

Regulations of Connecticut State Agencies

TITLE 32. Commerce and Economic and Community Development

Agency

Department of Economic and Community Development

Subject

Railroad Depot Zone Designation

Inclusive Sections

§§ 32-75a-1—32-75a-6

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Railroad Depot Zone Designation

Sec. 32-75a-1. Definitions

As used in sections 32-75a-1 to 32-75a-6, inclusive, of these regulations:

(1) “Applicant” means a company which completes a preliminary questionnaire and an application for certification of eligibility;

(2) “Certificate of Eligibility” means a document issued by the department pursuant to section 32-9r of the Connecticut General Statutes as they may be amended from time to time evidencing its determination that a facility for which an application for assistance has been submitted qualifies as a manufacturing facility and is eligible for assistance under section 12-217e of the Connecticut General Statutes as they may be amended from time to time and subsections (59) and (60) of section 12-81 of the Connecticut General Statutes as they may be amended from time to time;

(3) “Chief Executive Officer” of a municipality means one of the following: the first selectman; a chief administrative officer appointed by the board of selectmen; a mayor elected by the electors of the municipality; a warden elected by the electors of the borough; a town, city or borough manager appointed by the board of selectmen, the council, the board of directors, the board of aldermen or the board of burgesses; or a chief administrative officer appointed by the mayor;

(4) “Commissioner” means the Commissioner of the Department of Economic and Community Development;

(5) “Department” means the Department of Economic and Community Development;

(6) “Manufacturing Facility” means any plant, building, or other real property improvement as defined in section 32-9p(d) of the Connecticut General Statutes as they may be amended from time to time;

(7) “Municipality” means city, town or borough;

(8) “Personal Property” means machinery, equipment and furnishings which are not considered real property and are subject to a local property tax;

(9) “Railroad Depot” means an area within a municipality containing an enterprise zone but located outside the enterprise zone that abuts an active or inactive rail line and contains one or more vacant or underutilized manufacturing facilities which are or were, all or partially, dependent on railroad access to operate;

(10) “Real Property Improvement” means land, buildings and other structures and improvements thereto, subterranean or subsurface rights, any and all easements, air rights and franchises of any kind or nature; and

(11) “Substantial Rehabilitation” means a construction or renovation project which requires a building permit and has a cost which is greater than 50% of the assessed value of the real property.

(Effective November 4, 1998)

Sec. 32-75a-2. Railroad depot zone designation application process

The application to have a railroad depot zone designated shall be made on application

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forms provided by the commissioner and available at the department upon request. The application may require the following information:

(1) A certified copy of the minutes of the governing body of the municipality at which a vote was taken the chief executive officer of the municipality to apply to the commissioner for the establishment of a railroad depot zone pursuant to section 32-75a of the Connecticut General Statutes as they may be amended from time to time;

(2) Mylar maps delineating the specific boundaries of the proposed railroad depot zone. The scale of the maps shall meet standards established by the commissioner;

(3) Certification from the chief elected official that the proposal is in conformance with the plan of development for the municipality;

(4) Information detailing the local activities and programs that will encourage development for the purposes of this act;

(5) An inventory of the existing land uses in the proposed railroad depot zone;

(6) An administrative plan for operation of the program by the municipality;

(7) A professionally prepared market study that evaluates the effect of the proposal on the economic development of the municipality, the region and the state, taking into consideration market potential, specific development plans and private commitments to the area;

(8) The goals, objectives and timetables of the railroad depot zone designation including, but not limited to, increasing private investment, expanding the tax base, providing job training and job creation for residents of railroad depot zones and reducing property abandonment and housing blight in railroad depot zones; and

(9) A description of other factors that will contribute to the success of the development of the railroad depot zone.

(Effective November 4, 1998)

Sec. 32-75a-3. Railroad depot zone designation approval process

The commissioner shall base his decision on the information contained in the application, the local capacity to effectively administer a development program in the railroad depot zone, the innovation of the proposed program for the railroad depot zone and the likelihood of success of the railroad depot zone program.

(Effective November 4, 1998)

Sec. 32-75a-4. Railroad depot business application process

The two-step application process for businesses located in a railroad depot zone consists of a preliminary questionnaire and an application for certificate of eligibility. Application forms shall be approved by the commissioner. The information required shall include:

(1) Name, owner and location of company;

(2) Location, size and type of business activity;

(3) Standard Industrial Classification number of the company;

(4) Number of jobs that will be created or retained;

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- (5) Owner of proposed facility;
- (6) Owner of equipment (if applicable); and
- (7) Other factors that the commissioner deems necessary to complete the certification process.

(Effective November 4, 1998)

Sec. 32-75a-5. Railroad depot business approval process

The commissioner shall review the application for certification of eligibility and shall notify the applicant, in writing, of his findings. Upon approval, certificates of eligibility shall be issued to the owner(s) of the manufacturing facility and the owner(s) of the equipment (if applicable), and notification shall be provided to the assessor of the municipality and the Secretary of the Office of Policy and Management and the Commissioner of the Department of Revenue Services. If the application for certification of eligibility is disapproved, the commissioner shall indicate the reasons for disapproval.

(Effective November 4, 1998)

Sec. 32-75a-6. Reporting procedures

The municipality shall submit completed activity reports on or before July 1 annually to the department which shall describe the progress made towards meeting the goals and objectives described in section 32-75a-2(8) and (9) of this regulation. The first reports shall be due no later than July first of the year subsequent to receipt of the certificate of eligibility.

(Effective November 4, 1998)

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