engage in three other CCPs in the specified parts of East Hartford: building a (1) convention center, (2) downtown higher education center, and (3) civic center and coliseum complex. However, it appears that CRDA completed these projects in Hartford, so it is not clear how this authorization applies to East Hartford.

LOCAL NOTIFICATION FOR CONDEMNING PROPERTY

Under current law, before condemning property for a CCP, CRDA must consult with Hartford's chief elected official (CGS § 32-602(d)(2)). Under current law and the bill, there is no requirement that East Hartford's chief elected official be consulted prior to condemnation in

East Hartford.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 19 Nay 0 (03/20/2015)