

Act Number	Session	Bill Number	Total Number of Committee Pages	Total Number of House Pages	Total Number of Senate Pages
PA 71-86		7358	3	4	2
<u>Committee Pages:</u>				<u>House Pages:</u>	<u>Senate Pages:</u>
<ul style="list-style-type: none"> • <i>State & Urban Development</i> 279 • <i>State & Urban Development</i> 285 • <i>State & Urban Development</i> 307 				<ul style="list-style-type: none"> • 1121-1124 	<ul style="list-style-type: none"> • 1045-1046

H-110

**CONNECTICUT
GENERAL ASSEMBLY
HOUSE**

**PROCEEDINGS
1971**

**VOL. 14
PART 3
974-1450**

Wednesday, March 31, 1971 10

ad

senior citizens to contribute their talents, skills and devotions to a building of a better state. This is a good and much needed bill and I urge that this House approve it unanimously.

MR. SPEAKER:

Further remarks on the bill. Representative Ajello of the 118th.

REPRESENTATIVE AJELLO:

Mr. Speaker, as a sponsor of the bill creating a department originally and as a member of the Advisory Commission, I have been astounded to learn the numbers and kinds of skills and enthusiasm of our elderly citizens and at the same time, however it is apparent that there is a growing feeling of alienation among them, a feeling that the rest of us have forgotten them. And many of us are dedicated to the proposition that we have not done so and that we hope to do more for them in the near future and with that in mind, I heartedly endorse this particular bill and the many more things that we hope will come out of this session to show them of our concern and our genuine affection for them as a group.

MR. SPEAKER:

Further remarks on the bill. If not, the question is on acceptance of the Joint Standing Committee's favorable report and passage of the bill. All those in favor indicate by saying "Aye". Those opposed. The bill is passed.

CLERK:

Calendar 188. Substitute for House Bill No. 7358. An

Wednesday, March 31, 1971

11

ad

Act Concerning the Designation of Nonprofit Development Corporations as Municipal Development Agencies.

MR. SPEAKER:

Representative Gaffney of the 80th.

REPRESENTATIVE GAFFNEY:

Mr. Speaker, I move the acceptance of the committee's favorable report and passage of the bill.

MR. SPEAKER:

Questions on acceptance and passage. Will you remark.

REPRESENTATIVE GAFFNEY:

This bill would allow a nonprofit development corporation to be designated as a development agency of a municipality. There are approximately thirty such nonprofit corporations in this state and this bill would allow these municipalities the flexibility needed in applying for various development programs so that they can maximize the economic development of their communities.

MR. SPEAKER:

Further remarks on the bill. Representative Pearson.

REPRESENTATIVE PEARSON:

Mr. Speaker, if I may through you. I have a question to the proponent of the bill.

MR. SPEAKER:

Please proceed.

REPRESENTATIVE PEARSON:

I was wondering if you might please, for me, the thirty

Wednesday, March 31, 1971

12

ad

nonprofit development corporations in the state. Would you please define them for me. Would you be able to explain to me so I would better understand it.

MR. SPEAKER:

The question to the gentleman from the 80th, is to give an indication of the type of groups involved in an exact definition, if possible, of a nonprofit development corporation.

REPRESENTATIVE GAFFNEY:

I use as one example, in the community of Norwich, the Norwich Community Development Corporation. This corporation, a nonprofit corporation over the past five to six years has brought some twenty-five million dollars to nine town labor market. The cost estimate, according to the people from Norwich was that it would cost them seventy-five to a hundred thousand dollars a year to fund a fulltime economic development department in that community and this nonprofit corporation is doing this at no cost whatsoever.

REPRESENTATIVE PEARSON:

Mr. Speaker, if I may. In the state statutes are the economic development commission is defined with their powers and duties. And redevelopment agencies are defined with powers and duties in the state statutes. But you speak of corporations, nonprofit corporations. Do they have, for example, powers of eminent domain and the redevelopment agency and economic development agency have local representation on them. My concern is that would the nonprofit

Wednesday, March 31, 1971

13

ad

development corporations have local people on the board, where in the bill, excuse me, it points out the Quinnipac Valley Development Corporation, Special Act 625, which does set up and states that the towns will have and appoint members to that governing body. Would the nonprofit development corporations also have this type of definition in it.

MR. SPEAKER:

Gentleman from the 80th care to respond.

REPRESENTATIVE GAFFNEY:

Only to the fact that I know in Norwich this is the case and this was the testimony that we had before the State Urban Development Committee, that this is the case. I don't know if there is any special act that prohibits this or does not allow this.

REPRESENTATIVE PEARSON:

Mr. Speaker, with that in mind, I feel I must vote against the bill. I think that we should define items like this when we do put them in a bill as to their powers and their duties and until we really define this, I feel I would have to vote no on the bill.

MR. SPEAKER:

Further remarks on the bill. If not, the question is on acceptance of the Joint Committee's favorable report and passage of the bill. All those in favor indicate by saying "Aye". Those opposed. The bill is passed.

CLERK:

**S-78
CONNECTICUT
GENERAL ASSEMBLY**

SENATE

**PROCEEDINGS
1971**

**VOL. 14
PART 3
957-1456**

April 14, 1971

45.

aye. AYE. Opposed nay. More than 20% having so voted. A roll call vote is ordered in the Senate.

We will stand at ease for about 60 seconds so that everyone will have a chance to vote on this bill.

Let us proceed with the roll call vote.

Vote on H.B. 6052;

Whole number voting 30
Necessary for passage 16
Those voting Yea 22
Those voting Nay 8
Those absent and not voting 6

The bill is passed.

THE CLERK:

Continue with the Calendar please. Cal. No. 192, File No. 152
Favorable Report Joint Standing Committee on State and Urban Development
on Substitute H.B. 7358 An Act Concerning the Designation of Nonprofit
Development Corporations as Municipal Development Agencies .

THE CHAIR:

Senator Murphy.

SENATOR MURPHY:

Mr. President, in the absence of Senator Lieberman, I move for acceptance of the committee's joint favorable report and adoption of the resolution.

THE CHAIR:

Will you remark?

SENATOR MURPHY:

Mr. President, all this does is add to those groups that can be designated as a municipal development agency. A non-profit development

April 14, 1971

46.

corporation. Certain communities, one of which is Norwich which I represent has proceeded with an industrial park under a non-profit development corporation. And through changes in governmental regulations a non-profit development corporation unless it can be designed as a municipal development agency is not entitled to governmental funding. And in the case of Norwich as well as some other communities, this change in designation is necessary in order to permit a substantial commitment of federal money to come to these communities. With this in mind I move for its adoption.

THE CHAIR:

The question is on passage of the bill. Will you remark further? If not all those in favor of passage of the bill signify by saying aye. AYE. Opposed nay. The ayes have it. The bill is passed.

THE CLERK:

Page 3 please. Top of the page. Cal. No. 195, file no. 209 Favorable report Joint Standing Committee on General Law S.B. 759 An Act Concerning Actions Against the State on Highway and Public Works Contracts.

THE CHAIR:

Senator Strada.

SENATOR STRADA:

Mr. President, I move for acceptance of the Joint Committee's Favorable report and passage of the bill.

THE CHAIR:

Will you remark?

SENATOR STRADA:

Mr. President, under the present statute a contractor may bring a

**JOINT
STANDING
COMMITTEE
HEARINGS**

**STATE
AND
URBAN
DEVELOPMENT**

**PART 2
276-585**

1971

THURSDAY

STATE AND URBAN DEVELOPMENT

MARCH 11, 1971

Israelite, who is the Executive Director of the Chamber of Commerce in Norwich and connected with the Norwich Development Corporation, will speak later and probably go into detail on this. Thank you.

Sen. Lieberman: Thank you, Senator. Are there any other legislators? Representative Cohen?

Rep. Cohen, 59th District: Mr. Chairman, members of the Committee, I'm only going to take a half a second because Rep. Sweeney is here and Stanley Israelite, the secretary of the Norwich Chamber of Commerce. I'd just like to go on record in favor of H.B. 7358. It's very, very urgently needed, and I hope that you can see your way to give it a favorable report. Thank you very much.

Sen. Lieberman: Thank you.

Rep. Flynn, 61st District: I want to go on record in favor of Bills, H.B. 7358. The purpose of the bill is permit a non-profit, non-stock development corporation to be designated as a development agency of a municipality. So, I would hope that you would see this favorably. Thank you.

Sen. Lieberman: Thank you. This bill seems to have a lot of supporters.

Rep. Sweeney, 60th District: I would like to, with your permission, file with you a substitute bill for 7358, and the only thing we've changed, at the request of the State Development Commission, was that it will take effect on passage, and non-stock has been deleted from the bill. Actually, what this bill does, well, it's sort of self-explanatory, I guess. It allows a non-profit corporation, industrial development corporation, to implement industrial development with the sanction of the local governing body, city council, selectman, or whatever have you, and basically, this is what the bill is all about. We have this situation in Norwich. We have a development corporation in Norwich that is doing an outstanding job, and they just want to continue to do an outstanding job, and this bill will help them to this goal. Thank you very much.

Sen. Lieberman: Thank you.

Rep. George Guidera, 162nd District: Gentlemen, you have two bills on today that I introduced on page 20 of the bulletin, H.B. 7356, and H.B. 7357. The first, 7356, concerns the waiving or varying of subdivision regulations. The second deals with regional planning agencies. I just wish to point out to you gentlemen that, tomorrow before the General Law Committee at 10:30, I have an-

THURSDAY

STATE AND URBAN DEVELOPMENT

MARCH 11, 1971

I believe Commissioner Feinberg has echoed all the remarks concerning this. I could do no more. I'm sorry, that's 452. Now, I would also like to take the opportunity, if it's all right with the Committee, to speak on Bill No. 7358. This is an act concerning a non-profit development corporation being designated as a municipal developmental agency. What this bill simply does is to add to the already commissions that are included in this particular bill, the non-profit development corporation, which is a unit that you can find in any city or municipality. The reason to add this in, and, by the way, I lent my support to this and sponsored this bill along with Mr. Sweeney because I believe in it so much, is that it allows - for an example, I can cite Norwich, Connecticut. We have a very active non-profit development corporation who has done wonders in Norwich, created an industrial park, etc. And, as the bill stands presently, they cannot be designated by the municipality as being their agent. This bill will add and allow them to be their agent, and, as they're doing all the work on it, it's feasible and only right that they should be designated as the agent for the city of Norwich. At the same time this bill was drafted, the thought came that there probably are other cities in Connecticut in a similar way, and that this bill should therefore encompass all of them. Commissioner Feinberg, I understand, has agreed with this idea and will probably be speaking on it later. Thank you very much.

Sen. Lieberman: Thank you. Anyone else wish to be heard in favor of S.B. 452.

Mary Bishop, Niantic, Member, Board of Directors of the Conn. Association of Municipal Development Commissions: Yes, Mr. Chairman and members of the Committee, I would like to appear in favor of substitute bill 452 - AN ACT CONCERNING DEVELOPMENT BONDS. I am a former legislator and have been active in my own town of East Lyme, helping to establish an industrial park and seeking industry for it. Thus, I am personally acquainted with the facts and problems of attracting industry to a particular town. I feel that the State of Connecticut and its municipalities need every possible sales tool in order to attract industry. Not only would such legislation be helpful in attracting industry from out of state but, even more important, would help retain existing industry. Industry must build new facilities in order to compete and this bill would be helpful to accomplish this. The competition from other states is intensive. Since most other states have a similar type of financing, this would

THURSDAY

STATE AND URBAN DEVELOPMENT

MARCH 11, 1971

there, but keeping that operating farm for as long a period of time as possible.

Rep. Tudan: Have you spoken to Rep. DeBaise about that particular.....

Mr. Simpson: No, I haven't talked with him about this as an alternative, no.

Rep. Tudan: So, as far as you're concerned, this bill could still be written with

Mr. Simpson: Yes.

Rep. Tudan: I suggest you do that.

Mr. Simpson: All right, Mr. Chairman, we'll attempt to do that. Thank you.

Rep. Tudan: Anyone else like to speak on 7301? In opposition? 7302 - AN ACT CONCERNING FIRE PROTECTION SERVICE AT THE SOUTHEASTERN BRANCH OF THE UNIVERSITY OF CONNECTICUT. Anyone care to speak in favor? In opposition? We'll proceed to 7356 - AN ACT CONCERNING THE WAIVING OR VARYING OF SUBDIVISION REGULATIONS. Anyone care to speak in favor or in opposition on this bill? We'll proceed to 7357 - AN ACT CONCERNING PLANS OF DEVELOPMENT BY PLANNING AGENCIES. Anyone to speak in favor? In opposition? We'll proceed to 7358 - AN ACT CONCERNING NON PROFIT DEVELOPMENT CORPORATIONS BEING DESIGNATED AS A MUNICIPAL DEVELOPMENT AGENCY.

Mr. Mark Feinberg, Managing Director, State Development Commission: Rep. Sweeney asked me to leave this copy of a change in that bill as previously printed. It changes two words, if he weren't able to be here. He has the originals which he had planned to leave with the clerk of the Committee. I'd just like to place the Development Commission very firmly on record in favor of this act, because it would give the local development corporations, of which we have about thirty in Connecticut, the kind of flexibility in application to various development programs so that they can maximize the economic development of their communities. Norwich is the classic example of what can be done. Thank you.

Rep. Tudan: Do you know what the changes are?

Mr. Feinberg: Two words. In the caps, where it says NON PROFIT NON STOCK DEVELOPMENT, just strike NON STOCK, so that it would be NON PROFIT DEVELOPMENT CORPORATION; it would apply to all, whether they're stock or non stock.

Rep. Beck: Why was that put in, or taken out, pardon me?