Town Council
Special Meeting
Agenda

Anthony C. Harrington, Mayor
Cindi A. Lloyd, Deputy Mayor
Darrell Goodwin
Elizabeth A. Waterhouse
Joseph P. Merritt
Michael J. Oliver
Shamar A. Mahon
Suzette DeBeatham-Brown
Todd E. Cooper

Wednesday, March 18, 2026, 6:00 pm
Town Hall – Council Chambers • 800 Bloomfield Avenue, Bloomfield, CT 06002

PLEASE NOTE: This meeting of the Town of Bloomfield will be a hybrid meeting. This means that you can attend in person, by using the Zoom link below:

https://bloomfieldct.zoom.us/webinar/register/WN_o_nTYQitQt-wVFQxF8Urag

YouTube:

https://youtube.com/live/eqnt7JPLE_o?feature=share

AGENDA

I. Pledge of Allegiance

II. Roll Call

III. **Public Hearing - Adoption of Resolution for the Town of Bloomfield's Membership in the Connecticut Municipal Development Authority (CMDA)**

IV. Adjournment

3/11/2026

TOWN OF BLOOMFIELD, 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, 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 8-169*ll* 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

WHEREAS, the Town of Bloomfield [(the "TOWN")] held such a public hearing or otherwise provided for public comment on March 9, 2026, pursuant to the Notice and/or meeting agenda attached hereto; and

WHEREAS, the Town Council 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 Bloomfield and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the 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 Bloomfield to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The Town Council hereby approves the Town of Bloomfield joining the Authority as a member municipality.

Section 2. 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 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.

Connecticut Municipal Development Authority

Process

CMDA helps municipalities in Connecticut grow and thrive, focusing on achieving vibrant downtowns and mixed-use, walkable neighborhoods around train and bus rapid transit stations.

Who can join CMDA?

All Connecticut towns and cities, with the exception of Hartford and East Hartford, can join CMDA if they have a train station (existing or planned), bus rapid transit station (existing or planned) or downtown area. Downtown is defined in CMDA's governing statute, 8-169hh.

Phase 1: Getting Started

Initial Contact: Local officials, municipal staff, or property owners or developers approach CMDA for an introductory meeting to better understand how the process works and if it might be a good fit for their community. The best way to reach CMDA is to email info@wearecmda.org.

Community Introduction: CMDA may be invited to present to the local legislative body or one of its committees or a municipal commission to explain CMDA's mission and how it can help communities achieve their development goals.

Public Comment: Community members can ask questions, have concerns addressed, and learn more about the process.

Official Membership: Once they have heard from community members, the local legislative body votes to join CMDA as a member municipality.

Phase 2: Planning

Identifying Focus Areas: CMDA meets with local officials to identify specific areas of their town or city near a transit station or in a downtown where they may want CMDA's technical or financial support.

Zoning Review: CMDA reviews the municipality's current zoning regulations in the identified focus areas to determine if existing zoning can be approved as a Housing Growth Zone, which is an area designated for increased housing development in mixed-use and walkable neighborhoods.

Technical Assistance: During this phase, the municipality may request technical assistance from CMDA to better understand development potential, community impacts, regulatory best practices or other areas of inquiry that will help local stakeholders craft a vision for the focus area's future.

Zoning Recommendations (if needed): If current zoning doesn't qualify, CMDA suggests changes.

Local Zoning Decision: The local Zoning Commission reviews and decides whether or not to adopt zoning changes in accordance with CMDA's recommendations (if offered).

Housing Growth Zone Approval: CMDA approves the existing or updated zone(s) as Housing Growth Zones, defining the geography that could be included in a Development District.

Development District Creation: The municipality's Chief Executive Officer enters into an agreement with CMDA that establishes the Development District(s).

Phase 3: Project Implementation

Project Applications: Municipalities or developers can now apply for funding for specific projects located within the Development District(s). CMDA can fund transit-oriented development, housing, demolition or rehabilitation of vacant buildings, or development or redevelopment. Private projects must be in compliance with local regulations to be eligible for CMDA support.

Funded Projects: Projects approved by CMDA's board go to the State Bond Commission for final approval. CMDA then finalizes funding agreements with the municipality or developer.

State Permitting and Coordination: CMDA may help municipalities or their projects navigate the state permitting process and may work with state agencies to streamline regulatory approvals within Development Districts.

Connecticut Municipal Development Authority

FAQs

Who We Are

The Connecticut Municipal Development Authority (CMDA) is a quasi-public state organization that works with willing towns and cities to increase housing production. Led by Executive Director David Kooris, our mission is to help build vibrant communities in Connecticut with more housing in walkable downtowns and near transit hubs, contributing to a healthier economy across the state.

We created this resource because we believe transparent information leads to better community decisions. CMDA only succeeds when towns achieve their own goals—that's why every aspect of our process prioritizes local control and community input.

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Question #1: "Can CMDA force zoning changes and override our development decisions?"

ANSWER: Towns retain complete zoning authority. The process is as follows:

- CMDA reviews local zoning and provides recommendations if if necessary to achieve housing growth.
- Local zoning commission reviews CMDA recommendations and decides whether they want to approve changes.
- If towns don't want to change zoning, they simply don't participate.

Question #2: "Does CMDA eliminate community voice and public comment?"

ANSWER: Community members can ask questions and raise concerns. Public participation is built into every phase:

- Phase 1: Mandatory public comment before any membership vote.
- Phase 2: Local zoning commission holds standard public processes on any zoning changes.
- Phase 3: Normal municipal approval processes for all projects.
- Community members can ask questions and raise concerns throughout.

Question #3: "Once you join CMDA, are you stuck with whatever they want to build?"

ANSWER: Towns control all development decisions.

- Towns identify specific focus areas where they want support.
- Towns decide what types of development fit their community.
- Towns and developers apply for funding—CMDA doesn't impose projects.
- Local officials maintain final approval authority over development districts.

Question #4: "If you join CMDA, are you locked into a program you can't control or leave?"

ANSWER: Towns can exit at multiple decision points. They can:

- Vote "no" on initial membership after the public comment.
- Decline to make zoning changes if current rules don't qualify.
- Choose not to create development districts.
- Decide not to apply for funding for specific projects.
- Participation is voluntary at every single step.

Question #5: "Will CMDA rush development and ignore local planning processes?"

ANSWER: CMDA works within existing local processes:

- Municipal officials actively participate in creating development districts.
- Local zoning commissions retain their standard review authority.
- There is a 90-day review period for project applications ensures thorough evaluation.
- The State Bond Commission provides additional oversight for final approval.

Question #6: "Is state government forcing development on unwilling communities?"

ANSWER: CMDA only works with willing partners:

- Towns approach CMDA or invite them to present.
- Local legislative bodies vote on whether to join after public input.
- 161 of 169 Connecticut towns qualify—but participation is entirely voluntary.
- 26 towns have already opted in, and even more have begun the public process.

The Bottom Line

CMDA is a collaborative resource that helps towns achieve their own goals. No outside mandates, no loss of local control—just partnership, technical expertise, and funding opportunities for willing communities.

Questions? The process starts with a simple conversation. Contact CMDA at info@wearecmda.org.

TOWN OF BLOOMFIELD

NOTICE OF PUBLIC HEARING

The Bloomfield Town Council will conduct a public hearing on **Wednesday, March 18, 2026, at 6:00 p.m.** The in-person meeting location will be held at the Bloomfield Town Hall, Council Chambers, 800 Bloomfield Avenue, Bloomfield, Connecticut. Remote attendees can join the meeting via the links below:

Zoom meeting platform:

https://bloomfieldct.zoom.us/webinar/register/WN_o_nTYQitQt-wVFQxF8Urag

This meeting will also be streamed live to YouTube at:

https://youtube.com/live/eqnt7JPLE_o?feature=share

The purpose of this hearing is to solicit public input regarding the Adoption of Resolution for the Town of Bloomfield's Membership in the Connecticut Municipal Development Authority (CMDA).

A copy of the draft resolution is available in the Town Clerk's Office for public inspection.

Dated at Bloomfield, CT 11th day of March 2026.

Latonia Y. Tabb
Clerk of Council