



House of Representatives

General Assembly

File No. 507

January Session, 2007

Substitute House Bill No. 7386

House of Representatives, April 16, 2007

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 substitute 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. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Environmental Protection
3 shall convey to the town of Norwich a parcel of land located in the
4 town of Norwich, at a cost equal to the administrative costs of making
5 such conveyance. Said parcel of land has an area of approximately 0.14
6 acre and is identified as Lot 53, Block 4 on town of Norwich Tax
7 Assessor's Map 101. The conveyance shall be subject to the approval of
8 the State Properties Review Board.

9 (b) The town of Norwich shall use said parcel of land for
10 transportation and municipal purposes. If the town of Norwich:

- 11 (1) Does not use said parcel for said purposes;
12 (2) Does not retain ownership of all of said parcel; or

13 (3) Leases all or any portion of said parcel,
14 the parcel shall revert to the state of Connecticut.

15 (c) The State Properties Review Board shall complete its review of
16 the conveyance of said parcel of land not later than thirty days after it
17 receives a proposed agreement from the Department of Environmental
18 Protection. The land shall remain under the care and control of said
19 department until a conveyance is made in accordance with the
20 provisions of this section. The State Treasurer shall execute and deliver
21 any deed or instrument necessary for a conveyance under this section,
22 which deed or instrument shall include provisions to carry out the
23 purposes of subsection (b) of this section. The Commissioner of
24 Environmental Protection shall have the sole responsibility for all other
25 incidents of such conveyance.

26 Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of
27 the general statutes, the Commissioner of Transportation shall convey
28 to the town of Milford a parcel of land located in the town of Milford,
29 at a cost equal to the administrative costs of making such conveyance.
30 Said parcel of land has an area of approximately 2.40 acres and is
31 identified as "Release Area" on a map entitled "Town of Milford, Map
32 Showing Land Released to, by the State of Connecticut, Department of
33 Transportation, U.S. Route 1 & Roses Mill Road, Scale 1" = 40',
34 September 1999, James F. Byrnes Jr., P.E., Chief Engineer - Bureau of
35 Engineering and Highway Operations". The conveyance shall be
36 subject to the approval of the State Properties Review Board.

37 (b) The town of Milford shall use said parcel of land for open space
38 purposes. If the town of Milford:

- 39 (1) Does not use said parcel for said purposes;
40 (2) Does not retain ownership of all of said parcel; or
41 (3) Leases all or any portion of said parcel,

42 the parcel shall revert to the state of Connecticut.

43 (c) The State Properties Review Board shall complete its review of

44 the conveyance of said parcel of land not later than thirty days after it
45 receives a proposed agreement from the Department of
46 Transportation. The land shall remain under the care and control of
47 said department until a conveyance is made in accordance with the
48 provisions of this section. The State Treasurer shall execute and deliver
49 any deed or instrument necessary for a conveyance under this section,
50 which deed or instrument shall include provisions to carry out the
51 purposes of subsection (b) of this section. The Commissioner of
52 Transportation shall have the sole responsibility for all other incidents
53 of such conveyance.

54 Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of
55 the general statutes, the Commissioner of Transportation shall convey
56 to the town of Trumbull a parcel of land located in the town of
57 Trumbull, at a cost equal to the administrative costs of making such
58 conveyance. Said parcel of land has an area of approximately 1.75 acres
59 and is identified as "Release Area" on a map entitled "Town of
60 Trumbull, Map Showing Land Released to, by the State of Connecticut,
61 Department of Transportation, Huntington Turnpike at Merritt
62 Parkway, Scale: 1" = 40', January 1997, Arthur W. Gruhn, P.E., Chief
63 Engineer - Bureau of Engineering and Highway Operations". The
64 conveyance shall be subject to the approval of the State Properties
65 Review Board.

66 (b) The town of Trumbull shall use said parcel of land for open
67 space purposes. If the town of Trumbull:

- 68 (1) Does not use said parcel for said purposes;
69 (2) Does not retain ownership of all of said parcel; or
70 (3) Leases all or any portion of said parcel,

71 the parcel shall revert to the state of Connecticut.

72 (c) The State Properties Review Board shall complete its review of
73 the conveyance of said parcel of land not later than thirty days after it
74 receives a proposed agreement from the Department of
75 Transportation. The land shall remain under the care and control of

76 said department until a conveyance is made in accordance with the
77 provisions of this section. The State Treasurer shall execute and deliver
78 any deed or instrument necessary for a conveyance under this section,
79 which deed or instrument shall include provisions to carry out the
80 purposes of subsection (b) of this section. The Commissioner of
81 Transportation shall have the sole responsibility for all other incidents
82 of such conveyance.

83 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
84 the general statutes, the Commissioner of Public Works shall convey to
85 the town of Newtown a parcel of land located in the town of
86 Newtown, at a cost equal to the administrative costs of making such
87 conveyance. Said parcel of land has an area of approximately two acres
88 and is identified as a portion of Lot 14, Block, 3 on town of Newtown
89 Tax Assessor's Map 37 and known as the former storage building
90 located at the intersection of Trades Lane and Old Farm Road. The
91 conveyance shall be subject to the approval of the State Properties
92 Review Board.

93 (b) The town of Newtown shall use said parcel of land for municipal
94 purposes. If the town of Newtown:

- 95 (1) Does not use said parcel for said purposes;
96 (2) Does not retain ownership of all of said parcel; or
97 (3) Leases all or any portion of said parcel,

98 the parcel shall revert to the state of Connecticut.

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

108 have the sole responsibility for all other incidents of such conveyance.

109 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
110 the general statutes, the Commissioner of Agriculture shall convey to
111 the Geckle Conservation Foundation a parcel of land located in the
112 town of Newtown, at a cost equal to the administrative costs of making
113 such conveyance, which shall include any costs associated with a
114 survey of the property. Said parcel of land has an area of less than one
115 acre and is identified as a portion of the Fairfield Hills Hospital
116 Property located along the easterly side of Queen Street consisting of
117 approximately one hundred fifty feet by two hundred fifty feet and
118 containing a barn. The state shall retain a right-of-way across said
119 parcel for access to Queen Street. The conveyance shall be subject to
120 the approval of the State Properties Review Board.

121 (b) The Geckle Conservation Foundation shall use said parcel of
122 land for agricultural purposes. If the Geckle Conservation Foundation:

- 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 for purposes other than
126 agricultural,

127 the parcel shall revert to the state of Connecticut.

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

138 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of

139 the general statutes, the Commissioner of Environmental Protection
140 shall convey to the town of Norwich a parcel of land located in the
141 town of Norwich, at a cost equal to the administrative costs of making
142 such conveyance. Said parcel of land has an area of approximately one-
143 half acre and is identified as Lot 54, Block 2 on town of Norwich Tax
144 Assessor's Map 71. The conveyance shall be subject to the approval of
145 the State Properties Review Board.

146 (b) The town of Norwich shall use said parcel of land for park and
147 recreational purposes. If the town of Norwich:

- 148 (1) Does not use said parcel for said purposes;
149 (2) Does not retain ownership of all of said parcel; or
150 (3) Leases all or any portion of said parcel,

151 the parcel shall revert to the state of Connecticut.

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

163 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
164 the general statutes, the Commissioner of Transportation shall convey
165 to the town of Beacon Falls a parcel of land located in the town of
166 Beacon Falls, at a cost equal to the administrative costs of making such
167 conveyance. Said parcel of land has an area of approximately 0.79 acre
168 and is identified as "Release Area" on a map entitled "Town of Beacon
169 Falls, Map Showing Land Released to, by the State of Connecticut,
170 Department of Transportation, Route 8, Scale 1" = 40', October 2005,

171 Arthur W. Gruhn, P.E., Chief Engineer - Bureau of Engineering and
172 Highway Operations". The conveyance shall be subject to the approval
173 of the State Properties Review Board.

174 (b) The town of Beacon Falls shall use said parcel of land for
175 municipal purposes. If the town of Beacon Falls:

- 176 (1) Does not use said parcel for said purposes;
- 177 (2) Does not retain ownership of all of said parcel; or
- 178 (3) Leases all or any portion of said parcel,

179 the parcel shall revert to the state of Connecticut.

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

191 Sec. 8. (*Effective from passage*) The state of Connecticut, acting
192 through the Department of Environmental Protection, is authorized to
193 convey, without consideration, any interest of the state in the Penfield
194 Reef Lighthouse and any submerged lands on which such lighthouse
195 rests, which is located off Penfield Reef on western Long Island Sound
196 at 41 degrees, 7 minutes north longitude and 73 degrees, 13.3 minutes
197 west latitude, to the town of Fairfield. The town of Fairfield, acting
198 alone, or in cooperation with the Fairfield Historical Society, shall
199 preserve said lighthouse and submerged lands and utilize said
200 lighthouse and submerged lands for open space, historical and cultural
201 purposes only. Nothing in this section shall be construed to affect or
202 impede any shellfish lease granted by the Department of Agriculture

203 or access to any shellfish within the boundaries of any such lease.

204 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
205 the general statutes, Central Connecticut State University shall convey
206 to the town of New Britain a parcel of land located in the town of New
207 Britain, at a cost equal to the administrative costs of making such
208 conveyance. Said parcel of land has an area of approximately 0.696
209 acre and is identified as the Central Connecticut State University parcel
210 of land located on the southerly side of the east end of Kilbourne
211 Avenue which constitutes a portion of Lot 212 on town of New Britain
212 Tax Assessor's Map 241. The conveyance shall be subject to the
213 approval of the State Properties Review Board.

214 (b) The town of New Britain shall use said parcel of land for
215 recreational purposes. If the town of New Britain:

- 216 (1) Does not use said parcel for said purposes;
217 (2) Does not retain ownership of all of said parcel; or
218 (3) Leases all or any portion of said parcel,

219 the parcel shall revert to the state of Connecticut.

220 (c) The State Properties Review Board shall complete its review of
221 the conveyance of said parcel of land not later than thirty days after it
222 receives a proposed agreement from Central Connecticut State
223 University. The land shall remain under the care and control of said
224 university until a conveyance is made in accordance with the
225 provisions of this section. The State Treasurer shall execute and deliver
226 any deed or instrument necessary for a conveyance under this section,
227 which deed or instrument shall include provisions to carry out the
228 purposes of subsection (b) of this section. Central Connecticut State
229 University shall have the sole responsibility for all other incidents of
230 such conveyance.

231 Sec. 10. Section 18 of special act 97-20 is amended to read as follows
232 (*Effective from passage*):

233 (a) Notwithstanding any provision of the general statutes to the

234 contrary, the Commissioner of Transportation shall convey to the town
235 of South Windsor, subject to the approval of the State Properties
236 Review Board and at a cost equal to the administrative costs of making
237 such conveyance, two parcels of land located in the town of South
238 Windsor which have a total area of approximately twenty acres and
239 which are identified as the surplus portion of the land (1) in
240 Department of Transportation File No. 132 70 27B₂ and (2) which is
241 bounded on the north by a HELCO right-of-way, on the east by
242 Ellington Road (Rte. 30), on the south by I-291 and on the west by U.S.
243 Rte. 5 (former Department of Transportation File No. 132-70-26).

244 (b) (1) The town of South Windsor shall use said parcels of land for
245 open space or storm water management and infrastructure
246 improvement purposes, or may sell all or any portion of said parcels of
247 land to a purchaser who shall use such land for economic development
248 purposes. Any such sale shall be made at a cost equal to the: [fair] (A)
249 Fair market value of the land, as determined by the average of the
250 appraisals of two independent appraisers who shall be selected by the
251 Commissioner of Transportation, or (B) administrative costs of making
252 such conveyance if such conveyance is made to facilitate the objectives
253 of an economic development plan adopted by the legislative body of
254 the town of South Windsor prior to the effective date of this section.
255 Such cost shall be subject to the approval of such commissioner, said
256 town and the purchaser. All moneys received by the town of South
257 Windsor from any such sale for fair market value shall be paid
258 promptly to the State Treasurer and deposited in the Special
259 Transportation Fund.

260 (2) If, in the case of either such parcel, the town of South Windsor
261 (A) does not use the parcel for open space or storm water management
262 and infrastructure improvement purposes, (B) does not retain
263 ownership of all of the parcel, except for a sale of all or any portion of
264 the parcel for economic development purposes in accordance with
265 subdivision (1) of this subsection, or (C) leases all or any portion of the
266 parcel, the parcel shall revert to the state of Connecticut.

267 (c) The State Properties Review Board shall complete its review of
268 the conveyance of said parcels of land not later than thirty days after it
269 receives a proposed agreement from the Department of
270 Transportation. The land shall remain under the care and control of
271 said department until a conveyance is made in accordance with the
272 provisions of this section. The State Treasurer shall execute and deliver
273 any deed or instrument necessary for a conveyance under this section,
274 which deed or instrument shall include provisions to carry out the
275 purposes of subsection (b) of this section, and the Commissioner of
276 Transportation shall have the sole responsibility for all other incidents
277 of such conveyance.

278 Sec. 11. Section 13 of public act 04-186 of the general statutes is
279 repealed and the following is substituted in lieu thereof (*Effective from*
280 *passage*):

281 (a) Notwithstanding any provision of the general statutes, the
282 Commissioner of Correction shall [convey to the Area Waterbury Fire
283 Chiefs Association, at a cost equal to the administrative costs of
284 making such conveyance,] transfer custody and control of a parcel of
285 correctional institution land located in the town of Cheshire and
286 having an area of approximately ten acres to the Commission on Fire
287 Prevention and Control. [The conveyance shall be subject to the
288 approval of the State Properties Review Board.]

289 (b) The [Area Waterbury Fire Chiefs Association] Commission on
290 Fire Prevention and Control shall use said parcel of land for
291 firefighting educational and training purposes. [If the Area Waterbury
292 Fire Chiefs Association:

- 293 (1) Does not use said parcel for said purposes;
294 (2) Does not retain ownership of all of said parcel; or
295 (3) Leases all or any portion of said parcel,

296 the parcel shall revert to the state of Connecticut.

297 (c) The State Properties Review Board shall complete its review of

298 the conveyance of said parcel of land not later than thirty days after it
299 receives a proposed agreement from the Department of Correction.
300 The land shall remain under the care and control of said department
301 until a conveyance is made in accordance with the provisions of this
302 section. The State Treasurer shall execute and deliver any deed or
303 instrument necessary for a conveyance under this section, which deed
304 or instrument shall include provisions to carry out the purposes of
305 subsection (b) of this section. The Commissioner of Correction shall
306 have the sole responsibility for all other incidents of such conveyance.]

307 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
308 the general statutes, the Commissioner of Transportation shall convey
309 to Andrea L. Mullen two parcels of land located in the towns of
310 Coventry and Andover at the cost equal to the fair market value of the
311 property as determined by the department plus the administrative
312 costs to make such conveyance. Said parcels of land have a total area of
313 approximately 7.82 acres and are identified on a map entitled land
314 acquired from Francis D. Mullen et al., 32-114-11 by the state of
315 Connecticut.

316 (b) The State Properties Review Board shall complete its review of
317 the conveyance of said parcels of land not later than thirty days after it
318 receives a proposed agreement from the Department of
319 Transportation. The State Treasurer shall execute and deliver any deed
320 or instrument necessary for a conveyance of state land under this
321 section. The Commissioner of Transportation shall have the sole
322 responsibility for all other incidents of such conveyance.

323 Sec. 13. (*Effective from passage*) Notwithstanding a certain restriction
324 contained in a quit claim deed from the state of Connecticut,
325 Department of Transportation, to the city of Stamford, dated
326 September 2, 1976, and recorded in the city of Stamford land records in
327 volume 1589, page 331, that the parcel of land designated as parcel 22
328 and known as "Clinton Avenue Extension" be used for highway
329 purposes only, said parcel may be used for other than highway
330 purposes and said restriction is released and relinquished and shall

331 have no further force and effect.

332 Sec. 14. (*Effective from passage*) (a) Notwithstanding any provision of
333 the general statutes, the Commissioner of Public Works shall convey to
334 the town of Danbury a parcel of land and improvements thereon
335 located in the town of Danbury, at a cost equal to the administrative
336 costs of making such conveyance. Said parcel of land has an area of
337 approximately 0.6 acre and is identified as Lot 102 on town of Danbury
338 Tax Assessor's Map I-14. The conveyance shall be subject to the
339 approval of the State Properties Review Board.

340 (b) The town of Danbury shall use said parcel of land for social or
341 human services purposes. If the town of Danbury:

- 342 (1) Does not use said parcel for said purposes;
343 (2) Does not retain ownership of all of said parcel; or
344 (3) Leases all or any portion of said parcel,

345 the parcel shall revert to the state of Connecticut, except that the town
346 of Danbury may convey said parcel to a Connecticut nonstock, not-for-
347 profit corporation for use of said parcel, by such corporation and any
348 subsequent owner of said parcel, for social or human services purposes
349 and the town of Danbury may lease all or any portion of said parcel to
350 a Connecticut nonstock, not-for-profit corporation for use of said
351 parcel, by such corporation, for social or human services purposes.

352 (c) The State Properties Review Board shall complete its review of
353 the conveyance of said parcel of land not later than thirty days after it
354 receives a proposed agreement from the Department of Public Works.
355 The land shall remain under the care and control of said department
356 until a conveyance is made in accordance with the provisions of this
357 section, provided such conveyance shall not occur prior to January 1,
358 2011. The State Treasurer shall execute and deliver any deed or
359 instrument necessary for a conveyance under this section, which deed
360 or instrument shall include provisions to carry out the purposes of
361 subsection (b) of this section. The Commissioner of Public Works shall
362 have the sole responsibility for all other incidents of such conveyance.

363 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of
364 the general statutes, the Commissioner of Transportation shall convey
365 to the Bridgeport Port Authority a parcel of land located in the city of
366 Bridgeport, at a cost equal to the administrative costs of making such
367 conveyance. Said parcel of land has an area of approximately 1.008
368 acres and is identified as a certain parcel of land situated in the city of
369 Bridgeport, county of Fairfield, and state of Connecticut, being more
370 particularly bounded and described as follows:

371 "Beginning at a point, said point being the southeast corner of the
372 intersection of Seaview Avenue and the eastbound off-ramp of
373 Interchange 29, Interstate 95;

374 Thence running southwesterly along land of the Bridgeport Port
375 Authority, 620', more or less;

376 Thence running northerly along the easterly highway line of
377 Stratford Avenue, along a curved line concave to the west, 370' more or
378 less;

379 Thence running easterly along the southerly highway line of said
380 eastbound off-ramp of Interchange 29, Interstate Route 95, 440' more or
381 less."

382 The conveyance shall be subject to the approval of the State Properties
383 Review Board.

384 (b) The Bridgeport Port Authority shall use said parcel of land for
385 economic development and waterfront related purposes. If the
386 Bridgeport Port Authority:

- 387 (1) Does not use said parcel for said purposes;
388 (2) Does not retain ownership of all of said parcel; or
389 (3) Leases all or any portion of said parcel,

390 the parcel shall revert to the state of Connecticut.

391 (c) The State Properties Review Board shall complete its review of

392 the conveyance of said parcel of land not later than thirty days after it
 393 receives a proposed agreement from the Department of
 394 Transportation. The land shall remain under the care and control of
 395 said department until a conveyance is made in accordance with the
 396 provisions of this section. The State Treasurer shall execute and deliver
 397 any deed or instrument necessary for a conveyance under this section,
 398 which deed or instrument shall include provisions to carry out the
 399 purposes of subsection (b) of this section. The Commissioner of
 400 Transportation shall have the sole responsibility for all other incidents
 401 of such conveyance.

402 Sec. 16. (*Effective from passage*) (a) Notwithstanding any provision of
 403 the general statutes, the Commissioner of Environmental Protection
 404 shall transfer custody and control of a parcel of land located in the
 405 town of Griswold from the Department of Environmental Protection's
 406 Bureau of Natural Resources to said department's Bureau of Outdoor
 407 Recreation. Said parcel of land has an area of approximately thirty
 408 acres and is identified as the Pachaug Nursery.

409 (b) Said parcel of land shall be made available for active recreational
 410 purposes except that four acres of said parcel shall be reserved for
 411 future use by the Connecticut Agricultural Experiment Station.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section
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 97-20, Sec. 18
Sec. 11	<i>from passage</i>	PA 04-186, Sec. 13
Sec. 12	<i>from passage</i>	New section

Sec. 13	<i>from passage</i>	New section
Sec. 14	<i>from passage</i>	New section
Sec. 15	<i>from passage</i>	New section
Sec. 16	<i>from passage</i>	New section

GAE *Joint Favorable Subst.*

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 chamber thereof for any purpose:

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 08 \$	FY 09 \$
Various State Agencies	GF - Loss of Asset Value	More than 1.3 mil	None
Department of Transportation	TF - Loss of Asset Value	more than 1.4 million	None
Department of Transportation	TF - Precludes revenue gain	1 mil. to 2 mil.	None
Treasurer; Prop. Review Bd.	GF - Cost	Minimal	None
Policy & Mgmt., Off.	GF - Cost	Minimal	Minimal

Note: GF=General Fund; TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 08 \$	FY 09 \$
Various Municipalities	Gain of Asset Value	more than 2.7 million	None
Various Municipalities	Revenue Loss	Minimal	Minimal
Various Municipalities	Revenue Gain	Potential	Potential

Explanation

The fiscal impact of the bill is:

1. a General Fund loss of asset value of more than \$1.3 million
2. a Transportation Fund loss of asset value of more than \$1.4 million
3. precludes a Transportation Fund revenue gain of between \$1 million and \$2 million, which is the fair market value for the release of a deed restriction on property in Stamford¹ owned

¹ The land was transferred from DOT to Stamford in 1976 with a deed restriction that specified highway use. Stamford transferred the property via a warranty deed on or about May 1, 2006 to RBS Greenwich Capital Property Acquisition Corp., a subsidiary of the Royal Bank of Scotland (RBS), which intends to develop the land for commercial purposes. Release of the restriction by this bill will preclude a revenue

by a subsidiary of the Royal Bank of Scotland (Section 13)

4. a minimal General Fund cost (less than \$1,000 each) to the Office of the State Treasurer and the State Properties Review Board for making the conveyances
5. a minimal General Fund saving to the Office of Policy and Management because payments-in-lieu-of-taxes (PILOT) on state owned property will not be made on the transferred land
6. the 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

The land conveyances are subject to the review and approval of the State Properties Review Board, which 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 activities are part of the respective agencies normal operations and can be accomplished with existing staff and resources.

Municipal

The municipal impact for the towns listed in the table below 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 sections of the bill with state fiscal impacts. The parcels must be used for the purposes specified in the bill (labeled "Use

gain to the Special Transportation Fund because the release would otherwise be sold to RBS for between \$1 million and \$2 million.

Restriction”) or the property will revert to the state. Table 2 summarizes adjustments in the conditions of prior land conveyances. Table 3 summarizes other provisions of the bill.

Table 1: Sections with a State Fiscal Impact					
<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Estimated Value</u>	<u>Use Restriction</u>
1	DEP	Norwich	0.14	\$41,000	transportation and municipal purposes
2	DOT	Milford	2.40	\$1,200,000	open space
3	DOT	Trumbull	1.75	\$100,000	open space
4	DPW	Newtown	2.00	\$30,200	municipal purposes
5	DOAg	Geckle Conservation Foundation/Newtown	less than 1	\$50,000	agricultural purposes
6	DEP	Norwich	0.50	\$54,000	parks and recreation
7	DOT	Beacon Falls	0.79	\$35,000	municipal purposes
9	CCSU	New Britain	0.70	\$27,000	recreation
12	DOT	Andrea L. Mullen/Coventry & Andover	7.82	fair market value	none
13	DOT	Royal Bank of Scotland/Stamford	N/A	\$1 million to \$2 million	Release of land use restriction social or human services purposes economic development and waterfront-related purposes
14	DPW	Danbury	0.60	\$1,152,000	
15	DOT	Bridgeport Port Authority	1.01	\$75,000	
General Fund Loss of Asset Value				\$1,354,200	
Transportation Fund Loss of Asset Value				\$1,410,000	
Precludes Transportation Fund Revenue Gain				\$1 million to \$2 million	

Table 2: Changes to Prior Conveyances				
<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Reference</u>	<u>Language Change</u>

Table 2: Changes to Prior Conveyances

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Reference</u>	<u>Language Change</u>
10	DOT	South Windsor	PA 97-22, Sec 18	Land may be transferred at administrative cost if it facilitates town's economic development plan
11	DOC	Cheshire	PA 04-186, Sec 13	Recipient is changed to Commission on Fire Prevention and Control

Table 3: Other Provisions

<u>Sec.</u>	<u>From</u>	<u>To/Location</u>	<u>Acres</u>	<u>Use Restriction</u>	<u>Provision</u>
8	DEP	Fairfield/ Penfield Reef Lighthouse	N/A	open space, historical and cultural purposes	State interest in federally owned property is transferred to Fairfield. The provision is necessary because there is no mechanism in state law to provide a waiver of the state's rights for submerged land.
16	DEP	DEP/ Griswold	30	active recreational	Control is transferred from DEP's Bureau of Natural Resources to its Bureau of Outdoor Recreation. Four acres are reserved for use by the Agricultural Experiment Station.

The Out Years

The annualized ongoing fiscal impact for the state is the General Fund cost saving for payments-in-lieu-of-taxes (PILOT) to towns. The annualized ongoing fiscal impact for municipalities is the revenue loss from PILOT payments and the potential revenue gain if the property used for economic development purposes becomes fully taxable.

OLR Bill Analysis

sHB 7386

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

SUMMARY:

This bill authorizes new conveyances of state property to the towns of Beacon Falls, Danbury, Milford, New Britain, Newtown, Norwich, and Trumbull and to the Geckle Conservation Foundation in Newtown, an individual, and the Bridgeport Port Authority. Each of the new conveyances is subject to the State Properties Review Board's (SPRB) approval and must be made at a cost equal to the administrative cost of the conveyance, unless otherwise noted. The property reverts to the state if the recipient uses the parcel for any purpose other than that specified in the bill.

The bill transfers interest in the Penfield Reef Lighthouse in Long Island Sound to Fairfield. It revises three other existing conveyance provisions and conditions for property in Cheshire, South Windsor, and Stamford. Finally, it shifts the custody and control of the Pachaug Nursery in Griswold from the Department of Environmental Protection's (DEP) Bureau of Natural Resources to its Bureau of Outdoor Recreation.

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES

The bill requires the following conveyances from the agencies to the recipients named for the purposes specified:

1. from DEP to Norwich for transportation and municipal purposes (0.14 acre),

2. from DEP to Norwich for park and recreational purposes (0.5 acre),
3. from the Department of Transportation (DOT) to Milford for open space (2.4 acres),
4. from DOT to Trumbull for open space (1.75 acres),
5. from the Department of Public Works (DPW) to Newtown for municipal purposes (two acres),
6. from DOT to Beacon Falls for municipal purposes (0.79 acre),
7. from Central Connecticut State University to New Britain for recreational purposes (0.696 acre),
8. from Department of Public Works to Danbury for social or human services purposes (0.6 acre) (§ 14).

The bill requires the Department of Agriculture (DoAg) to convey property in Newtown to the Geckle Conservation Foundation. The parcel is less than one acre of the Fairfield Hills Hospital property. It must be used for agricultural purposes or revert to the state, though the state retains an access right-of-way across the property. The foundation must pay the administrative costs for the conveyance, which is subject to SPRB approval.

The bill authorizes DEP to convey to the Town of Fairfield, at no cost, any state interest in the Penfield Reef Lighthouse and submerged land it sits on in Long Island Sound. Fairfield must preserve it, with the authorized cooperation of the Fairfield Historical Society, for open space and historical and cultural purposes. Nothing in the conveyance must affect or impede any DoAg-granted shellfish lease or access to shellfish within a lease's boundaries.

The bill requires DOT to convey two parcels of property (totaling 7.82 acres in Coventry and Andover) to Andrea L. Mullen. She must pay the fair market value plus administrative costs.

The bill requires DOT to convey 1.008 acres in Bridgeport to the Bridgeport Port Authority for economic development and waterfront-related purposes. The bill includes the same approval, cost, and reversion provisions that apply to its conveyances to municipalities.

CONVEYANCE REVISIONS

South Windsor

The bill revises a 1997 DOT conveyance to South Windsor by authorizing the conveyance of two parcels for the administrative costs of the transaction, instead of at the fair market value, if the transaction is made to facilitate the objectives of an economic development plan South Windsor's legislative body approves before passage of the bill. Otherwise, the sale must be for the land's fair market value, as specified in the original special act. The current allowable uses for the properties are (1) open space, (2) storm water management and infrastructure improvements, or (3) sale to a buyer who must use the land for economic development.

Cheshire

The bill revises a 2004 Department of Correction conveyance of land in Cheshire that was authorized to the Area Waterbury Fire Chiefs Association. The bill instead (1) transfers custody and control of the 10-acre parcel to the Commission on Fire Prevention and Control and (2) removes the requirement for SPRB approval and the reversion condition. The property must still be used for firefighting educational and training purposes.

Stamford

The bill removes a 1976 restriction on a quit claim deed from DOT to Stamford that limited use of the land (known as the Clinton Avenue Extension) to highway purposes only. The release allows the property to be used for any purpose.

INTRA-AGENCY TRANSFER

The bill requires DEP to transfer custody and control of the approximately 30-acre Pachaug Nursery in Griswold from its Bureau

of Natural Resources to its Bureau of Outdoor Recreation. Four acres of the property must be reserved for the Connecticut Agriculture Experiment Station to use in the future; the rest must be available for active recreation.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 13 Nay 0 (03/30/2007)