



City of Bristol
City Council

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Meeting ID: 875 9169 9696

Passcode: 123456

Dial by your location: 1 929 205 6099 US (New York)

PUBLIC HEARING AGENDA

The City Council Public Hearing will be held on Wednesday, August 14, 2024, at 7:00 PM. in Council Chambers 111 North Main Street, Bristol, CT 06010.

1. Call of the Public Hearing

- a. The purpose of the hearing is to receive public input regarding the proposed continuation of the Connecticut City and Town Development Act (hereinafter referred to as "the Act") which authorizes local governments to assume a broad range of powers, outlined below, to stimulate economic development. The City of Bristol may, for a period of five years, exercise these powers following approval of a City Council resolution to continue utilizing the Act.

- i. **Powers Authorized under the Act:**

a) To acquire and lease development property; b) to construct, rehabilitate, maintain, and equip development property; c) to sell, lease, or otherwise grant interest in development property; d) to accept property or services; e) to prepare plans for development property; f) to make loans or advances to development property sponsors; g) to protect municipal interests in development property; h) to acquire legal interest in defaulted development property; i) to borrow money and to issue bonds and notes; j) to charge and collect facility-use fees (lease payments on development properties applicable to operating, maintenance, insurance, and other expenses, including amounts necessary to cover debt service and interest payments on municipal development bonds; k) to enter into contracts; l) to make and collect administration fees; m) to promulgate regulations; n) to sue and be sued; and o) to employ personnel.

2. Public Comment on the Continuation of the Connecticut City and Town Development Act

3. Close Public Hearing

Per Mayor Jeffrey Caggiano



DATE: July 26, 2024
TO: Mayor Jeff Caggiano
City Council Members
FROM: Justin Malley, Economic and Community Development
RE: City and Town Development Act – Public Hearing

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Program Background

To help combat high unemployment, blight, and other negative economic conditions in Connecticut, the State developed the City and Town Development Act (Act) in 1975. The Act grants certain powers to a municipality upon adoption and ratification. Municipalities may perform several processes to stimulate economic development, including acquiring development property, selling development property, making loans/grants to developers and businesses, offering tax abatements, and more.

In Bristol, benefits under the Act have traditionally been used to incentivize development in the State-established Enterprise Zone, to encourage manufacturing development via a State-sponsored tax abatement program, offering grants/loans to expanding businesses, and more.

Process

Every five years the governing board of an eligible municipality, in this case the Bristol City Council following approval by the Economic and Community Development (ECD) Board, votes whether or not to continue exercising powers under the Act. Prior to a vote by the City Council, a Public Hearing must be held. To date, the City of Bristol asked voters to approve the City and Town Development Act as part of a referendum. In 2016, Public Act 16-22 of the Connecticut General Statutes was passed, making the submission to a community's electors optional rather than a requirement. The current Resolution on the Council Agenda incorporates the 2016 changes.