

## **TOWN OF FAIRFIELD, CONNECTICUT**

### **RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY**

**WHEREAS**, the Connecticut Municipal Development Authority (the “Authority”), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the “General Statutes”); and

**WHEREAS**, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in section 13b 79kk of the General Statutes, within Connecticut Municipal Development Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

**WHEREAS**, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, opt to join the Authority as a member municipality, provided such municipality holds a public hearing prior to any vote on such certified resolution; and

**WHEREAS**, the Town of FAIRFIELD held such a public hearing on July 10, 2025 pursuant to the Notice attached hereto; and

**WHEREAS**, the Representative Town Meeting has found that joining the Authority as a member municipality would support the Town's efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within Fairfield and accordingly desires to join the Authority as a member municipality; and

**WHEREAS**, the Representative Town Meeting desires to further authorize the First Selectperson to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts including but not limited to the areas surrounding Fairfield - Black Rock, Fairfield, and Southport train stations within Fairfield to advance the purposes contained in Section 8-169jj.

**NOW THEREFORE BE IT RESOLVED THAT:**

Section 1. The Representative Town Meeting hereby approves the Town joining the Authority as a member municipality.

Section 2. The First Selectperson is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the Town with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.