



General Assembly

January Session, 2021

Raised Bill No. 6102

LCO No. 2629



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:
(PD)

AN ACT CONCERNING A SPECIAL TAXING DISTRICT WITHIN THE CITY OF WEST HAVEN.

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

- 1 Section 1. (*Effective from passage*) (a) For the purposes of this section:
- 2 (1) "District" means that certain real property, situated in the City of
3 West Haven, County of New Haven and the State of Connecticut, West
4 Haven Special Improvement District, a body politic and corporate,
5 consisting of the area bounded and described as follows: Beginning at a
6 point located on the southerly side of Elm Street and at the northeasterly
7 corner of lands now or formerly of SZS Enterprises, LLC, said point
8 being the northwesterly corner of the parcel described in this section;
9 thence running N64°23'05"E a distance of 752.16 feet along the southerly
10 street line of Elm Street to the mean high water line of New Haven
11 Harbor; thence running in a southerly direction a distance of 1,951.3 feet
12 along the mean high water line of New Haven Harbor to the
13 northeasterly corner of lands now or formerly of Bayview
14 Condominiums; thence running S66°27'52"W a distance of 263.4 feet
15 along the northerly line of lands now or formerly of Bayview

16 Condominiums to the easterly street line of Bayview Place; thence
17 running S66°27'52"W a distance of 50 feet crossing Bayview Place to the
18 westerly street line of Bayview Place; thence running S23°32'08"E a
19 distance of 104.6 feet along the westerly street line of Bayview Place to
20 lands now or formerly of Christopher W. and Bonnie A. Jones; thence
21 running S67°06'19"W a distance of 143 feet along the northerly line of
22 lands now or formerly of Christopher W. and Bonnie A. Jones to a point;
23 thence running S23°32'08"E a distance of 5.32 feet to lands now or
24 formerly of Brittany M. Shaw; thence running S66°05'44"W a distance of
25 144.19 feet to the easterly street line of First Avenue; thence running
26 N24°14'02"W a distance of 280.93 feet along the easterly street line of
27 First Avenue to a point; thence running N34°18'02"W a distance of
28 1,293.57 feet along the easterly street line of First Avenue to the
29 southerly line of lands now or formerly of SZS Enterprises, LLC; thence
30 running N36°06'22"W a distance of 100 feet along lands now or formerly
31 of SZS Enterprises, LLC, to the point and place of the beginning. The
32 parcel described in this section contains 1,142,714 square feet or 26.233
33 acres of land. The project boundaries shall also include any off-site
34 locations mandated by any permitting agency for improvements
35 associated with the project's traffic management requirements.

36 (2) "Voter" means (A) any person who is an elector of the district, (B)
37 any citizen of the United States of the age of eighteen years or more who,
38 jointly or severally, is liable to the district for taxes assessed against such
39 citizen on an assessment of not less than one thousand dollars on the
40 last-completed grand list of such district, as the case may be, or who
41 would be so liable if not entitled to an exemption under subdivision (17),
42 (19), (22), (23) or (26) of section 12-81 of the general statutes, or (C) any
43 holder of record of an interest in real property within the district.

44 (3) "Holder of record of an interest in real property" means an owner
45 of a fee simple interest in such property.

46 (b) (1) Upon the petition of fifteen or more persons eligible to vote in
47 the city of West Haven, specifying the district for any or all of the
48 purposes set forth in this section, the mayor of such city shall call a

49 meeting of the voters to act upon such petition, which meeting shall be
50 held at such place within such city and such hour as the mayor
51 designates, not later than thirty days after such petition has been
52 received by the mayor. Such meeting shall be called by publication of a
53 written notice of the same, signed by the mayor, at least fourteen days
54 before the time fixed for such meeting in two successive issues of a
55 newspaper published or circulated in such city. Not later than twenty-
56 four hours before such meeting, (A) two hundred or more voters or ten
57 per cent of the total number of voters of such proposed district,
58 whichever is less, may petition the mayor, in writing, for a referendum
59 of the voters of such proposed district, or (B) the mayor in his or her
60 discretion may order a referendum of the voters of such proposed
61 district, on the sole question of whether the proposed district should be
62 established. Any such referendum shall be held not less than seven or
63 more than fourteen days after the receipt of such petition or the date of
64 such order, on a day to be set by the mayor for a vote by paper ballots
65 or by a "yes" or "no" vote on the voting machines, during the hours
66 between twelve o'clock noon and eight o'clock p.m.; except that such
67 city may, by vote of its city council, provide for an earlier hour for
68 opening the polls but not earlier than six o'clock a.m., notwithstanding
69 the provisions of any special act. If voters representing at least two-
70 thirds of the assessments of holders of record within the proposed
71 district cast votes in such referendum in favor of establishing the
72 proposed district, the mayor shall reconvene such meeting not later than
73 seven days after the day on which the referendum is held. Upon
74 approval of the petition for the proposed district by voters representing
75 at least two-thirds of the assessments of holders of record within the
76 proposed district present at such meeting, or if a referendum is held,
77 upon the reconvening of such meeting after the referendum, the voters
78 may name the district and, upon the vote of voters representing a
79 majority of assessments of holders of record within the proposed
80 district, choose necessary officers therefor to hold office until the first
81 annual meeting thereof; and the district shall, upon the filing of the first
82 report filed in the manner provided in subsection (c) of section 7-325 of
83 the general statutes, thereupon be a body corporate and politic and have

84 the powers provided in sections 7-324 to 7-329, inclusive, of the general
85 statutes, not inconsistent with the general statutes or this section, in
86 relation to the objects for which it was established, that are necessary for
87 the accomplishment of such objects, including the power to lay and
88 collect taxes. The clerk of such district shall cause its name and a
89 description of its territorial limits and of any additions that may be made
90 thereto to be recorded in, and a caveat be placed upon, the land records
91 of the city of West Haven.

92 (2) At the meeting called for the purpose of establishing the district
93 as provided in subdivision (1) of this subsection, the voters may
94 establish the district for any or all of the following purposes: To
95 extinguish fires, to light streets, to plant and care for shade and
96 ornamental trees, to plan, lay out, acquire, construct, maintain and
97 finance roads, sidewalks, crosswalks, drains, sewer infrastructure,
98 parking facilities, open space, bulkhead repairs, environmental
99 remediation and other public and private infrastructure improvements,
100 including related site preparation and demolition costs, to acquire,
101 construct, maintain and regulate the use of recreational facilities, parks,
102 playgrounds and public artwork, to plan, lay out, acquire, construct,
103 reconstruct, repair, maintain, supervise and manage a flood or erosion
104 control system, to plan, lay out, acquire, construct, maintain, operate,
105 finance and regulate the use of a community water system, all as
106 referred to in this section as the "improvements". The district may
107 acquire, operate, maintain, repair and replace the improvements and
108 may contract with a town, city, borough or other district for carrying out
109 any of the purposes or the purchase or sale of any of the improvements
110 for which such district was established. Any transfer to the district of
111 real property and the improvements related to such real property shall
112 be deemed development for municipal purposes and shall be expressly
113 excluded from the purposes for which a subdivision, as defined in
114 section 8-18 of the general statutes, may be made.

115 (3) At the meeting called for the purpose of establishing the district
116 as provided in subdivision (1) of this subsection, the voters shall fix the
117 date of the annual meeting of the voters for the election of district

118 officers and the transaction of such other business as may properly come
119 before such annual meeting. At such organizational meeting of the
120 district, the voters shall elect five directors and four officers as follows:
121 A president, a vice-president, a clerk and a treasurer; provided, upon its
122 organization and at all times thereafter, one director may be appointed
123 by the mayor of the city of West Haven. The directors not appointed by
124 the mayor shall be elected to serve for terms of one, two, three and four
125 years, respectively, and thereafter at the annual meeting such directors,
126 as each term ends, shall be elected to serve for a term of four years. Not
127 less than three members of the board of directors shall be residents of
128 the state of Connecticut. Subject to the provisions of subdivision (4) of
129 this subsection, not fewer than fifteen voters of the district shall
130 constitute a quorum for the transaction of business at such
131 organizational meeting of the district; and if fifteen voters are not
132 present at such meeting, the mayor may adjourn such meeting from
133 time to time, until at least fifteen voters are present. Special meetings of
134 the district may be called on the application of ten per cent of the total
135 number of voters of such district or twenty of the voters of such district,
136 whichever is less, or by the president or any three directors upon giving
137 notice as provided in this section. Any special meeting called on the
138 application of the voters shall be held not later than twenty-one days
139 after receiving such application. Notice of the holding of the annual
140 meeting and all special meetings shall be given by publication of a notice
141 of such meetings in a newspaper having a general circulation in such
142 district at least ten days before the day of such meetings, signed by the
143 president or any three directors, which notice shall designate the time
144 and place of such meetings and the business to be transacted at such
145 meetings. Two hundred or more persons or ten per cent of the total
146 number of voters of such district, whichever is less, may petition the
147 clerk of such district, in writing, at least twenty-four hours prior to any
148 such meeting, requesting that any item or items on the call of such
149 meeting be submitted to the voters not less than seven or more than
150 fourteen days thereafter, on a day to be set by the district meeting or, if
151 the district meeting does not set a date, by the board of directors, or a
152 vote by paper ballots or by a "yes" or "no" vote on the voting machines,

153 during the hours between twelve o'clock noon and eight o'clock p.m.,
154 except that any district may, by vote of its board of directors, provide
155 for an earlier hour for opening the polls but not earlier than six o'clock
156 a.m. The paper ballots or voting machine ballot labels, as the case may
157 be, shall be provided by the clerk. When such a petition has been filed
158 with the clerk, the president, after completion of other business and after
159 reasonable discussion, shall adjourn such meeting and order such vote
160 on such item or items in accordance with the petition; and any item so
161 voted may be rescinded in the same manner. The clerk shall phrase such
162 item or items in a form suitable for printing on such paper ballots or
163 ballot labels. Subject to the provisions of subdivision (4) of this
164 subsection, not fewer than fifteen voters of the district shall constitute a
165 quorum for the transaction of business at any meeting of the district;
166 and if fifteen voters are not present at such meeting, the president of the
167 district or, in such president's absence, the vice-president, may adjourn
168 such meeting from time to time, until at least fifteen voters are present;
169 and all meetings of the district where a quorum is present may be
170 adjourned from time to time by a vote of a majority of the voters voting
171 on the question. At any annual or special meeting, the voters may, by a
172 majority vote of those present, discontinue any purposes for which the
173 district is established or undertake any additional purpose or purposes
174 enumerated in subdivision (2) of this subsection.

175 (4) (A) A quorum for the transaction of business at the meeting called
176 for the purpose of establishing the district, as provided in subdivision
177 (1) of this subsection, shall be either fifteen voters of such district or a
178 majority of the holders of record of interests in real property within such
179 district, as long as the assessments of such holders of record constitute
180 more than one-half of the total of assessments for all interests in real
181 property within such district. If fifteen voters or a majority of the holders
182 of record of interests in real property within such district are not present
183 at such meeting or the assessments of such holders of record constitute
184 less than one-half of the total of assessments for all interests in real
185 property within such district, the mayor may adjourn such meeting,
186 from time to time, until at least fifteen voters or a majority of the holders

187 of record of interests in real property within such district are present
188 and the assessments of such holders of record constitute more than one-
189 half of the total of assessments for all interests in real property within
190 such district.

191 (B) For the transaction of business at any meeting of the district other
192 than a meeting described in subparagraph (A) of this subdivision, a
193 quorum shall be either fifteen voters of the district or a majority of the
194 holders of record of interests in real property within such district, as
195 long as the assessments for such holders of record constitute more than
196 one-half of the total of assessments for all interests in real property
197 within such district. At any meeting of the district other than a meeting
198 described in subparagraph (A) of this subdivision, each holder of record
199 of an interest in real property shall be entitled to cast one vote for each
200 interest in real property that it owns within the district, except as
201 provided in subparagraph (B) of subdivision (1) of subsection (d) of this
202 section. All actions, resolutions and proceedings at such meeting at
203 which a quorum is present shall require a majority vote, each, of (i) the
204 voters of the district present and voting, and (ii) the holders of record of
205 interests in real property within the district representing at least one-
206 half of the assessments of all holders of record of interests in real
207 property within the district, present and voting; provided, the
208 provisions of this sentence may be amended at an annual or special
209 meeting of the district at which a quorum is present only upon a
210 majority vote, each, of (I) all of the voters of the district, and (b) all of the
211 holders of record of interests in real property within the district
212 representing at least two-thirds of the assessments of all holders of
213 record of interests in real property within the district. For the purpose
214 of determining a holder of record of an interest in real property within
215 the district as used in this subdivision (B), such term shall mean an
216 owner of a fee simple interest in such real property. If fifteen voters or a
217 majority of the holders of record of interests in real property within such
218 district are not present at such meeting or the assessments of such
219 holders of record constitute less than one-half of the total assessments
220 for all interests in real property within such district, the president of the

221 district, or in such president's absence, the vice-president, may adjourn
222 such meeting, from time to time, until at least fifteen voters or a majority
223 of the holders of record of interests in real property within such district
224 are present and the assessments of such holders of record constitute
225 more than one-half of the total of assessments for all interests in real
226 property within such district.

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

246 (c) Whenever the officers of such district vote to terminate its
247 corporate existence and whenever a petition signed by ten per cent of
248 the total voters of such district or twenty of the voters of such district,
249 whichever is less, applying for a special meeting to vote on the
250 termination of the district is received by the clerk, the clerk shall call a
251 special meeting of the voters of such district, the notice of which shall
252 be signed by the officers thereof, by advertising such notice in the same
253 manner as provided in section 7-325 of the general statutes. Not later
254 than twenty-four hours before any such meeting, two hundred or more

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

274 (d) (1) (A) Except as provided in subparagraph (B) of this subdivision,
275 for the purposes of voting at meetings held by such district, any tenant
276 in common of any interest in real property shall have a vote equal to the
277 fraction of such tenant in common's ownership of such interest. Any
278 joint tenant of any interest in real property shall vote as if each such
279 tenant owned an equal fractional share of such real property. A
280 corporation shall have its vote cast by the chief executive officer of such
281 corporation, or such officer's designee. Any entity that is not a
282 corporation shall have its vote cast by a person authorized by such entity
283 to cast its vote. The district shall not have a vote for any interests in real
284 property that it owns within the district.

285 (B) The district shall not have a vote for any interest in real property
286 within the district owned by such district.

287 (2) No holder of record of an interest in real property within the

288 district shall be precluded from participating in any district meeting or
289 referendum because of the form of entity that holds such interest,
290 whether such holder of record is (A) a corporation, partnership,
291 unincorporated association, trustee, fiduciary, guardian, conservator or
292 other form of entity, or any combination thereof, or (B) an individual
293 who holds interests jointly or in common with another individual or
294 individuals, or with any one or more of the entities listed in
295 subparagraph (A) of this subdivision.

296 (e) Notwithstanding any provision of the general statutes, including
297 sections 7-324 to 7-329, inclusive, of the general statutes, the district shall
298 have the power to assess, levy and collect benefit assessments upon the
299 land and buildings in the district that, in the judgment of such district,
300 are benefited by the improvements.

301 (f) (1) Notwithstanding any provision of the general statutes,
302 including sections 7-324 to 7-329, inclusive, of the general statutes, the
303 district shall have the power to fix, revise, charge, collect, abate and
304 forgive reasonable taxes, fees, rents and benefit assessments, and other
305 charges for the cost of the improvements, financing costs, operating
306 expenses and other services and commodities furnished or supplied to
307 the real property in the district in accordance with the applicable
308 provisions of the general statutes that apply to districts established
309 under section 7-325 of the general statutes, and this section and in the
310 manner prescribed by the district. Notwithstanding any provision of the
311 general statutes, the district may pay the entire cost of any
312 improvements, including the costs of financing such improvements,
313 capitalized interest and the funding of any reserve funds necessary to
314 secure such financing or the debt service of bonds or notes issued to
315 finance such costs, from taxes, fees, rents, benefit assessments or other
316 revenues and may assess, levy and collect said taxes, fees, rents or
317 benefit assessments concurrently with the issuance of bonds, notes or
318 other obligations to finance such improvements based on the estimated
319 cost of the improvements prior to the acquisition or construction of the
320 improvements or upon the completion or acquisition of the
321 improvements.

322 (2) Notwithstanding any provision of the general statutes, whenever
323 the district constructs, improves, extends, equips, rehabilitates, repairs,
324 acquires or provides a grant for any improvements or finances the cost
325 of such improvements, such proportion of the cost or estimated cost of
326 the improvements and financing thereof as determined by the district,
327 may be assessed by the district, referred to in this section as "benefit
328 assessments", in the manner prescribed by such district, upon the
329 property benefited by such improvements and the balance of such costs
330 shall be paid from the general funds of the district. The district may
331 provide for the payment of such benefit assessments in annual
332 installments, not exceeding twenty, and may forgive such benefit
333 assessments in any single year without causing the remainder of
334 installments of benefit assessments to be forgiven. Benefit assessments
335 to buildings or structures constructed or expanded after the initial
336 benefit assessment may be assessed as if the new or expanded buildings
337 or structures had existed at the time of the original benefit assessment.
338 For the purposes of this section, the provision of open space, whether
339 within the district or in the city of West Haven, shall be deemed a benefit
340 to all the property in the district.

341 (3) In order to provide for the collection and enforcement of its taxes,
342 fees, rents, benefit assessments and other charges, the district is hereby
343 granted all the powers and privileges with respect thereto as districts
344 organized pursuant to section 7-325 of the general statutes, and as held
345 by the city of West Haven or as otherwise provided in this section. Such
346 taxes, fees, rents or benefit assessments, if not paid when due, shall
347 constitute a lien upon the premises served and a charge against the
348 owners thereof, which lien and charge shall bear interest at the same
349 rate as delinquent property taxes. Each such lien may be continued,
350 recorded and released in the manner provided for property tax liens and
351 shall take precedence over all other liens or encumbrances except any
352 lien for taxes, blight, sewer user fees or any other amounts due and
353 owing to the city of West Haven or any political subdivision of said city
354 as a collector of such taxes, user fees or amounts. Each such lien may be
355 continued, recorded and released in the manner provided for property

356 tax liens.

357 (4) The budget, taxes, fees, rents, benefit assessments and any other
358 charges of the district of general application shall be adopted and
359 revised by the board at least annually no more than thirty days before
360 the beginning of the fiscal year in accordance with the procedures to be
361 established by the board at a meeting called by the board, assuring that
362 interested persons are afforded notice and an opportunity to be heard.
363 The board shall hold at least two public hearings on its schedule of fees,
364 rates, rents, benefit assessments and other charges or any revision
365 thereof before adoption, notice of which shall be delivered to the mayor
366 and city council of the city of West Haven and be published in at least
367 two newspapers of general circulation in the city of West Haven at least
368 ten days in advance of the hearing. Not later than the date of the
369 publication, the board shall make available to the public and deliver to
370 the mayor and the city council of the city of West Haven the proposed
371 schedule of fees, rates, rents, benefit assessments and other charges. The
372 procedures regarding public hearing and appeal provided by section 7-
373 250 of the general statutes shall apply for all benefit assessments made
374 by the district except that the board shall be substituted for the water
375 pollution control authority. If the benefit assessments are assessed and
376 levied prior to the acquisition or construction of the improvements, the
377 amount of the benefit assessments shall be adjusted to reflect the actual
378 cost of the improvements, including all financing costs, once the
379 improvements have been completed, provided the actual cost is greater
380 than or less than the estimated costs. If the benefit assessments are
381 assessed and levied after the acquisition or construction of the
382 improvements, the amount of the benefit assessments shall reflect the
383 actual cost of the improvements, including all financing costs, and such
384 costs may be included in the bonds or budget of the district, as
385 determined by the board. Benefit assessments shall be due and payable
386 at such times as are fixed by the board, provided the district shall give
387 notice of such due date not less than thirty days prior to such due date
388 by publication in a newspaper of general circulation in the city of West
389 Haven and by mailing such notice to the owners of the property

390 assessed at their last-known address.

391 (g) (1) Notwithstanding any provision of the general statutes,
392 including sections 7-324 to 7-329, inclusive, of the general statutes,
393 whenever the district has authorized the acquisition or construction of
394 the improvements or has made an appropriation therefor, the district
395 may authorize the issuance of up to forty million dollars of bonds, notes
396 or other obligations to finance the cost of the improvements, the creation
397 and maintenance of reserves required to sell the bonds, notes or
398 obligations and the cost of issuance of the bonds, notes or obligations,
399 except that, until such time the district enters into an interlocal
400 agreement with the city of West Haven to share said city's revenue from
401 incremental increase in real property taxes on property within the
402 district, in accordance with the procedures provided by section 7-339c
403 of the general statutes, including at least one public hearing on the
404 proposed agreement and ratification by the city council of said city, no
405 bonds secured by a pledge of revenues derived from the interlocal
406 agreement shall be issued. The bonds, notes or other obligations may be
407 secured as to both principal or interest by (A) the full faith and credit of
408 the district, (B) fees, revenues or benefit assessments, or (C) a
409 combination of subparagraphs (A) and (B) of this subdivision. Such
410 bonds, notes or obligations shall be authorized by resolution of the
411 board. The district is authorized to secure such bonds by the full faith
412 and credit of the district or by a pledge of or lien on all or part of its
413 revenues, fees or benefit assessments. The bonds of each issue shall be
414 dated, shall bear interest at the rates and shall mature at the time or
415 times not exceeding twenty years from their date or dates, as
416 determined by the board, and may be redeemable before maturity, at
417 the option of the board, at the price or prices and under the terms and
418 conditions fixed by the board before the issuance of the bonds. The
419 board shall determine the form of the bonds, and the manner of
420 execution of the bonds, and shall fix the denomination of the bonds and
421 the place or places of payment of principal and interest, which may be
422 at any bank or trust company within the state of Connecticut and other
423 locations as designated by the board. In case any officer whose signature

424 or a facsimile of whose signature shall appear on any bonds or coupons
425 shall cease to be an officer before the delivery of the bonds, the signature
426 or facsimile shall nevertheless be valid and sufficient for all purposes
427 the same as if the officer had remained in office until the delivery.

428 (2) While any bonds or notes issued by the district remain
429 outstanding, the powers, duties or existence of the district shall not be
430 diminished or impaired in any way that will affect adversely the
431 interests and rights of the holders of the bonds or notes. Bonds or notes
432 issued under this section, unless otherwise authorized by law, shall not
433 be considered to constitute a debt of the state of Connecticut or the city
434 of West Haven, or a pledge of the full faith and credit of the state of
435 Connecticut or the city of West Haven, but the bonds or notes shall be
436 payable solely by the district or as special obligations payable from
437 particular district revenues. Any bonds or notes issued by the district
438 shall contain on their face a statement to the effect that neither the state
439 of Connecticut nor the city of West Haven shall be obliged to pay the
440 principal of or the interest thereon, and that neither the full faith and
441 credit or taxing power of the state of Connecticut or the city of West
442 Haven is pledged to the payment of the bonds or notes. All bonds or
443 notes issued under this section shall have and are hereby declared to
444 have all the qualities and incidents of negotiable instruments, as
445 provided in title 42a of the general statutes.

446 (h) (1) The board may authorize that the bonds be secured by a trust
447 agreement by and between the district and a corporate trustee, which
448 may be any trust company or bank having the powers of a trust
449 company within the state of Connecticut. The trust agreement may
450 pledge or assign the revenues. Either the resolution providing for the
451 issuance of bonds or the trust agreement may contain covenants or
452 provisions for protecting and enforcing the rights and remedies of the
453 bondholders as may be necessary, reasonable or appropriate and not in
454 violation of law.

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

457 by any trust agreement or resolution shall be valid and binding from
458 time to time when the pledge is made; the revenues or other moneys so
459 pledged and then held or thereafter received by the board shall
460 immediately be subject to the lien of the pledge without any physical
461 delivery thereof or further act; and the lien of the pledge shall be valid
462 and binding as against all parties having claims of any kind in tort,
463 contract or otherwise against the board, irrespective of whether the
464 parties have notice thereof. Notwithstanding any provision of the
465 Uniform Commercial Code, neither this subsection, the resolution or
466 any trust agreement by which a pledge is created need be filed or
467 recorded except in the records of the board, and no filing need be made
468 under title 42a of the general statutes.

469 (i) Bonds or notes issued under this section are hereby made
470 securities in which all public officers and public bodies of the state of
471 Connecticut and its political subdivisions, all insurance companies, trust
472 companies, banking associations, investment companies, executors,
473 administrators, trustees and other fiduciaries may properly and legally
474 invest funds, including capital in their control and belonging to them;
475 and such bonds shall be securities which may properly and legally be
476 deposited with and received by any state or municipal officer or any
477 agency or political subdivision of the state of Connecticut for any
478 purpose for which the deposit of bonds or notes of the state of
479 Connecticut is now or may hereafter be authorized by law.

480 (j) Bonds may be issued under this section without obtaining the
481 consent of the state of Connecticut or the city of West Haven, and
482 without any proceedings or the happening of any other conditions or
483 things other than those proceedings, conditions or things that are
484 specifically required thereof by this section, and the validity of and
485 security for any bonds issued by the district shall not be affected by the
486 existence or nonexistence of the consent or other proceedings,
487 conditions or things.

488 (k) The district and all its receipts, revenues, income and real and
489 personal property, except when such property is used for commercial

490 purposes, shall be exempt from taxation and benefit assessments and
491 the district shall not be required to pay any tax, excise or assessment to
492 or from the state of Connecticut or any of its political subdivisions. The
493 principal and interest on bonds or notes issued by the district shall be
494 free from taxation at all times, except for estate and gift, franchise and
495 excise taxes, imposed by the state of Connecticut or any political
496 subdivision thereof, provided nothing in this section shall act to limit or
497 restrict the ability of the state of Connecticut or the city of West Haven
498 to (1) tax the individuals and companies, or their real or personal
499 property, or any person living or business operating within the
500 boundaries of the district, or (2) enforce any lien, fee, ordinance or future
501 lien, fee or ordinance.

502 (l) The board shall at all times keep accounts of its receipts,
503 expenditures, disbursements, assets and liabilities, which shall be open
504 to inspection by a duly appointed officer or duly appointed agent of the
505 state of Connecticut or the city of West Haven. The fiscal year of the
506 district shall begin on July first and end on the following June thirtieth
507 or as otherwise established by section 7-327 of the general statutes. The
508 district shall be subject to an audit of its accounts in the manner
509 provided in the general statutes.

510 (m) (1) The clerk of the district shall submit project activity reports
511 quarterly to the Secretary of the Office of Policy and Management and
512 to the chairpersons of the joint standing committee of the General
513 Assembly having cognizance of matters relating to finance, revenue and
514 bonding. Such reports shall provide information and updates on the
515 projects undertaken by the district, including the status of the design,
516 financing, construction, sales of commercial and residential property
517 and such other items as the secretary or chairpersons may request.

518 (2) The district shall take affirmative steps to provide for the full
519 disclosure of information relating to the public financing and
520 maintenance of improvements to real property undertaken by the
521 district. Such information shall be provided to any existing residents
522 and to all prospective residents of the district. The district shall furnish

523 each developer of a residential development within the district with
524 sufficient copies of such information and provide each prospective
525 initial purchaser of property in such district with a copy, and any
526 developer of a residential development within the district, when
527 required by law to provide a public offering statement, shall include a
528 copy of such information relating to the public financing and
529 maintenance of improvements in the public offering statement.

530 (n) (1) This section shall be deemed to provide an additional,
531 alternative and complete method of accomplishing the purposes of this
532 section and exercising the powers authorized hereby and shall be
533 deemed and construed to be supplemental and additional to, and not in
534 derogation of, powers conferred upon the district by law and
535 particularly by sections 7-324 to 7-329, inclusive, of the general statutes;
536 provided insofar as the proceedings of this section are inconsistent with
537 any general statute or special act, or any resolution or ordinance of the
538 city of West Haven, this section shall be controlling.

539 (2) Except as specifically provided in this section, all other statutes,
540 ordinances, resolutions, rules and regulations of the state of Connecticut
541 and the city of West Haven shall be applicable to the property, residents
542 and businesses located in the district. Nothing in this section shall in any
543 way obligate the city of West Haven to pay any costs for the acquisition,
544 construction, equipping or operation and administration of the
545 improvements located within the district or to pledge any money or
546 taxes to pay debt service on bonds or notes issued by the district except
547 as may be agreed to in any interlocal agreements executed by the city of
548 West Haven and the district.

549 (o) This section being necessary for the welfare of the city of West
550 Haven and its inhabitants shall be liberally construed to affect the
551 purposes hereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

Statement of Purpose:

To permit the establishment of a special taxing district in West Haven and authorize such district to make expenditures for public and private infrastructure improvements and issue bonds to finance the improvements.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]