

TOWN OF COVENTRY

RESOLUTION 2026-03

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF COVENTRY, CONNECTICUT, JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY, AND PROVIDING FOR AN EFFECTIVE DATE.

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, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in section 13b-79kk of the General Statutes; (B) the creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, or by the board of selectmen in a municipality where the legislative body is the town meeting, opt to join the Authority as a member municipality, provided such municipality holds a public hearing or otherwise provides for public comment prior to any vote on such certified resolution; and

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WHEREAS, the Town of Coventry provided for public comment on February 17, 2026 pursuant to the meeting agenda attached hereto; and

WHEREAS, the Town of Coventry 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 Coventry and accordingly desires to join the Authority as a member municipality; and

WHEREAS, the Coventry Town Council desires to further authorize the Town Manager to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within Coventry to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED BY THE COVENTRY TOWN COUNCIL THAT:

SECTION ONE: The Town Council hereby approves the Town of Coventry joining the Authority as a member municipality.

SECTION TWO: The Town Manager 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 of Coventry 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.

EFFECTIVE DATE: This Resolution will become effective immediately upon passage.

PASSED AND ADOPTED by the Town Council of the Town of Coventry, Connecticut on this 17th day of November 2025.

TOWN OF COVENTRY TOWN COUNCIL

Attest:

Lisa Thomas, Town Council Chair

Lori Tollmann, Town Clerk