



House of Representatives

General Assembly

File No. 664

January Session, 2009

Substitute House Bill No. 6695

House of Representatives, April 16, 2009

The Committee on Government Administration and Elections reported through REP. SPALLONE of the 36th 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. Section 28 of special act 07-11 is amended to read as
2 follows (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes, the
4 Commissioner of Transportation shall convey to [Derek Viel] the city
5 of New Britain a parcel of land located in the city of New Britain, for
6 the fair market value of said parcel plus the administrative costs of
7 making such conveyance. Said parcel of land has an area of
8 approximately 0.06 acre and is identified as Lot 146 on city of New
9 Britain Tax Assessor's Map 394. The conveyance shall be subject to the
10 approval of the State Properties Review Board.

11 (b) The State Properties Review Board shall complete its review of
12 the conveyance of said parcel of land not later than thirty days after it

13 receives a proposed agreement from the Department of
14 Transportation. The land shall remain under the care and control of
15 said department until a conveyance is made in accordance with the
16 provisions of this section. The State Treasurer shall execute and deliver
17 any deed or instrument necessary for a conveyance under this section.
18 The Commissioner of Transportation shall have the sole responsibility
19 for all other incidents of such conveyance.

20 Sec. 2. Section 25 of special act 07-11 is amended to read as follows
21 (*Effective from passage*):

22 (a) [Notwithstanding any provision of the general statutes, the
23 Commissioner of Transportation shall transfer to the Commissioner of
24 Mental Health and Addiction Services custody and control of a parcel
25 of land located in the town of New Haven.] Notwithstanding any
26 provision of the general statutes, the Commissioner of Transportation
27 shall convey to the city of New Haven a parcel of land located in the
28 city of New Haven, at a cost equal to the administrative costs of
29 making such conveyance. Said parcel of land has an area of
30 approximately 2.7 acres and is identified as "Rte 34 West, Phase I" on a
31 map entitled "New Haven Map Showing Land Released to, by the
32 State of Connecticut, Department of Transportation, Rte 34, 2007" and
33 is further identified as the portion of the land that is bound on the
34 north by North Frontage Road, on the east by College Street, on the
35 south by South Frontage Road and on the west by the Air Rights
36 Garage. The conveyance shall be subject to the approval of the State
37 Properties Review Board.

38 [(b) The Commissioner of Mental Health and Addiction Services
39 shall use said parcel of land to provide parking for the Connecticut
40 Mental Health Center.]

41 (b) (1) The city of New Haven shall use said parcel of land for
42 economic development purposes and may convey or lease all or any
43 portion of said parcel for economic development purposes. Any traffic
44 issues associated with the development of said parcel shall be
45 addressed and approved by the Department of Transportation.

46 (2) If the city of New Haven:

47 (A) Does not retain ownership of all of said parcel, except for a sale
48 of all or any portion of said parcel for economic development
49 purposes, in accordance with the provisions of subdivision (1) of this
50 subsection; or

51 (B) Leases all or any portion of said parcel, except for a lease of all or
52 any portion of said parcel for economic development purposes, in
53 accordance with the provisions of subdivision (1) of this subsection,
54 the parcel shall revert to the state of Connecticut.

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

66 Sec. 3. *(Effective from passage)* Notwithstanding any provision of the
67 general statutes, the Commissioner of Transportation shall convey, for
68 the fair market value of a defined trail corridor, to the city of Danbury
69 a permanent easement over certain parcels of land owned by the
70 Department of Transportation and that are further identified as lots G
71 22005, G 22006, G 22007, G 21011 and G 21012 by the Danbury Tax
72 Assessor. Such easement shall allow for the creation of the Ives Trail
73 and Greenway.

74 Sec. 4. Section 29 of public act 99-26 is repealed and the following is
75 substituted in lieu thereof *(Effective from passage)*:

76 (a) Notwithstanding any provision of the general statutes, the

77 Commissioner of Children and Families shall convey to the city of
78 Middletown four parcels of land and any improvements upon said
79 parcels located in the city of Middletown, at a cost equal to the
80 administrative costs of making such conveyance. Said parcels of land
81 are identified as Lot 35 (approximately .95 acre), Lot 36 (approximately
82 1.02 acres), Lot 40 (approximately .34 acre) and Lot 43 (approximately
83 one acre) in Block 29-17 on city of Middletown Tax Assessor's Map 27.

84 (b) The city of Middletown shall use said parcels of land and any
85 improvements upon said parcels for municipal purposes. If the city of
86 Middletown:

87 (1) Does not use any said parcel or improvement for said purposes;
88 or

89 (2) Does not retain ownership of all of any said parcel or
90 improvement,

91 the parcel shall revert to the state of Connecticut.

92 (c) Such conveyance shall be subject to the approval of the State
93 Properties Review Board. The State Properties Review Board shall
94 complete its review of the conveyance of said parcels of land not later
95 than thirty days after it receives a proposed agreement from the
96 Department of Children and Families. The land shall remain under the
97 care and control of said department until a conveyance is made in
98 accordance with the provisions of this section. The State Treasurer
99 shall execute and deliver any deed or instrument necessary for a
100 conveyance under this section, which deed or instrument shall include
101 provisions to carry out the purposes of subsection (b) of this section.
102 The Commissioner of Children and Families shall have the sole
103 responsibility for all other incidents of such conveyance.

104 (d) Such conveyance may also be subject to the prior approval of the
105 Superior Court or any other court of competent jurisdiction, as
106 applicable, of the removal or modification of any restrictions that may
107 exist on the conveyance by the Commissioner of Children and Families
108 of said parcels of land pursuant to this section, as may be necessary to

109 accomplish the conveyances contemplated by this section.

110 Sec. 5. (*Effective from passage*) Notwithstanding any provision of the
111 general statutes, the Departments of Mental Health and Addiction
112 Services and Children and Families and the city of Middletown and
113 Middlesex Community College shall each grant to the Department of
114 Environmental Protection conservation easements over certain parcels
115 of land that are the subject of the "Land Title Report, Southerly
116 Watershed Properties, Connecticut Valley Hospital 1866-2007", as
117 prepared by Attorney John E. Hudson. Such easements shall be
118 granted for the purpose of preserving the reservoirs, watershed,
119 aquifers and other water supply lands, located on or abutting the
120 grounds and buildings comprising the Connecticut Valley Hospital in
121 the city of Middletown.

122 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
123 the general statutes, the Commissioner of Environmental Protection
124 shall convey to the town of Ridgefield a parcel of land located in the
125 town of Ridgefield, at a cost equal to the administrative costs of
126 making such conveyance. Said parcel of land has an area of
127 approximately 2.146 acres and is identified as 424 Ethan Allen
128 Highway. The conveyance shall be subject to the approval of the State
129 Properties Review Board.

130 (b) The town of Ridgefield shall use said parcel of land for
131 recreational purposes. If the town of Ridgefield:

- 132 (1) Does not use said parcel for said purposes;
133 (2) Does not retain ownership of all of said parcel; or
134 (3) Leases all or any portion of said parcel,

135 the parcel shall revert to the state of Connecticut.

136 (c) The State Properties Review Board shall complete its review of
137 the conveyance of said parcel of land not later than thirty days after it
138 receives a proposed agreement from the Department of Environmental
139 Protection. The land shall remain under the care and control of said

140 department until a conveyance is made in accordance with the
141 provisions of this section. The State Treasurer shall execute and deliver
142 any deed or instrument necessary for a conveyance under this section,
143 which deed or instrument shall include provisions to carry out the
144 purposes of subsection (b) of this section. The Commissioner of
145 Environmental Protection shall have the sole responsibility for all other
146 incidents of such conveyance.

147 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
148 the general statutes, the Commissioner of Transportation shall convey
149 to Carolyn J. Sheehan and Edward F. Sheehan two parcels of land
150 located in the town of Andover, at a cost equal to the fair market value
151 of said parcels of land, as determined by the Department of
152 Transportation, plus the administrative costs of making such
153 conveyance. Said parcels of land have an area of approximately 5.1
154 acres and 6.2 acres, respectively, and are identified as certain parcels of
155 land on the easterly side of Present Wheeling Road that constitute
156 Department of Transportation File #32-114-56 and File #32-114-37. The
157 conveyance shall be subject to the approval of the State Properties
158 Review Board.

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

168 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
169 the general statutes, the Commissioner of Transportation shall convey
170 to Lawrence E. Green and Fay E. Green a parcel of land located in the
171 town of Andover, at a cost equal to the fair market value of said parcel
172 of land, as determined by the Department of Transportation, plus the

173 administrative costs of making such conveyance. Said parcel of land
174 has an area of approximately 15 acres and is identified as a certain
175 parcel of land on the easterly side of Wheeling Road that constitutes
176 Department of Transportation File #12-81-41. The conveyance shall be
177 subject to the approval of the State Properties Review Board.

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

187 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
188 the general statutes, the Commissioner of Transportation shall convey
189 to John H. Yeomens a parcel of land located in the town of Andover, at
190 a cost equal to the fair market value of said parcel of land, as
191 determined by the Department of Transportation, plus the
192 administrative costs of making such conveyance. Said parcel of land
193 has an area of approximately 9.9 acres and is identified as a certain
194 parcel of land on the southerly side of Bear Swamp Road that
195 constitutes Department of Transportation File #32-114-53. The
196 conveyance shall be subject to the approval of the State Properties
197 Review Board.

198 (b) The State Properties Review Board shall complete its review of
199 the conveyance of said parcel of land not later than thirty days after it
200 receives a proposed agreement from the Department of
201 Transportation. The land shall remain under the care and control of
202 said department until a conveyance is made in accordance with the
203 provisions of this section. The State Treasurer shall execute and deliver
204 any deed or instrument necessary for a conveyance under this section.
205 The Commissioner of Transportation shall have the sole responsibility

206 for all other incidents of such conveyance.

207 Sec. 10. Section 22 of public act 98-225, as amended by section 107 of
208 public act 98-1 of the June special session, is repealed and the following
209 is substituted in lieu thereof (*Effective from passage*):

210 (a) Notwithstanding any provision of the general statutes to the
211 contrary, the Commissioner of Public Works shall convey to the town
212 of Greenwich, subject to the approval of the State Properties Review
213 Board and at a cost equal to the administrative costs of making such
214 conveyance, a parcel of land located at the junction of Route U.S. 1,
215 Boston Post Road and Sound Beach Avenue in the town of Greenwich,
216 having an area of approximately .49 acre and bounded and described
217 as follows:

218 NORTHERLY: By the Junction of Route U.S. 1, the Boston Post Road
219 and Sound Beach Avenue;

220 EASTERLY: By Sound Beach Avenue;

221 SOUTHERLY: By Old Greenwich Lane and land now or formerly of
222 Harold C. and William M. Rich, each in part;

223 WESTERLY: By Route U.S. 1, Boston Post Road;

224 together with buildings thereon, and the same being a portion of the
225 premises contained in an Executrix Deed, dated October 18, 1916, and
226 recorded in the Greenwich Land Records in Volume 159 at Page 148.

227 (b) The town of Greenwich shall use said parcel of land for [open
228 space] municipal purposes. If the town of Greenwich:

- 229 (1) Does not use said parcel for said purposes;
230 (2) Does not retain ownership of all of said parcel; or
231 (3) Leases all or any portion of said parcel,

232 the parcel shall revert to the state of Connecticut.

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

234 the conveyance of said parcel of land not later than thirty days after it
235 receives a proposed agreement from the Department of Public Works.
236 The land shall remain under the care and control of said department
237 until a conveyance is made in accordance with the provisions of this
238 section. The State Treasurer shall execute and deliver any deed or
239 instrument necessary for a conveyance under this section, which deed
240 or instrument shall include provisions to carry out the purposes of
241 subsection (b) of this section, and the Commissioner of Public Works
242 shall have the sole responsibility for all other incidents of such
243 conveyance.

244 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
245 the general statutes, the state of Connecticut National Guard shall
246 convey to the town of East Lyme a parcel of land located in the town of
247 East Lyme, at a cost equal to the administrative costs of making such
248 conveyance. Said parcel of land has an area of approximately 3.29 acres
249 and is identified as Lot 216 on town of East Lyme Tax Assessor's Map
250 17.3. The conveyance shall be subject to the approval of the State
251 Properties Review Board.

252 (b) The town of East Lyme shall use said parcel of land for
253 municipal purposes. If the town of East Lyme:

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

257 the parcel shall revert to the state of Connecticut.

258 (c) The State Properties Review Board shall complete its review of
259 the conveyance of said parcel of land not later than thirty days after it
260 receives a proposed agreement from the state of Connecticut National
261 Guard. The land shall remain under the care and control of the state
262 until a conveyance is made in accordance with the provisions of this
263 section. The State Treasurer shall execute and deliver any deed or
264 instrument necessary for a conveyance under this section, which deed
265 or instrument shall include provisions to carry out the purposes of

266 subsection (b) of this section. The state of Connecticut National Guard
267 shall have the sole responsibility for all other incidents of such
268 conveyance.

269 Sec. 12. (*Effective from passage*) (a) Notwithstanding any provision of
270 the general statutes, the Commissioner of Correction shall convey to
271 the town of East Lyme a parcel of land located in the town of East
272 Lyme, at a cost equal to the administrative costs of making such
273 conveyance. Said parcel of land has an area of approximately 8 acres
274 and is identified as Lot 2 on town of East Lyme Tax Assessor's Map
275 10.0. The conveyance shall be subject to the approval of the State
276 Properties Review Board.

277 (b) The town of East Lyme shall use said parcel of land for
278 recreational purposes. If the town of East Lyme:

- 279 (1) Does not use said parcel for said purposes;
280 (2) Does not retain ownership of all of said parcel; or
281 (3) Leases all or any portion of said parcel,

282 the parcel shall revert to the state of Connecticut.

283 (c) The State Properties Review Board shall complete its review of
284 the conveyance of said parcel of land not later than thirty days after it
285 receives a proposed agreement from the Department of Correction.
286 The land shall remain under the care and control of said department
287 until a conveyance is made in accordance with the provisions of this
288 section. The State Treasurer shall execute and deliver any deed or
289 instrument necessary for a conveyance under this section, which deed
290 or instrument shall include provisions to carry out the purposes of
291 subsection (b) of this section. The Commissioner of Correction shall
292 have the sole responsibility for all other incidents of such conveyance.

293 Sec. 13. (*Effective from passage*) (a) Notwithstanding any provision of
294 the general statutes, the Commissioner of Environmental Protection
295 shall convey to the town of Ansonia a parcel of land located in the
296 town of Ansonia, at a cost equal to the administrative costs of making

297 such conveyance. Said parcel of land has an area of approximately 2.2
298 acres and is identified as a certain parcel of land on the easterly side of
299 Pershing Drive that was formerly transferred to the Department of
300 Environmental Protection from the Department of Transportation. The
301 conveyance shall be subject to the approval of the State Properties
302 Review Board.

303 (b) The town of Ansonia shall use said parcel of land for municipal
304 purposes. If the town of Ansonia:

- 305 (1) Does not use said parcel for said purposes;
306 (2) Does not retain ownership of all of said parcel; or
307 (3) Leases all or any portion of said parcel,

308 the parcel shall revert to the state of Connecticut.

309 (c) 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 Environmental
312 Protection. The land shall remain under the care and control of said
313 department until a conveyance is made in accordance with the
314 provisions of this section. The State Treasurer shall execute and deliver
315 any deed or instrument necessary for a conveyance under this section,
316 which deed or instrument shall include provisions to carry out the
317 purposes of subsection (b) of this section. The Commissioner of
318 Environmental Protection shall have the sole responsibility for all other
319 incidents of such conveyance.

320 Sec. 14. Section 16 of special act 07-11 is amended to read as follows
321 (*Effective from passage*):

322 (a) Notwithstanding any provision of the general statutes, the
323 Commissioner of Environmental Protection shall convey to the town of
324 Griswold a parcel of land located in the town of Griswold, at a cost
325 equal to the administrative costs of making such conveyance. Said
326 parcel of land has an area of approximately 5.5 acres and is identified
327 on a map entitled "Plan Showing Property of Elizabeth W. Snyder

328 prepared for the Department of Environmental Protection, State of
329 Connecticut, Sheldon Road and Connecticut Route 165, Griswold
330 Connecticut, Scale 1" = 40', May 2001". The parties shall determine the
331 precise location of such acreage. The conveyance shall be subject to the
332 approval of the State Properties Review Board.

333 (b) The town of Griswold shall use said parcel of land for
334 recreational purposes. If the town of Griswold:

- 335 (1) Does not use said parcel for said purposes;
336 (2) Does not retain ownership of all of said parcel; or
337 (3) Leases all or any portion of said parcel, [; or
338 (4) Does not develop recreational fields on said parcel within five
339 years of such conveyance,]

340 the parcel shall revert to the state of Connecticut.

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

352 Sec. 15. (*Effective from passage*) (a) Notwithstanding any provision of
353 the general statutes, the Commissioner of Transportation shall convey
354 to the town of South Windsor a parcel of land located in the town of
355 South Windsor, at a cost equal to the administrative costs of making
356 such conveyance. Said parcel of land has an area of approximately 4.84
357 acres and is identified as that parcel of land that is the subject of an
358 appraisal conducted by TW Henry Real Estate Appraisals, LLC., dated
359 March 28, 2005. The conveyance shall be subject to the approval of the

360 State Properties Review Board.

361 (b) The town of South Windsor shall use said parcel of land for
 362 economic development purposes. If the town of South Windsor:

- 363 (1) Does not use said parcel for said purposes;
- 364 (2) Does not retain ownership of all of said parcel, except for a sale
 365 of said land for economic development purposes; or
- 366 (3) Leases all or any portion of said parcel, except for a lease for
 367 economic development purposes,

368 the parcel shall revert to the state of Connecticut.

369 (c) The State Properties Review Board shall complete its review of
 370 the conveyance of said parcel of land not later than thirty days after it
 371 receives a proposed agreement from the Department of
 372 Transportation. The land shall remain under the care and control of
 373 said department until a conveyance is made in accordance with the
 374 provisions of this section. The State Treasurer shall execute and deliver
 375 any deed or instrument necessary for a conveyance under this section,
 376 which deed or instrument shall include provisions to carry out the
 377 purposes of subsection (b) of this section. The Commissioner of
 378 Transportation shall have the sole responsibility for all other incidents
 379 of such conveyance.

380 Sec. 16. Section 16 of special act 08-8 is repealed. (*Effective from*
 381 *passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 07-11, Sec. 28
Sec. 2	<i>from passage</i>	SA 07-11, Sec. 25
Sec. 3	<i>from passage</i>	New section
Sec. 4	<i>from passage</i>	PA 99-26, Sec. 29
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>	PA 98-225, Sec. 22
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	New section
Sec. 13	<i>from passage</i>	New section
Sec. 14	<i>from passage</i>	SA 07-11, Sec. 16
Sec. 15	<i>from passage</i>	New section
Sec. 16	<i>from passage</i>	Repealer section

GAE *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 10 \$	FY 11 \$
Department of Transportation	TF - Loss of Asset Value	More than 250,000	None
Department of Transportation	TF - Revenue Gain	See Below	None
Admin. Hearings, Dept.; Correction, Dept.; Military Dept.	GF - Revenue Gain	More than 725,000	None
Policy & Mgmt., Off.	GF - Savings	Minimal	Minimal
Prop. Review Bd.; Treasurer	GF - Cost	Minimal	None

Note: TF=Transportation Fund; GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 10 \$	FY 11 \$
Various Municipalities	Gain of Asset Value	More than 975,000	None
Various Municipalities	Revenue Loss	Minimal	Minimal
Various Municipalities	Revenue Gain	Potential	Potential

Explanation

The fiscal impact of the bill is:

1. an estimated Transportation Fund revenue gain from the sale of property at fair market value;
2. a Transportation Fund loss of asset value of more than \$250,000 from the transfer of property to various towns;
3. a General Fund loss of asset value of more than \$725,000 from the transfer of property to various towns;
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 (OPM) because payments-in-lieu-of-taxes (PILOT) on state owned property will not be made on the transferred land; and
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 Restriction”) or the property will revert to the state. Table 2 summarizes changes 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>Est. Value</u>	<u>Use Restriction</u>
Transportation Fund Loss of Asset Value					

2	DOT	New Haven	2.7	N/A ¹	Economic development
15	DOT	South Windsor	4.84	\$265,861	Economic development
				Total	\$265,861

Transportation Fund Revenue Gain

3	DOT	Danbury	N/A	Fair market value	Easement for Ives Trail and Greenway
7	DOT	Carolyn and Edward Sheehan/Andover	11.3	Fair market value	None
8	DOT	Lawrence and Fay Green/Andover	15.0	Fair market value	None
9	DOT	John Yeomens/Andover	9.9	Fair market value	None

General Fund Loss of Asset Value

6	DEP	Ridgefield	2.146	\$262,000	Recreational purposes
11	CT Nat'l Guard	East Lyme	3.29	\$140,000	Municipal purposes
12	DOC	East Lyme	8	\$215,000	Recreational purposes
13	DEP	Ansonia	2.2	\$116,500	Municipal purposes
				Total	\$733,500

¹The land is part of a roadway and towns do not determine an assessed value for such land.

Table 2: Changes to Prior Conveyances

<u>Sec.</u>	<u>From</u>	<u>To</u>	<u>Act/Sec.</u>	<u>Provision</u>
1	DOT	Derek Viel	SA 07-11, Sec. 28	Convey property to New Britain rather than a private individual
4	DCF	Middletown	PA 99-26, Sec. 29	Permit Middletown to use buildings on property
10	DPW	Greenwich	PA 98-225, Sec. 22	Change use of land from open space to municipal purposes for land
14	DEP	Griswold	SA 07-11, Sec. 16	Eliminate time restriction for when land has to be developed

Table 3: Other Provisions

<u>Sec.</u>	<u>Provision</u>
5	DMHAS, DCF, Middletown and Middlesex Community College will grant conservation easements to DEP

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.

Sources: Department of Transportation, Office of Policy and Management

OLR Bill Analysis**sHB 6695*****AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.*****SUMMARY:**

This bill:

1. authorizes conveyances of state property to the towns of Ansonia, East Lyme, Ridgefield, and South Windsor;
2. authorizes the sale of three parcels of Department of Transportation (DOT) property in Andover to individuals for their fair market value;
3. amends prior conveyances in Greenwich, Griswold, Middletown, New Britain, New Haven and repeals a prior conveyance in Norwalk; and
4. requires (a) DOT to convey an easement to Danbury and (b) state agencies and the City of Middletown to grant a conservation easement to the Department of Environmental Protection (DEP).

EFFECTIVE DATE: Upon passage

NEW CONVEYANCES***Conveyances to Towns***

The bill requires the following conveyances from the agencies to the towns named for the purpose specified:

1. DEP to Ridgefield for recreational purposes (2.146 acres),
2. Connecticut National Guard to East Lyme for municipal purposes (3.29 acres),

3. Department of Correction to East Lyme for recreational purposes (8 acres),
4. DEP to Ansonia for municipal purposes (2.2 acres), and
5. DOT to South Windsor for economic development purposes (4.84 acres).

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.

Conveyances to Individuals

The bill conveys DOT property in Andover as follows:

1. two parcels (5.1 acres and 6.2 acres) to Carolyn J. Sheehan and Edward F. Sheehan,
2. 15 acres to Lawrence E. Green and Fay E. Green, and
3. 9.9 acres to John H. Yeomens.

These conveyances must be approved by SPRB and the recipients must pay the fair market value plus administrative costs of the conveyance.

CONVEYANCE AMENDMENTS AND REPEALER

The bill amends a 2007 land conveyance from the DOT that, under current law, must be conveyed to Derek Viel. The bill conveys the 0.06 acre parcel to the City of New Britain.

It conveys to the City of New Haven, rather than transferring to the Department of Mental Health and Addiction Services (DMHAS), 2.7 acres of property in New Haven. New Haven must use the property for economic development purposes; the designated use under the 2007 conveyance to DMHAS is for Connecticut Mental Health Center

parking. The conveyance to the city includes the typical conditions that it be made for administrative costs, subject to the SPRB's approval, and includes the reversion requirement.

The bill adds the improvements that are on four parcels of land that the Department of Children and Families (DCF) conveyed to Middletown in 1999. Under the bill, the land and the improvements are still to be used for municipal purposes or the property and the improvements revert to the state.

The bill substitutes municipal purposes for open space as the required use for 0.49 acres of Department of Public Works property conveyed in 1998 to Greenwich. It deletes from the reversion clause a requirement in a 2007 conveyance from DEP to Griswold that it develop recreational fields within five years of the conveyance.

The bill repeals a 2008 requirement that DOT convey 6.8 acres in Norwalk to the Building and Land Technology, Inc. for the fair market value of the property plus the administrative costs of the conveyance.

EASEMENTS

The bill requires DOT to convey to Danbury, for the fair market value of a defined trail corridor, a permanent easement over DOT land for the creation of the Ives Trail and Greenway.

The bill requires DMHAS, DCF, the City of Middletown, and Middlesex Community College to grant conservation easements to DEP over certain parcels of land for preserving reservoirs, watershed, aquifers, and other water supply lands on or around the Connecticut Valley Hospital.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 15 Nay 0 (03/30/2009)