



# House of Representatives

General Assembly

**File No. 256**

January Session, 2005

House Bill No. 6909

*House of Representatives, April 11, 2005*

The Committee on Government Administration and Elections reported through REP. CARUSO of the 126th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

## **AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 6 of special act 01-6, as amended by section 3 of  
2 special act 02-9, is amended to read as follows (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes, the  
4 Commissioner of Environmental Protection shall convey to the town of  
5 Old Lyme two parcels of land located in the town of Old Lyme, at a  
6 cost equal to the administrative costs of making such conveyance. Said  
7 parcels of land are described as follows: (1) Lot 52 on town of Old  
8 Lyme Tax Assessor's Map 43, which parcel has an area of  
9 approximately 1.23 acres, and (2) Lot 51 on town of Old Lyme Tax  
10 Assessor's Map 48, which parcel has an area of approximately 1.23  
11 acres. The conveyance shall be subject to the approval of the State  
12 Properties Review Board.

13 (b) (1) The town of Old Lyme shall use the parcel of land described  
14 in subdivision (1) of subsection (a) of this section for recreational access  
15 to the Connecticut River and shall use the parcel of land described in  
16 subdivision (2) of subsection (a) of this section for open space  
17 purposes. If the town of Old Lyme, in the case of either parcel:

18 [(1)] (A) Does not use the parcel for said purposes;

19 [(2)] (B) Does not retain ownership of all of said parcel; or

20 [(3)] (C) Leases all or any portion of said parcel,

21 the parcel shall revert to the state of Connecticut.

22 (2) Notwithstanding the provisions of subdivision (1) of this  
23 subsection, the town of Old Lyme may exchange the parcel of land  
24 described in subdivision (1) of subsection (a) of this section for a parcel  
25 of land located in the town of Old Lyme, owned by James and  
26 Amanda Blair, described as Lot 66 on Old Lyme Tax Assessor's Map 21  
27 and having an area of approximately 4.5 acres.

28 (c) The State Properties Review Board shall complete its review of  
29 the conveyance of said parcels of land not later than thirty days after it  
30 receives a proposed agreement from the Department of Environmental  
31 Protection. The land shall remain under the care and control of said  
32 department until a conveyance is made in accordance with the  
33 provisions of this section. The State Treasurer shall execute and deliver  
34 any deed or instrument necessary for a conveyance under this section,  
35 which deed or instrument shall include provisions to carry out the  
36 purposes of subsection (b) of this section. The Commissioner of  
37 Environmental Protection shall have the sole responsibility for all other  
38 incidents of such conveyance.

39 Sec. 2. *(Effective from passage)* (a) Notwithstanding any provision of  
40 the general statutes, the Commissioner of Motor Vehicles shall convey  
41 to the city of New Britain a parcel of land located in the town of  
42 Plainville, at a cost equal to the administrative costs of making such  
43 conveyance. Said parcel of land has an area of approximately .26 acre

44 and is identified as Parcel 2 on a map entitled "1185 West Main Street,  
45 Property to be Transferred by the State of Connecticut to the City of  
46 New Britain; City of New Britain Department of Public Works Right of  
47 Way Division, Date: Nov., 2004, Rev. Dec., 2004, Scale: 1"-20"'. The  
48 conveyance shall be subject to the approval of the State Properties  
49 Review Board.

50 (b) The city of New Britain shall use said parcel of land for economic  
51 development purposes. If the city of New Britain does not use said  
52 parcel for said purposes, the parcel shall revert to the state of  
53 Connecticut.

54 (c) The State Properties Review Board shall complete its review of  
55 the conveyance of said parcel of land not later than thirty days after it  
56 receives a proposed agreement from the Department of Motor  
57 Vehicles. The land shall remain under the care and control of said  
58 department until a conveyance is made in accordance with the  
59 provisions of this section. The State Treasurer shall execute and deliver  
60 any deed or instrument necessary for a conveyance under this section,  
61 which deed or instrument shall include provisions to carry out the  
62 purposes of subsection (b) of this section. The Commissioner of Motor  
63 Vehicles shall have the sole responsibility for all other incidents of such  
64 conveyance.

65 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of  
66 the general statutes, the Commissioner of Transportation shall convey  
67 to the city of New Britain a parcel of land located at 36 Black Rock  
68 Avenue in the city of New Britain, at a cost equal to the administrative  
69 costs of making such conveyance. Said parcel of land has an area of  
70 approximately .32 acre. The conveyance shall be subject to the  
71 approval of the State Properties Review Board.

72 (b) The city of New Britain shall use said parcel of land for economic  
73 development or housing purposes. If the city of New Britain does not  
74 use said parcel for said purposes, the parcel shall revert to the state of  
75 Connecticut.

76 (c) The State Properties Review Board shall complete its review of  
77 the conveyance of said parcel of land not later than thirty days after it  
78 receives a proposed agreement from the Department of  
79 Transportation. The land shall remain under the care and control of  
80 said department until a conveyance is made in accordance with the  
81 provisions of this section. The State Treasurer shall execute and deliver  
82 any deed or instrument necessary for a conveyance under this section,  
83 which deed or instrument shall include provisions to carry out the  
84 purposes of subsection (b) of this section. The Commissioner of  
85 Transportation shall have the sole responsibility for all other incidents  
86 of such conveyance.

87 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of  
88 the general statutes, the Commissioner of Transportation shall convey  
89 to the city of New Britain a parcel of land located at 327 Park Street in  
90 the city of New Britain, at a cost equal to the administrative costs of  
91 making such conveyance. Said parcel of land has an area of  
92 approximately .11 acre. The conveyance shall be subject to the  
93 approval of the State Properties Review Board.

94 (b) The city of New Britain shall use said parcel of land for economic  
95 development purposes. If the city of New Britain does not use said  
96 parcel for said purposes, the parcel shall revert to the state of  
97 Connecticut.

98 (c) The State Properties Review Board shall complete its review of  
99 the conveyance of said parcel of land not later than thirty days after it  
100 receives a proposed agreement from the Department of  
101 Transportation. The land shall remain under the care and control of  
102 said department until a conveyance is made in accordance with the  
103 provisions of this section. The State Treasurer shall execute and deliver  
104 any deed or instrument necessary for a conveyance under this section,  
105 which deed or instrument shall include provisions to carry out the  
106 purposes of subsection (b) of this section. The Commissioner of  
107 Transportation shall have the sole responsibility for all other incidents  
108 of such conveyance.

109       Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of  
110 the general statutes, the Commissioner of Transportation shall convey  
111 to the town of Sprague a parcel of land located in the town of Sprague,  
112 at a cost equal to the administrative costs of making such conveyance.  
113 Said parcel of land has an area of approximately 1.65 acres and is  
114 identified as the parcel shown as "Release Area" on a map entitled  
115 "Towns of Sprague and Lisbon, Map Showing Land Released to, by  
116 The State of Connecticut, Department of Transportation, S.R. 660 -  
117 Main Street, Scale 1"-80', May 2003, Arthur W. Gruhn, P.E., Chief  
118 Engineer - Bureau of Engineering and Highway Operations". The  
119 conveyance shall be subject to the approval of the State Properties  
120 Review Board.

121       (b) The town of Sprague shall use said parcel of land for recreational  
122 purposes. If the town of Sprague:

- 123       (1) Does not use said parcel for said purposes;  
124       (2) Does not retain ownership of all of said parcel; or  
125       (3) Leases all or any portion of said parcel,

126 the parcel shall revert to the state of Connecticut.

127       (c) The State Properties Review Board shall complete its review of  
128 the conveyance of said parcel of land not later than thirty days after it  
129 receives a proposed agreement from the Department of  
130 Transportation. The land shall remain under the care and control of  
131 said department until a conveyance is made in accordance with the  
132 provisions of this section. The State Treasurer shall execute and deliver  
133 any deed or instrument necessary for a conveyance under this section,  
134 which deed or instrument shall include provisions to carry out the  
135 purposes of subsection (b) of this section. The Commissioner of  
136 Transportation shall have the sole responsibility for all other incidents  
137 of such conveyance.

138       Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of  
139 the general statutes, the Commissioner of Transportation shall convey  
140 to the town of Branford two parcels of land located in the town of

141 Branford, at a cost equal to the administrative costs of making such  
142 conveyance. Said parcels of land abut and include State Route 794, also  
143 known as the Branford Connector, have a total area of approximately  
144 21 acres, and are identified as Lot 2 in Block 1 and Lot 2 in Block 2, on  
145 town of Branford Tax Assessor's Maps 7 and 8. The conveyance shall  
146 be subject to the approval of the State Properties Review Board.

147 (b) The town of Branford shall sell said parcels of land and use the  
148 proceeds from said sales to finance the design, relocation and  
149 construction of transportation projects related to State Route 794 and  
150 State Route 146. If the town of Branford:

151 (1) Does not sell said parcels; or

152 (2) Does not use the proceeds from said sales to finance the design,  
153 relocation and construction of transportation projects related to State  
154 Route 794 and State Route 146,

155 the parcels shall revert to the state of Connecticut.

156 (c) The State Properties Review Board shall complete its review of  
157 the conveyance of said parcels of land not later than thirty days after it  
158 receives a proposed agreement from the Department of  
159 Transportation. The land shall remain under the care and control of  
160 said department until a conveyance is made in accordance with the  
161 provisions of this section. The State Treasurer shall execute and deliver  
162 any deed or instrument necessary for a conveyance under this section,  
163 which deed or instrument shall include provisions to carry out the  
164 purposes of subsection (b) of this section. The Commissioner of  
165 Transportation shall have the sole responsibility for all other incidents  
166 of such conveyance.

167 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of  
168 the general statutes, the Commissioner of Transportation shall convey  
169 to the town of Cheshire a parcel of land located in the town of  
170 Cheshire, at a cost equal to the administrative costs of making such  
171 conveyance. Said parcel of land has an area of approximately 66,305  
172 square feet and is identified as the parcel shown on a map entitled

173 "State of Connecticut, Map Showing Land Acquired from the State of  
174 Connecticut by the Town of Cheshire, I-84 Widening and Interchange  
175 Improvements, Cheshire - Waterbury, Land North of I-84 West Bound  
176 Off-Ramp to Rte. 70, Cheshire, CT, Scale 1:500, December 7, 2004,  
177 Arthur W. Gruhn, P.E., Transportation Chief Engineer - Bureau of  
178 Engineering and Highway Operations". The conveyance shall be  
179 subject to the approval of the State Properties Review Board.

180 (b) The town of Cheshire shall use said parcel of land for parking  
181 purposes. If the town of Cheshire:

- 182 (1) Does not use said parcel for said purposes;  
183 (2) Does not retain ownership of all of said parcel; or  
184 (3) Leases all or any portion of said parcel,

185 the parcel shall revert to the state of Connecticut.

186 (c) The State Properties Review Board shall complete its review of  
187 the conveyance of said parcel of land not later than thirty days after it  
188 receives a proposed agreement from the Department of  
189 Transportation. The land shall remain under the care and control of  
190 said department until a conveyance is made in accordance with the  
191 provisions of this section. The State Treasurer shall execute and deliver  
192 any deed or instrument necessary for a conveyance under this section,  
193 which deed or instrument shall include provisions to carry out the  
194 purposes of subsection (b) of this section. The Commissioner of  
195 Transportation shall have the sole responsibility for all other incidents  
196 of such conveyance.

197 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of  
198 the general statutes, the Commissioner of Public Works shall convey to  
199 the Charter Oak Health Center, Inc. a parcel of land located at 21  
200 Grand Street in the city of Hartford, at a cost equal to the  
201 administrative costs of making such conveyance. Said parcel of land  
202 has an area of approximately .735 acre and is further identified as Lot  
203 31 in Block 7 on city of Hartford Tax Assessor's Map 411. The  
204 conveyance shall be subject to the approval of the State Properties

205 Review Board.

206 (b) The Charter Oak Health Center, Inc. shall use said parcel of land  
207 for the operation of a federally qualified community health center  
208 providing health care to Hartford's underserved populations. If the  
209 Charter Oak Health Center, Inc.:

- 210 (1) Does not use said parcel for said purposes;  
211 (2) Does not retain ownership of all of said parcel; or  
212 (3) Leases all or any portion of said parcel,

213 the parcel shall revert to the state of Connecticut.

214 (c) The State Properties Review Board shall complete its review of  
215 the conveyance of said parcel of land not later than thirty days after it  
216 receives a proposed agreement from the Department of Public Works.  
217 The land shall remain under the care and control of said department  
218 until a conveyance is made in accordance with the provisions of this  
219 section. The State Treasurer shall execute and deliver any deed or  
220 instrument necessary for a conveyance under this section, which deed  
221 or instrument shall include provisions to carry out the purposes of  
222 subsection (b) of this section. The Commissioner of Public Works shall  
223 have the sole responsibility for all other incidents of such conveyance.

224 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of  
225 the general statutes, the Board of Trustees of the Connecticut State  
226 University System shall convey to the city of New Britain a parcel of  
227 land located in the city of New Britain, at a cost equal to the  
228 administrative costs of making such conveyance. Said parcel of land  
229 has an area of approximately .1 acre and is bounded and described as  
230 follows:

231 Beginning at the northeast terminus of Lester Street, said point  
232 being marked by an iron pin,

233 Thence N4°14'13" in the proposed street line of a cul-de-sac at the  
234 end of Lester Street with a distance of 70.02 feet to a point of curvature,

235 Thence proceeding in a curve to the left having a radius of 60.00  
236 feet, a distance of 282.74 feet to a point of reverse curvature,

237 Thence proceeding in a curve to the right having a radius of 10.00  
238 feet, a distance of 15.70 feet to the present northwest terminus of Lester  
239 Street,

240 Said point being marked by an iron pin, this course and the  
241 preceding two courses are run in the proposed street line of a cul-de-  
242 sac at the end of Lester Street and along property now or formerly of  
243 the State of Connecticut,

244 Thence S88°44'18"E crossing Lester Street in a closing line with a  
245 distance of 50.00 feet to the point of beginning.

246 Said parcel of land is subject to a sewer easement of record and is more  
247 particularly described on a map entitled "City of New Britain  
248 Department of Public Works Right-of-Way Division - 'Property Map  
249 Cocomo Circle'. Jan, 2003 Scale 1" = 20' Patrick Toscano City  
250 Surveyor".

251 The conveyance of said parcel of land shall be subject to the approval  
252 of the State Properties Review Board.

253 (b) The city of New Britain shall use said parcel of land for the  
254 development of a cul-de-sac at the northeast terminus of Lester Street  
255 purposes. If the city of New Britain:

- 256 (1) Does not use said parcel for said purposes;  
257 (2) Does not retain ownership of all of said parcel; or  
258 (3) Leases all or any portion of said parcel,

259 the parcel shall revert to the state of Connecticut.

260 (c) The State Properties Review Board shall complete its review of  
261 the conveyance of said parcel of land not later than thirty days after it  
262 receives a proposed agreement from the Board of Trustees of the  
263 Connecticut State University System. The land shall remain under the

264 care and control of said department until a conveyance is made in  
265 accordance with the provisions of this section. The State Treasurer  
266 shall execute and deliver any deed or instrument necessary for a  
267 conveyance under this section, which deed or instrument shall include  
268 provisions to carry out the purposes of subsection (b) of this section.  
269 Said Board of Trustees shall have the sole responsibility for all other  
270 incidents of such conveyance.

271 Sec. 10. Section 7 of special act 03-19 is amended to read as follows  
272 (*Effective from passage*):

273 (a) Notwithstanding any provision of the general statutes, the  
274 Commissioner of Environmental Protection shall convey by quit-claim  
275 deed to Edward H. Dzwilewski any and all interest under the custody  
276 and control of the Department of Environmental Protection that the  
277 state may have to land owned by Edward H. Dzwilewski on the  
278 westerly side of Bride Brook Road, East Lyme, by virtue of a warranty  
279 deed recorded in volume 118, page 315, of the East Lyme land records,  
280 [in exchange for fee title transferred by warranty deed to land of  
281 Edward H. Dzwilewski contiguous to Rocky Neck State Park in the  
282 town of East Lyme. Said land of Edward H. Dzwilewski shall be of a  
283 location and configuration acceptable to the Commissioner of  
284 Environmental Protection and be of at least equal fair market value to  
285 the state's interest conveyed to Edward H. Dzwilewski] for the fair  
286 market value of said interest. All administrative costs of making such  
287 conveyance and all costs incidental to the transfer, such as survey,  
288 appraisal and attorney and other fees, shall be paid by Edward H.  
289 Dzwilewski and all such work [must] shall be performed in a manner  
290 and format acceptable to the Commissioner of Environmental  
291 Protection. The conveyance shall be subject to the approval of the State  
292 Properties Review Board.

293 (b) The State Properties Review Board shall complete its review of  
294 the conveyance of said [parcels of] interest in land not later than thirty  
295 days after it receives a proposed agreement from the Department of  
296 Environmental Protection. The land shall remain under the care and

297 control of said department until a conveyance is made in accordance  
298 with the provisions of this section. The State Treasurer shall execute  
299 and deliver any deed or instrument necessary for a conveyance under  
300 this section. The Commissioner of Environmental Protection shall have  
301 the sole responsibility for all other incidents of such conveyance.

302       Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of  
303 the general statutes, the Commissioner of Social Services shall convey  
304 to Barry T. Pontolillo a parcel of land located at 12 Summit Street in the  
305 city of Meriden, at a cost of six thousand dollars and the administrative  
306 costs of making such conveyance. Said parcel of land has an area of  
307 approximately .33 acre. The conveyance shall be subject to the  
308 approval of the State Properties Review Board.

309       (b) The State Properties Review Board shall complete its review of  
310 the conveyance of said parcel of land not later than thirty days after it  
311 receives a proposed agreement from the Department of Social Services.  
312 The land shall remain under the care and control of said department  
313 until a conveyance is made in accordance with the provisions of this  
314 section. The State Treasurer shall execute and deliver any deed or  
315 instrument necessary for a conveyance under this section. The  
316 Commissioner of Social Services shall have the sole responsibility for  
317 all other incidents of such conveyance.

318       Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of  
319 the general statutes, the Commissioner of Transportation shall convey  
320 to Goodwin College three parcels of land located in the town of East  
321 Hartford and four parcels of land located in the town of Glastonbury,  
322 at a cost equal to the administrative costs of making such conveyance.  
323 The parcels of land located in the town of East Hartford are identified  
324 as follows: (1) Lot 18 on town of East Hartford Tax Assessor's Map 10,  
325 having an area of approximately .53 acre, (2) lot 22 on town of East  
326 Hartford Tax Assessor's Map 7, having an area of approximately .18  
327 acre, and (3) lot 19 on town of East Hartford Tax Assessor's Map 7,  
328 having an area of approximately 1.28 acre. The parcels of land located  
329 in the town of Glastonbury are identified as follows: (A) Glastonbury

330 Master Parcel ID 55800033, having an area of approximately .95 acre,  
 331 (B) Glastonbury Master Parcel ID 55800045A, having an area of  
 332 approximately .3 acre, (C) Glastonbury Master Parcel ID 55800045,  
 333 having an area of approximately .3 acre, and (D) Glastonbury Master  
 334 Parcel ID 55800049, having an area of approximately .6 acre. The  
 335 conveyance shall be subject to the approval of the State Properties  
 336 Review Board.

337 (b) Goodwin College shall use said parcels of land for open space  
 338 and educational purposes. If Goodwin College:

- 339 (1) Does not use any said parcel for said purposes;
- 340 (2) Does not retain ownership of all of any said parcel; or
- 341 (3) Leases all or any portion of any said parcel,

342 the parcel shall revert to the state of Connecticut.

343 (c) The State Properties Review Board shall complete its review of  
 344 the conveyance of said parcels of land not later than thirty days after it  
 345 receives a proposed agreement from the Department of  
 346 Transportation. The land shall remain under the care and control of  
 347 said department until a conveyance is made in accordance with the  
 348 provisions of this section. The State Treasurer shall execute and deliver  
 349 any deed or instrument necessary for a conveyance under this section,  
 350 which deed or instrument shall include provisions to carry out the  
 351 purposes of subsection (b) of this section. The Commissioner of  
 352 Transportation shall have the sole responsibility for all other incidents  
 353 of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 01-6, Sec. 6
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	New section
Sec. 5	<i>from passage</i>	New section
Sec. 6	<i>from passage</i>	New section

Sec. 7	<i>from passage</i>	New section
Sec. 8	<i>from passage</i>	New section
Sec. 9	<i>from passage</i>	New section
Sec. 10	<i>from passage</i>	SA 03-19, Sec. 7
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	New section

**GAE**      *Joint Favorable*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

**OFA Fiscal Note**

**State Impact:**

Agency Affected	Fund-Effect	FY 06 \$	FY 07 \$
Pub. Works, Dept.; Department of Motor Vehicles; CT State Univ.	GF - Loss of Asset Value	More than \$4.6 million	None
Department of Transportation	TF - Loss of Asset Value	More than \$13.5 million	None
Department of Environmental Protection; Social Services, Dept.	GF - Revenue Gain	Indeterminate	None
Pub. Works, Dept.	GF - Cost	See Below	See Below

Note: GF=General Fund; TF=Transportation Fund

**Municipal Impact:**

Municipalities	Effect	FY 06 \$	FY 07 \$
Various Municipalities	Gain of Asset Value	More than \$18.1 million	None
Various Municipalities	Revenue Loss	Minimal	Minimal
Various Municipalities	Revenue Gain	Potential	Potential
Glastonbury; East Hartford	See Below		

**Explanation**

The state impact is: (1) a loss of asset value to the General Fund of more than \$4.6 million; (2) a loss of asset value to the Transportation Fund of more than \$18.1 million; (3) a cost to the Department of Public Works to move 3 state agencies to leased office space (see below); and (4) a minimal cost for making the conveyances (less than \$1,000 each). There will be a \$6,000 revenue gain to the General Fund for the sale of property under the provisions of Sections 11. The revenue gain related to the sale of property in Section 10 cannot be determined at the present time. There is also a minimal impact to the state for payments-in-lieu-of-taxes (PILOT) for state owned property and private college and hospital property. These conveyances represent a potential revenue loss to the state to the extent that the state could have sold or

leased the properties at fair market value.

Section 8 requires the Department of Public Works (DPW) to convey the building at 21 Grand Street, Hartford to Charter Oak Heath Center Inc. (COHC.) The building currently houses three state agencies with 72 employees (the Commission on Human Rights and Opportunities, the Teacher's Retirement Board, and the Soldiers, Sailors and Marine Fund) as well as COHC. If the building is transferred to COHC, the agencies have to be moved to leased space because DPW does not currently have vacant state-owned space in which to accommodate them. DPW has indicated that it will take between 12 and 18 months to locate suitable office space and execute a lease agreement. For the purpose of estimating the state fiscal impact, the figures below assume that the 21 Grand Street building is conveyed to COHC on 7/1/05. The anticipated costs to the state are:

- (1) FY 06: \$564,000 to lease space from COHC from 7/1/05 to 6/30/06 for the three agencies (28,200 sq ft at \$20 per sq ft.); and
- (2) FY 07: \$1.2 million to move the agencies to new leased space on 7/1/06; the costs from FY 08 to FY 11 are \$1.1 million per year. The figures are based on: (1) \$700,000 per year (35,000 sq ft at \$20 per sq ft); (2) \$421,000 per year for tenant improvements, (35,000 sq ft at \$50 per sq ft); and (3) \$108,000 in FY 06 for moving costs (\$1,500 per person).

The land conveyances are subject to the review and approval of the State Properties Review Board (SPRB). The SPRB is required to review each conveyance within 30 days. Deeds or any other instruments necessary for the conveyances must be executed and delivered by the State Treasurer. These requirements are part of the respective agencies normal operations and can be accomplished with existing staff and resources.

### ***Municipal***

Section 12 conveys parcels in East Hartford and Glastonbury from

the Department of Transportation to Goodwin College. This will result in a fiscal impact to these two municipalities because the payments-in-lieu-of-taxes (PILOT) for the parcels will no longer be reimbursed at the 45% rate for state owned property but will instead be reimbursed at the 77% rate for Private Colleges and Hospitals. Under current law, there are provisions that prorate each grant if appropriations are insufficient to fully fund reimbursements. Therefore conveying the parcels to Goodwin College will not result in a state fiscal impact but the reimbursement to the municipalities may minimally increase or decrease.

The municipal impact for the other towns is: (1) a gain in asset value to certain municipalities; (2) a minimal revenue loss for PILOT payments to the degree that the parcels are eligible for PILOT; and (3) a potential revenue gain to various municipalities for those properties that are used for economic development purposes and become fully taxable.

**Further Explanation**

The tables below summarize each section of the bill. Table 1 summarizes property conveyances and shows the fiscal impact of each. The parcels must be used for the purposes specified in the bill (labeled “Use Restriction”) or the property will revert to the state. Table 2 summarizes adjustments in the conditions of prior land conveyances.

**Table 1: Property Conveyances**

Sec.	From	To/Location	Acres	Estimated Value	Use Restriction
2	DMV	City of New Britain (land is located in Plainville)	.26 acre	N/A	Economic development
3	DOT	City of New Britain	.32 acre	\$21,500	Economic development or housing
4	DOT	City of New Britain	.11 acre	\$7,500	Economic development
5	DOT	Town of Sprague	1.65 acres	\$7,500	Recreation

**Table 1: Property Conveyances**

Sec.	From	To/Location	Acres	Estimated Value	Use Restriction
6	DOT	Town of Branford	21 acres total	\$13,000,000	Parcels will be sold to finance a highway project
7	DOT	Town of Cheshire	66,305 sq ft	\$300,000	Parking
8	DPW	Charter Oak Health, Inc. – Hartford	.735 acre	\$4,300,000	Operation of a health center
9	CSUS	City of New Britain	.1 acre	N/A	Cul-de-sac for Lester Street
11	DSS	Barry T. Pontolillo – Meriden	.33 acre	\$37,900 <sup>3</sup>	None
12	DOT	Goodwin College – East Hartford and Glastonbury	6 parcels – 3.6 acres total	\$180,000	Open space and Education

**General Fund Total \$4,679,000**

**Transportation Fund Total \$13,516,500**

<sup>1</sup> The land is part of a paved parking area and towns do not determine an assessed value for such land.

<sup>2</sup> The land is part of a roadway and towns do not determine an assessed value for such land.

<sup>3</sup> The bill specifies that the property will be transferred for \$6,000 but the town has estimated the value of the property to be \$37,900.

**Table 2: Changes in Prior Conveyances**

Sec.	From	To/Location	Reference	Language Change
1	DEP	Old Lyme	SA 01-6, Sec 6	Town may exchange land for a privately owned parcel rather than use it for recreational access to the Connecticut River
10	DEP	Edward Dzwilewski, East Lyme	SA 03-19, Sec 7	Private party will acquire land for fair market value rather than through a land exchange

**OLR Bill Analysis**

HB-6909

***AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.***

**SUMMARY:**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Report

Yea 20 Nay 0