



House of Representatives

General Assembly

File No. 638

January Session, 2013

Substitute House Bill No. 6672

House of Representatives, April 24, 2013

The Committee on Government Administration and Elections reported through REP. JUTILA of the 37th 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 2 of special act 11-16 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 the town of
5 Wethersfield two parcels of land located in the town of Wethersfield,
6 at a cost equal to the administrative costs of making such conveyance.
7 Said parcels of land have an area of approximately .36 acre and .0006
8 acre respectively, and are identified on the following maps
9 "Compilation Plan Town of Wethersfield, Map showing land released
10 to the Town of Wethersfield by the State of Connecticut Department of
11 Transportation, Maple Street (Route 3) at Spring Street and
12 Middletown Avenue, January 2010, Town 159, Project No. 159-17,
13 Serial No. 4A" and "Town of Wethersfield, Map showing land acquired

14 from Morningside Village Association by State of Connecticut
15 Department of Transportation for Spring Street Relocation, July 1998,
16 Town 159, Project No. 159-176, Serial No. 1". The conveyance shall be
17 subject to the approval of the State Properties Review Board.

18 [(b) The town of Wethersfield shall use said parcels of land for
19 municipal purposes. If the town of Wethersfield, in the case of either
20 parcel:

21 (1) Does not use said parcel for said purposes;
22 (2) Does not retain ownership of all of said parcel; or
23 (3) Leases all or any portion of said parcel, the parcel shall revert to
24 the state of Connecticut.]

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

36 Sec. 2. Section 149 of public act 12-2 of the June 12 special session is
37 repealed and the following is substituted in lieu thereof (*Effective from*
38 *passage*):

39 (a) Notwithstanding any provision of the general statutes, the
40 Commissioner of Transportation shall convey to the town of Tolland a
41 parcel of land located in the town of Tolland, at a cost equal to the
42 administrative costs of making such conveyance. Said parcel of land
43 has an area of approximately 3.2 acres, is identified as a portion of Lot
44 142-61-5 on a map entitled "Connecticut Department of Transportation
45 Right of Way Map Town of Tolland Interstate 84 From the Vernon

46 Town Line Easterly to Cathole Road, Map No. 142-07, sheet No. 9 of
47 11, dated February 4, 1994", and surrounds the parcel required to be
48 conveyed by the state pursuant to section 6 of special act 11-16. The
49 conveyance shall be subject to the approval of the State Properties
50 Review Board.

51 (b) The town of Tolland shall use said parcel of land for economic
52 development purposes. If the town of Tolland [:]

53 [(1) Does not use said parcel for said purposes;

54 (2) Does not retain ownership of all of said parcel; or

55 (3) Leases all or any portion of said parcel,] does not use said parcel
56 for said purposes, the parcel shall revert to the state of Connecticut.

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

68 Sec. 3. Section 9 of special act 08-8, as amended by section 148 of
69 public act 12-2 of the June 12 special session, is repealed and the
70 following is substituted in lieu thereof (*Effective from passage*):

71 (a) Notwithstanding any provision of the general statutes, the
72 Commissioner of Transportation shall convey to Regional Refuse
73 Disposal District One parcels of land located in the towns of
74 Barkhamsted and New Hartford, at a cost equal to the administrative
75 costs of making such conveyance. Said parcels of land have an area of
76 approximately 3.2 acres and are identified as See Assessor in Block 18

77 of town of Barkhamsted Tax Assessor's Map 49 and Lot 41 in Block 41
78 of town of New Hartford Tax Assessor's Map 32. The conveyance shall
79 be subject to the approval of the State Properties Review Board.

80 (b) Regional Refuse Disposal District One shall use said parcels of
81 land for economic development purposes. If the Regional Refuse
82 Disposal District One:

83 (1) Does not use said parcels for said purposes;

84 (2) Does not retain ownership of all of said parcels; [other than an
85 exchange as described in subsection (c) of this section;] or

86 (3) Leases all or any portion of said parcels, the parcels shall revert
87 to the state of Connecticut.

88 [(c) Regional Refuse Disposal District One may exchange a portion
89 of said parcels with property owned by abutting property owners for
90 purposes of constructing a water well line on such abutting property.
91 Such exchange shall not be deemed to violate the restriction on
92 ownership of said parcels described in subsection (b) of this section.]

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

104 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
105 the general statutes, the Commissioner of Transportation shall convey
106 to the city of New Britain a parcel of land consisting of approximately
107 15.5 acres located in the town of Newington in exchange for (1) a

108 parcel of land totaling approximately 68 acres located in the city of
109 New Britain, (2) approximately 23 acres of a conservation easement to
110 the Commissioner of Energy and Environmental Protection, and (3)
111 the administrative costs incurred by the state in making such
112 exchange. The exchange of said parcels of land and easement shall be
113 made simultaneously and each in consideration of the other. The
114 parcel of land to be conveyed by the Commissioner of Transportation
115 in said exchange is identified as follows: All of that parcel of land
116 situated in the town of Newington, county of Hartford, containing
117 675,118 square feet or 15.498 acres, and more particularly depicted on a
118 plan entitled "Property/Boundary Survey, A Portion of Land of the
119 State of Connecticut between the Iwo Jima Memorial Expressway and
120 the Newington/New Britain Town line, Newington, Connecticut, Scale
121 1"= 80'; Dated December 13, 2012", prepared by BL Companies,
122 Meriden, CT and further described as follows:

123 Beginning at an iron pipe at the corner of land now or formerly city
124 of New Britain Parks Department and land now or formerly NB-BTMC
125 LLC, said pipe being on the division line of city of New Britain and
126 town of Newington, thence running through land now or formerly
127 state of Connecticut North 82°-15'-31" East a distance of 51.10 feet to
128 the westerly highway line of the Iwo Jima Memorial Expressway, also
129 known as State Route 9.

130 Thence along said highway line the following three courses and
131 distances: South 41°-34'-16" East a distance of 226.60 feet to a point;
132 South 37°-12'-37" East a distance of 577.07 feet to a CHD Monument;
133 along a curve to the right having a radius of 2790.03 feet, Arc length of
134 463.78 feet, included angle of 9°-31'-27", chord bearing of South 20°-32'-
135 47" East a distance of 463.25 feet to a point.

136 Thence running through land now or formerly state of Connecticut
137 the following three courses and distances: South 18°-26'-07" West a
138 distance of 420.92 feet to a point; South 24°-47'-449" West a distance of
139 293.20 feet to a point; South 82°-31'-01" West a distance of 228.37 feet to
140 a point on the division line of city of New Britain and town of

141 Newington, and land now or formerly city of New Britain Parks
142 Department.

143 Thence along said division line and land now or formerly city of
144 New Britain Parks Department the following two courses and
145 distances: North 7°-28'-59" West a distance of 655.01 feet to a town line
146 monument; North 7°-29'-03" West a distance 1111.29 feet to an iron
147 pipe and the point and place of beginning.

148 The parcel of land to be conveyed by the city of New Britain in said
149 exchange is identified as follows: "N/F Heirs of Jeanette R. Koczera
150 Map 14 Lot 2 Volume 2038 Page 311 Area=68.9 ± Acres" on a map
151 entitled "Land of Heirs of Jeanette R. Koczera, Cedar Road Newington,
152 CT, BL Companies 355 Research Parkway, Meriden, CT 06450, Scale
153 1"= 200', dated 3/23/2012, Title Compilation Plan, Sheet No. BS-4,
154 drawn by surveyor Michael J. Garon".

155 The city of New Britain shall grant a permanent conservation
156 easement to the Commissioner of Energy and Environmental
157 Protection to preserve the following parcels in perpetuity in their
158 natural, scenic and open condition for the protection of natural
159 resources while allowing for recreation consistent with such
160 protection. The parcels that shall be subject to such conservation
161 easement in said exchange are described as follows:

162 (A) "N/F City of New Britain Parks Department, 131 Barbour Road,
163 Vol. 285 Pg. 285, Area =4.15± Acres or 181,000± Sq. Ft." on a map
164 entitled "Land of City of New Britain Parks Department, 131 Barbour
165 Road, New Britain, Connecticut, BL Companies 355 Research Parkway,
166 Meriden, CT 06450, Scale 1"= 50', dated 12/12/2012, Title Compilation
167 Plan, Sheet No. BS-6, drawn by surveyor Robert H. Roper".

168 (B) "N/F City of New Britain, 159 Sunnyslope Drive, Vol. 1297 Pg.
169 1015, Area=6.34± Acres or 275,000± Sq. Ft" on a map entitled "Land of
170 City of New Britain, 159 Sunnyslope Drive, New Britain, Connecticut,
171 BL Companies 355 Research Parkway, Meriden, CT 06450, Scale 1"=
172 50', dated 12/12/2012, Title Compilation Plan, Sheet No. BS-7, drawn

173 by surveyor Robert H. Roper".

174 (C) "N/F City of New Britain Parks Department, A Portion of
175 Stanley Park Golf Course, Vol. 214 Pg. 473, Area=7.15± Acres and
176 312,000± Sq. Ft" on a map entitled "Land of City of New Britain Parks
177 Department, Stanley Golf Course, New Britain, Connecticut, BL
178 Companies 355 Research Parkway, Meriden, CT 06450, Scale 1"= 50',
179 dated 12/14/2012, Title Compilation Plan, Sheet No. BS-8, drawn by
180 surveyor Robert H. Roper".

181 (D) "N/F City of New Britain Parks Department, A Portion of
182 Stanley Park Golf Course, Area=2.47± Acres or 107,000± Sq. Ft" on a
183 map entitled "Land of City of New Britain Parks Department, Stanley
184 Golf Course, New Britain, Connecticut, BL Companies 355 Research
185 Parkway, Meriden, CT 06450, Scale 1"= 40', dated 12/06/2012, Title
186 Compilation Plan, Sheet No. BS-9, drawn by surveyor Robert H.
187 Roper".

188 (E) "N/F City of New Britain Parks Department, A Portion of
189 Stanley Park Golf Course, Area=3.46± Acres or 151,000± Sq. Ft" on a
190 map entitled "Land of City of New Britain Parks Department, Stanley
191 Golf Course, New Britain, Connecticut, BL Companies 355 Research
192 Parkway, Meriden, CT 06450, Scale 1"= 40', dated 12/06/2012, Title
193 Compilation Plan, Sheet No. BS-10, drawn by surveyor Robert H.
194 Roper".

195 The exchange of said parcels of land and easement shall be subject
196 to the approval of the State Properties Review Board.

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

205 responsibility for all other incidents of such conveyance.

206 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
207 the general statutes, the Commissioner of Transportation shall convey
208 to the city of New Britain a parcel of land located in the city of New
209 Britain, at a cost equal to the fair market value of the property, as
210 determined by the average of the appraisals of two independent
211 appraisers selected by the commissioner, plus the administrative costs
212 of making such conveyance. Said parcel of land has an area of
213 approximately .65 acre and is identified as "Proposed Economic
214 Development Parcel to the City of New Britain 28,250± SQ.FT.(0.65 ±
215 ACRES)" on a map entitled "Map Showing Land of the State of CT to
216 be Conveyed to the City of New Britain East Main St. New Britain, CT
217 dated March 14, 2013, Scale 1"=100', Sheet 1 of 1, City of New Britain,
218 Department of Public Works, 27 West Main Street, New Britain,
219 Connecticut prepared by Michael J. Caruso III, L.S". The conveyance
220 shall be subject to the approval of the State Properties Review Board.

221 (b) The State Properties Review Board shall complete its review of
222 the conveyance of said parcel of land not later than thirty days after it
223 receives a proposed agreement from the Department of
224 Transportation. The land shall remain under the care and control of
225 said department until a conveyance is made in accordance with the
226 provisions of this section. The State Treasurer shall execute and deliver
227 any deed or instrument necessary for a conveyance under this section.
228 The Commissioner of Transportation shall have the sole responsibility
229 for all other incidents of such conveyance.

230 Sec. 6. (*Effective from passage*) Notwithstanding any provision of the
231 general statutes, the Department of Mental Health and Addiction
232 Services shall grant to the Department of Energy and Environmental
233 Protection conservation easements over certain parcels of land that are
234 the subject of the "Land Title Report, Southerly Watershed Properties,
235 Connecticut Valley Hospital 1866-2007", as prepared by Attorney John
236 E. Hudson. Such easements shall be granted for the purpose of
237 permanently preserving for conservation the reservoirs and their

238 watersheds located on lands comprising the Connecticut Valley
239 Hospital water supply system in the city of Middletown. No provision
240 of this easement shall prevent the Department of Mental Health and
241 Addiction Services or its successor from using said parcels for any
242 activity related to the water supply of the Connecticut Valley Hospital
243 in the city of Middletown or from taking such steps as the Department
244 of Mental Health and Addiction Services deems necessary to limit
245 access in order to protect the integrity of the water supply.

246 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
247 the general statutes, the Commissioner of Administrative Services, on
248 behalf of the Commissioner of Education, shall convey to the city of
249 Stamford a parcel of land and any improvements upon said parcel
250 located in the city of Stamford, at a cost equal to the administrative
251 costs of making such conveyance. Said parcel of land has an area of
252 approximately 6.6 acres and is identified as a portion of the 18.6-acre
253 area parcel located in Lot 3 Block 242 of Stamford Tax Assessor's Map
254 114 and contains the Cubeta Stadium. Said parcel is further identified
255 as the parcel depicted on a map entitled "J.M. Wright Technical School,
256 Stamford, Conn., Revised Location of Baseball Diamond and
257 Bleachers, Drawing No. 156-506, dated May 15, 1958, prepared by
258 Francis L. Mayer, Architect". The conveyance shall be subject to the
259 approval of the State Properties Review Board.

260 (b) The city of Stamford shall use said parcel of land and any
261 improvement upon said parcel for recreational purposes. If the city of
262 Stamford:

- 263 (1) Does not use said parcel or improvement for said purposes;
264 (2) Does not retain ownership of all of said parcel or improvement;
265 or
266 (3) Leases all or any portion of said parcel, the parcel shall revert to
267 the state of Connecticut.

268 (c) The State Properties Review Board shall complete its review of
269 the conveyance of said parcel of land not later than thirty days after it
270 receives a proposed agreement from the Department of Administrative

271 Services. The land shall remain under the care and control of said
272 department until a conveyance is made in accordance with the
273 provisions of this section. The State Treasurer shall execute and deliver
274 any deed or instrument necessary for a conveyance under this section,
275 which deed or instrument shall include provisions to carry out the
276 purposes of subsection (b) of this section. The Commissioner of
277 Administrative Services shall have the sole responsibility for all other
278 incidents of such conveyance.

279 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
280 the general statutes, the Commissioner of Administrative Services, on
281 behalf of the Commissioner of Developmental Services, shall convey to
282 the town of Southbury a parcel of land located in the town of
283 Southbury, at a cost equal to the administrative costs of making such
284 conveyance. Said parcel of land has an area of approximately 45 acres
285 and is identified as a portion of the parcel of land containing the
286 Southbury Training School and identified as Lot 83 Block 17 on
287 Southbury Tax Assessor's Map 16. The conveyance shall be subject to
288 the approval of the State Properties Review Board.

289 (b) The town of Southbury shall use said parcel of land for housing
290 purposes. If the town of Southbury:

- 291 (1) Does not use said parcel for said purposes;
292 (2) Does not retain ownership of all of said parcel; or
293 (3) Leases all or any portion of said parcel, the parcel shall revert to
294 the state of Connecticut.

295 (c) The State Properties Review Board shall complete its review of
296 the conveyance of said parcel of land not later than thirty days after it
297 receives a proposed agreement from the Department of Administrative
298 Services. The land shall remain under the care and control of said
299 department until a conveyance is made in accordance with the
300 provisions of this section. The State Treasurer shall execute and deliver
301 any deed or instrument necessary for a conveyance under this section,
302 which deed or instrument shall include provisions to carry out the
303 purposes of subsection (b) of this section. The Commissioner of

304 Administrative Services shall have the sole responsibility for all other
305 incidents of such conveyance.

306 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
307 the general statutes, the Commissioner of Energy and Environmental
308 Protection shall convey to the town of Canton a parcel of land located
309 in the town of Canton, at a cost equal to the administrative costs of
310 making such conveyance. Said parcel of land has an area of
311 approximately 1.5 acres and is identified as a portion of the parcel
312 described in a deed recorded in Volume 232 at pages 1040 and 1041 of
313 the town of Canton Land Records, and a portion of Lot 34700040 on
314 Canton Tax Assessor's Map 32. The conveyance shall be subject to the
315 approval of the State Properties Review Board.

316 (b) Said parcel of land shall be conveyed subject to a pole and guy
317 easement in favor of the American Telephone and Telegraph Company
318 recorded December 10, 1902, in Volume 67 at page 714 of the town of
319 Canton Land Records.

320 (c) The town of Canton shall use said parcel of land for municipal
321 purposes, including to relocate Lawton Road to accommodate the
322 extension of the Farmington River Rail Trail. If the town of Canton:

- 323 (1) Does not use said parcel for said purposes;
324 (2) Does not retain ownership of all of said parcel; or
325 (3) Leases all or any portion of said parcel, the parcel shall revert to
326 the state of Connecticut.

327 (d) The State Properties Review Board shall complete its review of
328 the conveyance of said parcel of land not later than thirty days after it
329 receives a proposed agreement from the Department of Energy and
330 Environmental Protection. The land shall remain under the care and
331 control of said department until a conveyance is made in accordance
332 with the provisions of this section. The State Treasurer shall execute
333 and deliver any deed or instrument necessary for a conveyance under
334 this section, which deed or instrument shall include provisions to carry
335 out the purposes of subsections (b) and (c) of this section. The

336 Commissioner of Energy and Environmental shall have the sole
337 responsibility for all other incidents of such conveyance.

338 Sec. 10. Section 8 of special act 11-16 is repealed. (*Effective from*
339 *passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 11-16Section 2
Sec. 2	<i>from passage</i>	PA 12-2 of the June 12 Sp. Sess.Section 149
Sec. 3	<i>from passage</i>	SA 08-8Section 9
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>	Repealer section

Statement of Legislative Commissioners:

In the first sentence of section 4(a), "to the Commissioner of Energy and Environmental Protection" was added for clarity and consistency and "incurred by the state in making such exchange" was substituted for "of making such conveyance" for accuracy.

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 14 \$	FY 15 \$
Dept. of Administrative Services; Department of Energy and Environmental Protection	GF - Loss of Asset Value	8.7 million	None
Treasurer; Admin. Serv., Dept. (State Properties Review Board)	GF - Cost	Less than 1,000	None
Department of Transportation	TF - Revenue Gain	155,000	None

Municipal Impact:

Municipalities	Effect	FY 14 \$	FY 15 \$
Canton; Southbury; Stamford	Gain of Asset Value	8.7 million	None
New Britain	Cost	155,000	None

Explanation

The bill has the following fiscal impact:

1. A Transportation Fund revenue gain of approximately \$155,000 from the sale of a property in New Britain at fair market value;
2. A General Fund loss of asset value of approximately \$8.7 million from the transfer of properties to Stamford, Southbury and Canton;
3. 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;
4. There is no fiscal impact to the General Fund related to payments-in-lieu-of-taxes (PILOT) on state-owned property

because the appropriation is insufficient to fully fund the grants and all payments are reduced on a pro rata basis.

5. 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.

The municipal impact for the towns listed in the table below is:

1. A total gain in asset value of approximately \$8.7 million to Stamford, Southbury and Canton;
2. A cost of approximately \$155,000 to New Britain.
3. A revenue loss for PILOT payments on state-owned property to the degree that the parcels are eligible for PILOT. It should be noted that PILOT payments are made in arrears so this transfer of land would be reflected on the 2013 Grand List and would be reimbursed by the state in FY 16.

Further Explanation

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 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>
<u>General Fund Loss of Asset Value</u>					
7	DAS	Stamford	6.6	\$5,700,000	recreational purposes
8	DAS	Southbury	45.0	\$3,000,000	housing

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>
9	DEEP	Canton	1.5	\$6,600	municipal purposes
			Total	\$8,706,600	
<u>Transportation Fund Revenue Gain</u>					
5	DOT	New Britain	0.65	\$155,000	None

Table 2: Changes to Prior Conveyances				
<u>Sec.</u>	<u>From</u>	<u>To</u>	<u>Act/Sec.</u>	<u>Provision</u>
1	DOT	Wethersfield	SA 11-16, Sec. 2	Removes the use restriction
2	DOT	Tolland	PA 12-2, Sec. 149	Changes the use restriction
3	DOT	Regional Refuse Disposal District One, Barkhamsted & New Hartford	SA 08-8, Sec. 9	Eliminates the exchange provision

Table 3: Other Provisions	
<u>Sec.</u>	<u>Provision</u>
4	DOT is required to exchange 15.5 acres in Newington for: (1) 68 acres in New Britain, (2) 23 acres of conservation easement for DEEP and (3) the administrative costs of making the transfers.
6	DMHAS is required to grant a conservation easement to DEEP related to protecting reservoirs and watersheds located on the Connecticut Valley Hospital property.
15	The exchange of 17.4 acres state-owned property for approx. 87.7 acres between DEEP and Riverhouse Properties, LLC is repealed.

The Out Years

State Impact: None

Municipal Impact: The minimal revenue loss of PILOT payments noted above would continue into the future.

Sources: Office of Policy and Management

OLR Bill Analysis**sHB 6672****AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.****SUMMARY:**

This bill:

1. authorizes conveyances of state property to the towns of Canton, New Britain, Southbury, and Stamford;
2. amends prior conveyances in Tolland, Wethersfield, and Barkhamsted and New Hartford;
3. authorizes a land exchange in New Britain and Newington;
4. grants a conservation easement in Middletown; and
5. repeals a land exchange authorization in Haddam.

EFFECTIVE DATE: Upon passage

§§ 5, 7-9 — NEW CONVEYANCES

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

1. the Department of Transportation (DOT) to New Britain (.65 acre for fair market value, as determined by the average appraisals of two independent appraisers chosen by the commissioner, plus administrative costs);
2. the Department of Administrative Services (DAS), on behalf of the State Department of Education, to Stamford for recreation (6.6 acres, including improvements, for the conveyance's administrative costs);

3. DAS, on behalf of the Department of Developmental Services, to Southbury for housing (45 acres for administrative costs); and
4. the Department of Energy and Environmental Protection (DEEP) to Canton for municipal purposes, including relocating Lawton Road to accommodate the extension of the Farmington River Rail Trail (1.5 acres for administrative costs).

Each conveyance must be approved by the State Properties Review Board within 30 days. Conveyances with a specified purpose revert to the state if the recipient sells, leases, or uses the parcel for any purpose other than that specified in the bill. The bill specifies that the Canton parcel must be conveyed subject to a pole and guy easement in favor of AT&T.

§§ 1-3 — AMENDED CONVEYANCES

The bill amends a 2011 conveyance of two parcels totaling .3606 acre from DOT to Wethersfield to allow the town to use the parcels for any purpose. The parcels' use is currently limited to municipal purposes. The bill makes a conforming change by removing a requirement that the parcels revert to the state if the town does not use them for municipal purposes.

The bill also amends a 2012 conveyance of a 3.2 acre parcel from DOT to Tolland to allow the town to sell or lease the parcel. Currently, the parcel reverts to the state if the town leases or sells it. As under existing law, the parcel must be used for economic development purposes.

The bill repeals a 2012 amendment to a 2008 conveyance of a 3.2 acre parcel in Barkhamsted and New Hartford from DOT to Regional Refuse Disposal District One. The 2012 amendment allowed the district to exchange a portion of the parcel with abutting property owners to construct a water well line on the abutting property. The conveyance's provisions require the property to be used for economic development and prohibit the district from selling, leasing, or, except as provided in the 2012 amendment, exchanging the property.

§ 4 — LAND EXCHANGE

The bill authorizes a land exchange between DOT and New Britain, under which DOT must convey to New Britain a 15.5 acre parcel located in Newington in exchange for a 68 acre parcel in New Britain and the conveyance's administrative costs. Additionally, the bill requires that New Britain grant DEEP a permanent conservation easement on parcels totaling approximately 23 acres in New Britain. The exchange and easement must be made simultaneously and in consideration of each other and are subject to SPRB approval.

§ 6 — CONSERVATION EASEMENT

The bill requires the Department of Mental Health and Addiction Services (DMHAS) to grant DEEP a conservation easement over certain parcels in Middletown. The easement must be for the purpose of preserving for conservation reservoirs and watersheds located on the land comprising Connecticut Valley Hospital's (CVH) watershed. It specifies that the easement cannot prevent DMHAS from (1) using the parcels for any activity relating to CVH's water supply or (2) taking any steps it deems necessary to limit access to protect the water supply's integrity.

§ 10 — REPEALED LAND EXCHANGE AUTHORIZATION

The bill repeals a 2011 special act provision (SA 11-16) that required DEEP and Riverhouse Properties, LLC to enter into an agreement to exchange parcels of land in Haddam or other consideration of approximately equal value. The special act required DEEP to convey a 17.4-acre parcel to Riverhouse in exchange for land or other consideration which must include an 87.7-acre parcel owned by Riverhouse.

The 2011 provision also required (1) the specific description of land or other consideration conveyed to be established by mutual agreement and (2) DEEP and Riverhouse to make all reasonable efforts to reach the agreement by December 31, 2011. The parties have not reached agreement.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 14 Nay 0 (04/05/2013)