



General Assembly

Amendment

February Session, 2004

LCO No. 5281

SB0055905281HDO

Offered by:

REP. MALONE, 47th Dist.

REP. OLSON, 46th Dist.

To: Senate Bill No. 559

File No. 366

Cal. No. 558

"AN ACT CONCERNING THE NORWICH HOSPITAL PROPERTY."

1 Strike everything after the enacting clause and substitute the
2 following in lieu thereof:

3 "Section 1. (*Effective from passage*) (a) Notwithstanding any provision
4 of the general statutes, the Commissioner of Public Works shall not
5 convey, pursuant to a request for proposals process currently being
6 conducted by the Office of Policy and Management, the land located
7 on the Norwich Hospital campus, including the waterfront, in the
8 municipalities of Preston and Norwich, which has an area of
9 approximately four hundred seventy acres and is the subject of said
10 request for proposals, unless:

11 (1) Any deed conveying said parcels of land includes the following
12 provisions, or similar provisions acceptable to the Attorney General
13 that do not inhibit the ability to finance the premises: "Grantee and its
14 successors and assigns shall not convert or annex the premises, or any
15 portion of the premises, or attempt to convert or annex the Premises

16 into an Indian Reservation pursuant to 25 USC 465, as defined by 25
17 CFR 151 Part 7, and shall further take affirmative steps to oppose any
18 such action. In the event that the Grantee, its successors or assigns
19 shall attempt such a conversion or annexation, or shall not oppose
20 same, or should such a conversion or annexation occur by any means
21 with respect to the Premises, then, and in such event, title to the
22 Premises shall automatically revert to the State of Connecticut, and the
23 Grantee, its successors and assigns shall immediately and
24 simultaneously cease to be vested with title in the same." The
25 provisions of this subdivision may not be waived; and

26 (2) The municipalities of Preston and Norwich enter into an
27 agreement to share revenues received for payment for real and
28 personal property taxes for said parcels of land.

29 (b) Notwithstanding any provision of the general statutes, the State
30 Properties Review Board shall not review the conveyance of said land.

31 (c) The State Treasurer shall execute and deliver any deed or
32 instrument necessary for a conveyance under this section.

33 Sec. 2. (*Effective from passage*) Notwithstanding any provision of the
34 general statutes, whether or not the Secretary of the Office of Policy
35 and Management has named a preferred developer pursuant to the
36 request for proposals process referred to in section 1 of this act on or
37 before September 15, 2004, for the land described in section 1 of this
38 act, the Commissioner of Public Works shall offer to independently
39 convey to the municipalities of Preston and Norwich, respectively, the
40 land described in section 1 of this act that is located, respectively,
41 within each said municipality, for the administrative costs of making
42 such conveyance. Such conveyance shall be made not later than forty-
43 five days after the Commissioner of Public Works receives written
44 notice from the respective municipality of the acceptance of the offer to
45 said municipality, or December 31, 2004, whichever is earlier. No such
46 conveyance shall be made unless:

47 (1) Any deed conveying said land includes the following

48 provisions, or similar provisions acceptable to the Attorney General
 49 that do not inhibit the ability to finance the premises: "Grantee and its
 50 successors and assigns shall not convert or annex the premises, or any
 51 portion of the premises, or attempt to convert or annex the Premises
 52 into an Indian Reservation pursuant to 25 USC 465, as defined by 25
 53 CFR 151 Part 7, and shall further take affirmative steps to oppose any
 54 such action. In the event that the Grantee, its successors or assigns
 55 shall attempt such a conversion or annexation, or shall not oppose
 56 same, or should such a conversion or annexation occur by any means
 57 with respect to the Premises, then, and in such event, title to the
 58 Premises shall automatically revert to the State of Connecticut, and the
 59 Grantee, its successors and assigns shall immediately and
 60 simultaneously cease to be vested with title in the same." The
 61 provisions of this subdivision may not be waived; and

62 (2) The towns of Preston and Norwich enter into an agreement to
 63 share revenues received for payment for real and personal property
 64 taxes for said land.

65 (b) The conveyance of said land under this section shall be made
 66 subject to the following additional condition: If the towns of Preston
 67 and Norwich subsequently convey said land, said towns shall assume
 68 liability for all environmental contamination of said land, agree to
 69 remediate such contamination and indemnify and hold harmless the
 70 state for any liability with respect to such contamination.

71 (c) Notwithstanding any provision of the general statutes, the State
 72 Properties Review Board shall not review the conveyance of said land.

73 (d) The State Treasurer shall execute and deliver any deed or
 74 instrument necessary for a conveyance under this section."

This act shall take effect as follows:	
Section 1	<i>from passage</i>
Sec. 2	<i>from passage</i>