AN ACT CONVEYING CERTAIN PARCELS OF STATE LAND AND REQUIRING A STUDY OF CERTAIN STATE REAL PROPERTY.

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

Section 1. *(Effective from passage)* (a) Notwithstanding any provision of the general statutes, the chairperson of the Board of Regents for Higher Education shall convey to the town of Manchester a parcel of land located in the town of Manchester, at no cost. Said parcel of land has an area of approximately .314 acre and is identified as a portion of Lot 60 Block 470 of Manchester Tax Assessor's Map 34, located on the easterly side of Hillstown Road in Manchester, a portion of the Manchester Community Technical College and shown as "Taking Area, Area=13682 SQ. FT.=0.314 acres" on a map entitled "Property Survey, Town of Manchester, Map Showing Land Acquired from the State of Connecticut by the Town of Manchester, Hillstown Road, Manchester, Connecticut, Job Number 96593A11, Phase 8000, Date 7/24/1998, Sheet No. 1 of 1... Scale 1"=40', Fuss & O'Neill, Inc. Consulting Engineers." The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Manchester shall use said parcel of land for highway and traffic purposes. If the town of Manchester:

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

the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Board of Regents for Higher Education. The land shall remain under the care and control of said board until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The chairperson of the Board of Regents for Higher Education shall have the sole responsibility for all other incidents of such conveyance.

Sec. 2. Section 5 of special act 13-23 is amended to read as follows (Effective from passage):

(a) Notwithstanding any provision of the general statutes, not earlier than October 1, 2014, the Commissioner of Administrative Services, on behalf of the Commissioner of Developmental Services, upon certification of the Commissioner of Developmental Services that the parcel is no longer needed for residential purposes, shall convey to the town of Southbury a parcel of land located in the town of Southbury, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 45 acres and is identified as a portion of the parcel of land containing the Southbury Training School Personnel Village east of South Britain Road. The Commissioner of Developmental Services shall identify said parcel upon completion of a Class A-2 horizontal survey paid for and completed by the town of Southbury. The conveyance shall be subject to the approval of the State Properties Review Board.

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

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

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

(3) Leases all or any portion of said parcel, provided this restriction shall not apply to a lease to a nonprofit organization for senior housing purposes or a sublease pursuant to subsection (c) of this section, the parcel shall revert to the state of Connecticut.

(c) The nonprofit organization that enters into a lease in accordance with subdivision (3) of subsection (b) of this section may enter into a sublease with another entity formed for the development, construction and management of low-income senior housing if such sublease is entered into for purposes of enabling state financing or the allocation of federal tax credits and subsequent investment, such as Low Income Housing Tax Credits pursuant to Section 42 of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as amended from time to time.

[(c)] (d) One hundred and twenty days prior to the transfer, the town of Southbury shall conduct an environmental impact evaluation in accordance with part I of chapter 439 of the general statutes of said parcel. The town shall pay all costs and fees associated with conducting such evaluation. Prior to the transfer of the property, the town shall submit such evaluation to the Secretary of the Office of Policy and Management. Based upon a review of the environmental impact evaluation by the secretary, additional terms and conditions or adjustment to the deed or other instrument may be required by the secretary or the secretary, in the secretary's sole discretion, may terminate the proposed transfer.

[(d)] (e) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after
it receives a proposed agreement from the Department of Administrative Services. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsections (b) [and (c)] to (d), inclusive, of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 3. (Effective from passage) The Commissioner of Administrative Services, in consultation with the Secretary of the Office of Policy and Management and the Commissioner of Developmental Services, shall conduct a study evaluating any real property owned by the state in the town of Glastonbury that is zoned for residential use by local zoning authorities but is located in a zone authorized to contain commercial structures, as authorized by the town. Upon the completion of the study, the Commissioner of Administrative Services shall submit a report, in accordance with the provisions of section 11-4a of the general statutes, to the joint standing committee of the General Assembly having cognizance of matters relating to government administration and any other joint standing committee of the General Assembly having cognizance of each state agency owning any such property. Such report may recommend transferring any such property and any legislation necessary to expedite the approval process for any such proposed transfer under state and local authority.

Sec. 4. (Effective from passage) (a) (1) Notwithstanding any provision of the general statutes, the Commissioner of Mental Health and Addiction Services shall convey to the city of Middletown a parcel of land located in the city of Middletown and any improvements on said parcel, for the sum of one dollar. Said parcel of land has an area of approximately 3.38 acres and is identified as a portion of the parcel containing the Connecticut Valley Hospital and contains the Mary Shepherd Home.
(2) The parcel is further described as follows: Beginning at an iron pin in the northwesterly property line herein described and the southerly property line of land of the state of Connecticut and at a point along the easterly street line of Eastern Drive, thence southerly on a bearing of South 11 degrees, 54 minutes, 38 seconds East, a distance of 199.99 feet along said street line to an iron pin, thence running southeasterly on a curve to the left having a radius of 391.01 feet a distance of 138.93 feet to an iron pin, thence southeasterly along street line on a bearing of South 29 degrees, 39 minutes, 46 seconds East, a distance of 79.59 feet to an iron pin thence running on a curve to the left of radius 24.59 feet a distance of 38.84 feet to an iron pin on the northerly street line of Bow Lane thence running on a curve to the right having a radius of 1234.96 feet a distance of 197.33 feet along said street line to an iron pin thence running northeasterly on a bearing of North 22 degrees, 10 minutes, 23 seconds East, a distance of 50.40 feet to an iron pin on the westerly side of Harvey Drive thence running northeasterly on a bearing of North 13 degrees, 53 minutes, 26 seconds East, a distance of 92.82 feet to an iron pin thence running northwesterly on a curve to the left of radius 428.21 feet a distance of 186.36 feet to an iron pin thence running northwesterly on a bearing of North 14 degrees, 11 minutes, 28 seconds West, a distance of 144.86 feet to an iron pin on the southerly property line of the land of the state of Connecticut thence southwesterly along said line, a bearing of South 84 degrees, 17 minutes, 26 seconds West, a distance of 155.80 feet to an iron pin, thence running southwesterly on a bearing of South 13 degrees, 43 minutes, 7 seconds West, a distance of 57.40 feet to an iron pin, thence southwesterly on a bearing of South 31 degrees, 22 minutes, 50 seconds West, a distance of 48.51 feet to an iron pin thence southwesterly on a bearing of South 76 degrees, 48 minutes, 43 seconds West, a distance of 135.45 feet to the iron pin being the point of beginning.

(3) The conveyance shall be subject to the approval of the State Properties Review Board.
(b) The city of Middletown shall use said parcel of land for permanent supportive housing purposes. If the city of Middletown:

(1) Does not use said parcel or improvements for said purposes;

(2) Does not retain ownership of all of said parcel or improvements, other than a transfer to the successful respondent under subsection (c) of this section; or

(3) Leases all or any portion of said parcel or improvements, other than a lease to the successful respondent under subsection (c) of this section,

the parcel and improvements shall revert to the state of Connecticut.

(c) The city of Middletown may transfer or lease said parcel and the Mary Shepherd Home to the successful respondent of a request for proposals issued by the city to redevelop the Mary Shepherd Home into permanent supportive housing with a focus on veterans.

(d) The State Properties Review Board shall complete its review of the conveyance of said parcel of land and improvements not later than thirty days after it receives a proposed agreement from the Department of Mental Health and Addiction Services. The land and improvements shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsections (b) and (c) of this section. The Commissioner of Mental Health and Addiction Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 5. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall lease to the town of Greenwich for the Bruce Museum a parcel of land located in the town of Greenwich under terms to be negotiated by the
department and the town. Said parcel of land has an area of
approximately .35 acre and is identified as a twenty-five-foot-wide
parcel located between interstate 95 and the Bruce Museum in the
town of Greenwich, and a portion of Block 2 Lot 545 of Greenwich
Assessor’s Map 286 and is further described as the parcel of land
depicted on a map entitled "Property of the Town of Greenwich Bruce
Museum, Greenwich, CT, dated 7/26/90, revised 3/26/91, by SE
Miner & Co. Inc." The lease shall be subject to the approval of the State
Properties Review Board.

(b) The town of Greenwich shall use said parcel of land for open
space and public parking purposes for the Bruce Museum. If the town
of Greenwich:

(1) Does not use said parcel for said purposes; or

(2) Subleases all or any portion of said parcel,

the lease shall terminate and the parcel shall revert to the state of
Connecticut.

(c) The State Properties Review Board shall complete its review of
the lease of said parcel of land not later than thirty days after it
receives a proposed agreement from the Department of
Transportation. The land shall remain under the care and control of
said department until a lease is entered into in accordance with the
provisions of this section. The Commissioner of Transportation shall
have the sole responsibility for all other incidents of such lease.

Sec. 6. Section 150 of public act 12-2 of the June special session, as
amended by section 7 of special act 15-1 of the June special session, is
repealed and the following is substituted in lieu thereof (Effective from
passage):

(a) Notwithstanding any provision of the general statutes, the
Commissioner of Economic and Community Development shall
convey to the city of New Britain a parcel of land located in the city of
New Britain, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .32 acre and is identified as Lot 71 on New Britain Tax Assessor's Map B7B, and is described in a warranty deed dated February 29, 1996, and recorded in Volume 1217 at page 438 of the city of New Britain Land Records. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The city of New Britain shall use said parcel of land for economic development purposes. If the city of New Britain:

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

(2) Does not retain ownership of all of said parcel, except for a sale for economic development purposes; or

(3) Leases all or any portion of said parcel, except for a lease for economic development purposes,

the parcel shall revert to the state of Connecticut. Any sale or lease of said parcel in accordance with this section shall be for the fair market value of the property or lease of said property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner. Any funds received by the city of New Britain from a sale or lease of said parcel for economic development purposes shall be transferred to the State Treasurer for deposit in the [Special Transportation] General Fund.

(c) Said parcel of land shall be conveyed subject to an existing right of way of record referenced in the warranty deed described in subsection (a) of this section.

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

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**Statement of Legislative Commissioners:**
In Sec. 4(b) and (d), references to "improvements" were added for consistency with Subsec. (a).

**GAE** Joint Favorable Subst.