



Substitute House Bill No. 7278

Public Act No. 17-238

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS AND EASEMENTS OF STATE LAND, THE REDEVELOPMENT OF PROPERTY IN THE TOWN OF PRESTON AND A REQUIREMENT TO APPRAISE CERTAIN MUNICIPAL PROPERTY PRIOR TO SALE.

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

Section 1. Subsection (b) of section 9 of special act 15-1 of the June special session is amended to read as follows (*Effective from passage*):

(b) The town of East Hartford shall use said parcels of land for municipal or economic development purposes. If the town of East Hartford:

(1) Does not use any of said parcels for said purposes;

(2) Does not retain ownership of any of said parcels other than a sale for municipal or economic development purposes; or

(3) Leases all or any portion of any of said parcels other than a lease for municipal or economic development purposes,

the parcel at issue shall revert to the state of Connecticut. Any sale or lease of said parcels in accordance with this section shall be for the fair market value of the property or lease of said property, as determined

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by the average of the appraisals of two independent appraisers selected by the Commissioner of Transportation. Any funds received by the town of East Hartford from a sale or lease of said parcels in accordance with this [section] subsection shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

Sec. 2. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Fairfield a parcel of land located in the town of Fairfield, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 7.23 acres and is identified as 5695 Park Avenue, Lot 4 of town of Fairfield Tax Assessor's Map 14. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Fairfield shall use said parcel of land for recreational and open space purposes. If the town of Fairfield:

- (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 Department of Transportation. 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 subsection (b) of this section. The Commissioner of

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

Sec. 3. Section 3 of public act 95-127, as amended by section 16 of special act 97-20, is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes to the contrary, the [commissioner of public works] Commissioner of Administrative Services shall convey to the town of Killingly, subject to the approval of the State Properties Review Board and at a cost of one dollar, a parcel of land and the buildings on said parcel, which parcel is located in the town of Killingly, has an area of approximately 0.78 acres and is identified as the same parcel of land conveyed to the state of Connecticut by James M. Paine and recorded in the Killingly Land Records at Volume 66, Page 263 on July 16, 1909.

(b) The town of Killingly shall [determine how] use said parcel of land and buildings [shall be used] for economic development purposes. If said town does not retain ownership of said parcel or buildings, other than a sale for economic development purposes, the parcel and buildings shall revert to the state of Connecticut. The revenue generated by the parcel and buildings shall not exceed the cost to the town of Killingly of owning and maintaining [such] said parcel and buildings. In determining the cost, revenue lost to the town if the parcel and buildings are not operated by a private entity may be considered. Any sale of said parcel and buildings shall be for one hundred fifty thousand dollars. Any funds received by the town of Killingly from a sale in accordance with this subsection shall be transferred to the State Treasurer for deposit in the General Fund.

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

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[department of public works] Department of Administrative Services. The land and buildings 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 subsection (b) of this section, and the [commissioner of public works] Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Norwalk a parcel of land, located in the town of Norwalk, and any improvements located on said parcel, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately .251 acre and is described in a quit claim deed recorded on June 19, 2012, in Volume 7617 at page 167 of the town of Norwalk Land Records. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) 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 Transportation. 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. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance. Any funds received by said department from a sale of

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said parcel in accordance with this section shall be transferred to the Treasurer for deposit in the Special Transportation Fund.

Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Adjutant General of the Military Department shall convey to the town of Enfield two easements as follows: (1) A temporary easement on a parcel of land located in the town of Enfield until the completion of the town's roadway reconstruction project, for the sum of eight hundred fifty-one dollars, which easement has an area of approximately .195 acre and is identified as a rectangular-shaped parcel located approximately 700 feet east of the corner of King Street and Mullen Road in the town of Enfield, and (2) a permanent easement on a parcel of land located in the town of Enfield, at a cost equal to the administrative costs of making such conveyance. Said easement has an area of approximately 0.017 acres and is identified as a triangular-shaped parcel of land located at the corner of King Street and Mullen Road in the town of Enfield. The easements are a portion of the parcel identified as Lot 37 on town of Enfield Tax Assessor's Map 16. The conveyance of the easements shall be subject to the approval of the State Properties Review Board.

(b) The town of Enfield shall use said easements for purposes of upgrading the drainage system associated with the roadway reconstruction project. If the town of Enfield:

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

(2) Does not retain ownership of all or a portion of said easements;

or

(3) Leases all or any portion of said easements,

the easements shall revert to the state of Connecticut.

(c) Said easements shall be granted (1) subject to the right of the

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state to (A) pass and repass over and on said easements of land for the purpose of accessing lands of the state, and (B) place and maintain over, under and on said easements of land existing and future utilities, including, but not limited to, electrical, water, sanitary sewer, telecommunications and gas, and (2) subject to any rights and easements with regard to said easements of land that the state deems necessary to meet its governmental obligations.

(d) The State Properties Review Board shall complete its review of the conveyance of said easements of land not less than thirty days after it receives a proposed agreement from the Military Department.

Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven eleven parcels of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. Said parcels of land are identified as follows: (1) The first parcel has an area of approximately .45 acre and is identified as 41 Dwight Street at Lot 500 in Block 176 on city of New Haven Assessor's Map 298; (2) the second parcel has an area of approximately .088 acre and is identified as 999 Ella T Grasso Boulevard at Lot 3300 in Block 151 on city of New Haven Assessor's Map 342; (3) the third parcel has an area of approximately .45 acre and is identified as 283 Legion Avenue at Lot 2100 in Block 173 on city of New Haven Assessor's Map 314; (4) the fourth parcel has an area of approximately .13 acre and is identified as 786 Legion Avenue at Lot 100 in Block 151 on city of New Haven Assessor's Map 342; (5) the fifth parcel has an area of approximately 4.36 acres and is identified as 38 Miller Street at Lot 1000 in Block 165 on city of New Haven Assessor's Map 340; (6) the sixth parcel has an area of approximately .025 acre and is identified as 45 Miller Street at Lot 2700 in Block 166 on city of New Haven Assessor's Map 340; (7) the seventh parcel has an area of approximately .65 acre and is identified as 203 Orchard Street at Lot

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100 in Block 1290 on city of New Haven Assessor's Map 315; (8) the eighth parcel has an area of approximately .34 acre and is identified as 41 Sherman Avenue at Lot 100 in Block 1279 on city of New Haven Assessor's Map 314; (9) the ninth parcel has an area of approximately .15 acre and is identified as 7 Waverly Street at Lot 200 in Block 1292 on city of New Haven Assessor's Map 315; (10) the tenth parcel has an area of approximately .29 acre and is identified as Lot 1000 in Block 1279 on city of New Haven Assessor's Map 314, located on Fayette Street; and (11) the eleventh parcel has an area of approximately 1 acre and is identified as Lot 1500 in Block 173 on city of New Haven Assessor's Map 314, located on Orchard Street. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The city of New Haven shall use said parcels of land for open space purposes. If the city of New Haven:

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

the parcels shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcels 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 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 Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

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Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven a parcel of land located in the city of New Haven, at a cost equal to the fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately .58 acre and is identified as 25 Kendall Street at Lot 200 in Block 953 on city of New Haven Assessor's Map 69. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) 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 Transportation. 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. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance. Any funds received by said department from a sale of said parcel in accordance with this section shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven two parcels of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. The first parcel of land has an area of approximately .05 acre and is identified as 16 Rosette Street at Lot 2900 in Block 26 on city of New Haven Assessor's Map 266. The second parcel of land has an area of approximately .07 acre and is identified as 18 Rosette Street at Lot 2800 in Block 26 on city of New Haven Assessor's Map 266. The

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

(b) The city of New Haven shall use said parcels of land for open space purposes. If the city of New Haven:

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

the parcels shall revert to the state of Connecticut.

(c) The Commissioner of Transportation shall retain an easement for rail access for safety purposes on the parcels of land to be conveyed by the commissioner, which shall total approximately twenty feet.

(d) The State Properties Review Board shall complete its review of the conveyance of said parcels 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 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 Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven a parcel of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .195 acre

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and is identified as 195 Derby Avenue at Lot 2000 in Block 208 on city of New Haven Assessor's Map 338. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The city of New Haven shall use said parcel of land for open space purposes. If the city of New Haven:

- (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 Department of Transportation. 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 subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 10. Section 3 of special act 93-23, as amended by section 12 of special act 01-6, is amended to read as follows (*Effective from passage*):

(a) Notwithstanding the provisions of the general statutes or any special act or section 3 of public act 88-267, the Connecticut Housing Authority shall convey to the Bridgeport housing authority the following properties: (1) The Beardsley Terrace Apartments and Beardsley Terrace Apartments Extension, Bridgeport, and (2) the

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Pequonock Gardens Project, Bridgeport. [The] Except as provided in subsection (e) of this section, the conveyance of such properties shall be subject to the condition that such properties continue to be used by the Bridgeport housing authority for the purpose of providing housing for persons and families of low and moderate income.

(b) Notwithstanding the provisions of the general statutes or any special act or section 3 of public act 88-267, the Connecticut Housing Authority shall convey to a municipal housing authority the following properties: (1) 1190 Blue Hills Avenue, Bloomfield; (2) 1192 Blue Hills Avenue, Bloomfield; (3) 1194 Blue Hills Avenue, Bloomfield; (4) 1196 Blue Hills Avenue, Bloomfield; (5) 142 Tunxis Avenue, Bloomfield; (6) 28 Daniel Boulevard, Bloomfield; (7) 9 Glenwood Avenue, Bloomfield; (8) 420 Park Avenue, Bloomfield; (9) 422 Park Avenue, Bloomfield; (10) 43 Marguerite Avenue, Bloomfield; (11) 49 Marguerite Avenue, Bloomfield; (12) 35 Brookdale Avenue, Bloomfield; (13) 10 Taft Avenue, Bloomfield; (14) 12 Taft Avenue, Bloomfield; (15) 14 Taft Avenue, Bloomfield. [The] Except as provided in subsection (f) of this section, the conveyance of such properties shall be subject to the condition that such properties continue to be used by the municipal housing authority for the purpose of providing housing for persons and families of low and moderate income.

(c) Notwithstanding the provisions of the general statutes or any special act or section 3 of public act 88-267, the Connecticut Housing Authority shall convey to the Bridgeport housing authority the structure located at 82-102 Smith Street in the city of Bridgeport. [The] Except as provided in subsection (e) of this section, the conveyance of such structure shall be subject to the condition that such structure continue to be used by the Bridgeport housing authority for the purpose of providing housing for persons and families of low and moderate income.

(d) [If] Except as provided in subsections (e) and (f) of this section, if

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any property or structure described in subsections (a), (b) and (c) of this section is not used for the purpose of providing housing for persons and families of low and moderate income, said property or structure shall revert to the state.

(e) Notwithstanding the provisions of subsections (a) and (c) of this section, the Pequonock Gardens Project, Bridgeport, shall not revert to the state upon the closing and demolition of said project. If, after the demolition of said project, the net revenue from the sale or lease of the property on which the project has been located is not used by the Bridgeport housing authority for the purpose of providing housing for persons and families of low and moderate income, said property shall revert to the state.

(f) (1) Notwithstanding the provisions of section 3 of public act 88-267, the town of Bloomfield shall have, and shall be deemed to have had, full authority to convey the properties described in subdivisions (3) and (6) of subsection (b) of this section for any purpose and the deeds to such properties shall reflect the removal of any previously recorded use restrictions on said properties.

(2) The town of Bloomfield shall purchase property, comparable to that described in subdivisions (3) and (6) of subsection (b) of this section, for use as affordable housing. If at any time such purchased property is not used for said purpose, such property shall be conveyed to the state. Any deed for such purchased property shall include provisions to carry out the requirements of this section. The town of Bloomfield shall provide a copy of such deed to the Commissioner of Housing.

(3) If the town of Bloomfield fails to meet the requirements set forth in subdivision (2) of this subsection by January 1, 2018, the town of Bloomfield shall place in an escrow account an amount equal to the greater of either (A) the current fair market value of the properties

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described in subdivisions (3) and (6) of subsection (b) of this section, or (B) the fair market value of the properties described in subdivisions (3) and (6) of subsection (b) of this section as of June 13, 1993.

(4) If the town of Bloomfield fails to meet the requirements set forth in subdivision (2) of this subsection by January 1, 2019, the moneys placed in an escrow account in accordance with subdivision (3) of this subsection shall be transferred to the Commissioner of Housing for purposes of a grant-in-aid to an agency designated by the Commissioner of Housing, to be used to acquire or create housing for persons or families of moderate income. Upon the transfer of said funds, the requirements set forth in subdivision (2) of this subsection shall be deemed to have been met.

[(f)] (g) The properties and structures described in subsections (a), (b) and (c) of this section shall remain under the care and control of the Connecticut Housing Authority until a conveyance is made in accordance with this section. The state treasurer shall execute and deliver any deed, instrument or amendment thereto necessary for any conveyance under this section and the Connecticut Housing Authority shall have the sole responsibility for all other incidents for any such conveyance.

Sec. 11. Section 28 of public act 05-279 is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of [Public Works] Administrative Services shall convey to the town of Haddam [four] five parcels of land and an easement, all located in the town of Haddam, at a cost equal to the administrative costs of making such conveyance. Said parcels of land and easement are identified as the following lots and parcels on the town of Haddam Tax Assessor's map: (1) Lot 51, having an area of approximately 17 acres, (2) lot 51.1, having an area of approximately 27.5 acres, (3) lot

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51.2, having an area of approximately 4.2 acres, [and] (4) lot 51.3, having an area of approximately 2.3 acres, and (5) (A) a portion of parcel 1-RR, having an area of approximately .6 acre, identified as "Parcel 1. Area=26,000 Sq. Ft. ±" on a map entitled "New York, New Haven & Hartford Railroad, Office of Engineer -- Real Estate, Haddam, Conn., Land to be Conveyed and Easement to be Granted to County of Middlesex, Scale: 1 In.=50 Ft., June 1959" that is on file in the Haddam Town Clerk's Office, filed September 29, 1959, and (B) a 10-foot easement to drain to the parcel identified as "Parcel 2. Area=12,800 Sq. Ft. ±" on said map and the parcel identified in subparagraph (A) of this subdivision and the drainage area shown on said map. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Haddam shall use said parcels of land and easement for municipal, recreational and economic development purposes. If the town of Haddam:

(1) Does not use said parcels and easement for said purposes; or

(2) Does not retain ownership of all of said parcels and easement,

the parcels and easement shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcels of land and easement not later than thirty days after it receives a proposed agreement from the Department of [Public Works] 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 subsection (b) of this section. The Commissioner of [Public Works]

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

Sec. 12. Section 10 of special act 14-23 is amended to read as follows (*Effective from passage*):

[Notwithstanding the provisions of section 4b-21 of the general statutes, the Commissioner of Administrative Services may transfer custody and control of a parcel of land and any improvements on said parcel to the Capital Region Development Authority for housing or economic development purposes. Said parcel is owned by the state and is located in the city of Hartford at 10 Clinton Street. Such transfer shall be in accordance with terms and conditions recommended by the Commissioner of Administrative Services and approved by the Secretary of the Office of Policy and Management.] (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall subdivide and subsequently convey to the Capital Region Development Authority two parcels of land located in the city of Hartford, at a cost equal to the administrative costs of subdividing such parcels and making such conveyance. Said parcels of land to be subdivided are identified as (1) lot 27 in Block 446 of city of Hartford Tax Assessor's Map 247, located at 79 Elm Street and 10 Clinton Street, designated as Parcel A on a map entitled "Property Conveyance Map" dated May 5, 2017, on file with the Bureau of Assets Management in the Office of Policy and Management, and (2) lot 22 in Block 444 of city of Hartford Tax Assessor's Map 247, located at 165 Capitol Avenue, designated as Parcel B on a map entitled "Property Conveyance Map" dated May 5, 2017, on file with the Bureau of Assets Management in the Office of Policy and Management.

(b) The two parcels described in subsection (a) of this section shall be subdivided as follows:

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(1) The parcel described in subdivision (1) of subsection (a) of this section, Parcel A, shall be subdivided from the intersection of boundaries A1 and A2 with a new boundary line AA, extending to a point perpendicular to boundary line A8, resulting in a new parcel with frontage upon Clinton Street and Capitol Avenue with an area of approximately 1.3 acres.

(2) The parcel described in subdivision (2) of subsection (a) of this section, Parcel B, shall be subdivided at a point located 386.50 feet from the intersection of boundary lines B1 and B6, with a new boundary line BB extending to a point perpendicular to boundary line B5, resulting in a new parcel with frontage upon Capitol Avenue, West Street and Buckingham Street with an area of approximately 2.7 acres.

(c) The commissioner shall convey said parcels not later than ninety days after the commissioner determines a sufficient number of replacement parking spaces, approximately three hundred or another number determined sufficient by the commissioner, have been secured at an alternate location. Parking on said parcels may continue on a temporary basis until the commissioner makes such determination. In no case shall Parcel B be used for parking purposes permanently.

(d) The Capital Region Development Authority shall use said subdivided parcels of land for housing or economic development purposes. The authority may begin the process of marketing and permitting said parcels prior to the commissioner's determination concerning replacement parking under subsection (c) of this section. If the authority does not develop said parcels within ten years after the conveyance, the parcels shall revert to the state of Connecticut.

Sec. 13. (NEW) (*Effective July 1, 2017, and applicable to sales occurring on and after September 1, 2017*) For the purposes of this section, "municipality" means any town, consolidated town and city or consolidated town and borough. Prior to the sale of any real property

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(1) owned by a municipality, (2) with an assessed value of more than two hundred fifty thousand dollars or whose value has not been assessed by the town, and (3) that includes or is part of a watershed or encompasses a well or reservoir, such municipality shall cause an appraisal of the fair market value of such real property to be completed. Not later than sixty days prior to such sale, such municipality shall make such appraisal public on such municipality's Internet web site, or if no such Internet web site exists, through other practicable means as determined by such municipality.

Sec. 14. (*Effective from passage*) (a) Notwithstanding the provisions of sections 8-127, 8-136 and 8-137 of the general statutes, a redevelopment agency formed by the town of Preston for purposes of the redevelopment of property formerly owned by the state, by an agreement with the redeveloper that has been approved by the town's legislative body, (1) may, after a public hearing, approve modifications which substantially change the redevelopment plan previously approved by the legislative body and described in such agreement, subject to the requirements of such agreement, (2) may make part of the redevelopment area subject to the redevelopment plan any embedded or immediately adjacent parcels of real property acquired by the redeveloper for purposes of redevelopment in accordance with the redevelopment plan, and (3) need not consent to the transfer by the redeveloper of real property described in the redevelopment plan by the redeveloper, if such transfer is for purposes of redevelopment in accordance with such redevelopment plan and satisfies the conditions applicable to the transfer as set forth in such agreement.

(b) The legislative body of the town of Preston may, by approving the agreement with such redeveloper, authorize such redevelopment agency to approve, within limits established by such agreement but without further action by such legislative body, agreements fixing real property tax assessments with respect to real property described in the

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agreement with the redeveloper, if otherwise permitted by section 12-65b or 12-125b of the general statutes. Notwithstanding any provision of the general statutes, the existence of such redevelopment agency shall not be discontinued prior to the expiration of the term of the agreement with such redeveloper.

Sec. 15. Section 6 of special act 14-23 is repealed. (*Effective from passage*)

Approved July 11, 2017