



House of Representatives

General Assembly

File No. 598

January Session, 2017

Substitute House Bill No. 7278

House of Representatives, April 13, 2017

The Committee on Government Administration and Elections reported through REP. FOX of the 148th 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. Subsection (b) of section 9 of special act 15-1 of the June
2 special session is amended to read as follows (*Effective from passage*):

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

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

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

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

11 the parcel at issue shall revert to the state of Connecticut. Any sale or
12 lease of said parcels in accordance with this section shall be for the fair

13 market value of the property or lease of said property, as determined
14 by the average of the appraisals of two independent appraisers
15 selected by the Commissioner of Transportation. Any funds received
16 by the town of East Hartford from a sale or lease of said parcels in
17 accordance with this [section] subsection shall be transferred to the
18 State Treasurer for deposit in the Special Transportation Fund.

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

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

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

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

31 (3) Leases all or any portion of said parcel,

32 the parcel shall revert to the state of Connecticut.

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

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

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

55 (b) The town of Killingly shall [determine how] use said parcel of
56 land and buildings [shall be used. If said town does not retain
57 ownership of said parcel or buildings, the parcel and buildings shall
58 revert to the state of Connecticut] for economic development purposes.
59 The revenue generated by the parcel and buildings shall not exceed the
60 cost to the town of Killingly of owning and maintaining [such] said
61 parcel and buildings. In determining the cost, revenue lost to the town
62 if the parcel and buildings are not operated by a private entity may be
63 considered.

64 (c) The State Properties Review Board shall complete its review of
65 the conveyance of said parcel of land and buildings not later than
66 thirty days after it receives a proposed agreement from the department
67 of public works. The land and buildings shall remain under the care
68 and control of said department until a conveyance is made in
69 accordance with the provisions of this section. The state treasurer shall
70 execute and deliver any deed or instrument necessary for a
71 conveyance under this section, which deed or instrument shall include
72 provisions to carry out the purposes of subsection (b) of this section,
73 and the commissioner of public works shall have the sole
74 responsibility for all other incidents of such conveyance.

75 Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of
76 the general statutes, the Commissioner of Transportation shall convey

77 to the town of Norwalk a parcel of land, located in the town of
78 Norwalk, and any improvements located on said parcel, for no cost.
79 Said parcel of land has an area of approximately .251 acre and is
80 described in a quit claim deed recorded on June 19, 2012, in Volume
81 7617 at page 167 of the town of Norwalk Land Records. The
82 conveyance shall be subject to the approval of the State Properties
83 Review Board.

84 (b) The town of Norwalk shall convey or lease said parcel of land
85 and improvements to a nonprofit organization for no cost to be used
86 for low income housing purposes. If the town of Norwalk or nonprofit
87 organization:

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

89 (2) Does not retain ownership of all of said parcel or improvements,
90 other than the conveyance to a nonprofit organization pursuant to this
91 section; or

92 (3) Leases all or any portion of said parcel or improvements, other
93 than a lease to a nonprofit organization pursuant to this section,

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

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

106 Sec. 5. (*Effective from passage*) (a) Notwithstanding any provision of
107 the general statutes, the Adjutant General of the Military Department

108 shall convey to the town of Enfield a temporary easement on a parcel
109 of land located in the town of Enfield until the completion of the
110 town's roadway reconstruction project, for the sum of eight hundred
111 fifty-one dollars. Said easement has an area of approximately .195 acre
112 and is identified as a rectangular-shaped parcel located at the corner of
113 Kings Street and Mullen Road in the town of Enfield. The easement is a
114 portion of the parcel identified as Lot 37 on town of Enfield Tax
115 Assessor's Map 16. The conveyance of the easement shall be subject to
116 the approval of the State Properties Review Board.

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

120 (1) Does not use said easement for said purposes;

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

122 (3) Leases all or any portion of said easement,

123 the easement shall revert to the state of Connecticut.

124 (c) Said easement shall be granted (1) subject to the right of the state
125 to (A) pass and repass over and on said easement of land for the
126 purpose of accessing lands of the state, and (B) place and maintain
127 over, under and on said easement of land existing and future utilities,
128 including, but not limited to, electrical, water, sanitary sewer,
129 telecommunications and gas, and (2) subject to any rights and
130 easements with regard to said easement of land that the state deems
131 necessary to meet its governmental obligations.

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

135 Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of
136 the general statutes, the Commissioner of Transportation shall convey
137 to the New Haven Parking Authority a parcel of land located in the

138 city of New Haven, for the sum of one million dollars. Said parcel of
139 land contains Union Station and an associated garage and has an area
140 of approximately 7.17 acres and is identified as Lot 200, Block 1300 on
141 New Haven Tax Assessor's Map 237. The conveyance shall be subject
142 to the approval of the State Properties Review Board.

143 (b) The State Properties Review Board shall complete its review of
144 the conveyance of said parcel of land and improvements not later than
145 thirty days after it receives a proposed agreement from the
146 Department of Transportation. The land and improvements shall
147 remain under the care and control of said department until a
148 conveyance is made in accordance with the provisions of this section.
149 The State Treasurer shall execute and deliver any deed or instrument
150 necessary for a conveyance under this section. The Commissioner of
151 Transportation shall have the sole responsibility for all other incidents
152 of such conveyance. Any funds received by said department from a
153 sale of said parcel and improvements in accordance with this section
154 shall be transferred to the State Treasurer for deposit in the Special
155 Transportation Fund.

156 Sec. 7. (*Effective from passage*) (a) Notwithstanding any provision of
157 the general statutes, the Commissioner of Energy and Environmental
158 Protection shall grant to Jamie and Ann Fellows an easement of land
159 located in the town of Colchester, for the sum of ten thousand dollars.
160 The easement shall allow Jamie and Ann Fellows to gain access over
161 the existing driveway to a parcel of land identified as Lot 041-001 on
162 Colchester Tax Assessor's Map 03-15. The easement has a length of
163 thirty feet and is identified on a map entitled "Boundary Survey &
164 Wetland Map Prepared for Jamie Fellows, Miles Standish Road &
165 Carrier Road, Colchester, Connecticut, Scale 1"=60' February 8, 2016,
166 Dutch & Associates Land Surveyors, 392 South Main Street,
167 Colchester, Conn., Phone (860) 537-3465". The easterly edge of the
168 easement is located 1,110+/- feet northwesterly from the intersection
169 of Miles Standish Road and Carrier Road in the town of Colchester.
170 The easement shall be subject to the approval of the State Properties
171 Review Board.

172 (b) Said easement shall be granted (1) subject to the right of the state
173 to (A) pass and repass over and on said easement of land for the
174 purpose of accessing lands of the state, and (B) place and maintain
175 over, under and on said easement of land existing and future utilities,
176 including, but not limited to, electrical, water, sanitary sewer,
177 telecommunications and gas, and (2) subject to any rights and
178 easements with regard to said easement of land that the state deems
179 necessary to meet its governmental obligations.

180 (c) The State Properties Review Board shall complete its review of
181 the conveyance of said easement of land not less than thirty days after
182 it receives a proposed agreement from the Department of Energy and
183 Environmental Protection.

184 Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of
185 the general statutes, the Commissioner of Transportation shall convey
186 to the city of New Haven eleven parcels of land located in the city of
187 New Haven, for the sum of eleven dollars. Said parcels of land are
188 identified as follows: (1) The first parcel has an area of approximately
189 .45 acre and is identified as 41 Dwight Street at Lot 500 in Block 176 on
190 city of New Haven Assessor's Map 298; (2) the second parcel has an
191 area of approximately .088 acre and is identified as 999 Ella T Grasso
192 Boulevard at Lot 3300 in Block 151 on city of New Haven Assessor's
193 Map 342; (3) the third parcel has an area of approximately .45 acre and
194 is identified as 283 Legion Avenue at Lot 2100 in Block 173 on city of
195 New Haven Assessor's Map 314; (4) the fourth parcel has an area of
196 approximately .13 acre and is identified as 786 Legion Avenue at Lot
197 100 in Block 151 on city of New Haven Assessor's Map 342; (5) the fifth
198 parcel has an area of approximately 4.36 acres and is identified as 38
199 Miller Street at Lot 1000 in Block 165 on city of New Haven Assessor's
200 Map 340; (6) the sixth parcel has an area of approximately .025 acre
201 and is identified as 45 Miller Street at Lot 2700 in Block 166 on city of
202 New Haven Assessor's Map 340; (7) the seventh parcel has an area of
203 approximately .65 acre and is identified as 203 Orchard Street at Lot
204 100 in Block 1290 on city of New Haven Assessor's Map 315; (8) the
205 eighth parcel has an area of approximately .34 acre and is identified as

206 41 Sherman Avenue at Lot 100 in Block 1279 on city of New Haven
207 Assessor's Map 314; (9) the ninth parcel has an area of approximately
208 .15 acre and is identified as 7 Waverly Street at Lot 200 in Block 1292
209 on city of New Haven Assessor's Map 315; (10) the tenth parcel has an
210 area of approximately .29 acre and is identified as Lot 1000 in Block
211 1279 on city of New Haven Assessor's Map 314, located on Fayette
212 Street; and (11) the eleventh parcel has an area of approximately 1 acre
213 and is identified as Lot 1500 in Block 173 on city of New Haven
214 Assessor's Map 314, located on Orchard Street. The conveyance shall
215 be subject to the approval of the State Properties Review Board.

216 (b) The city of New Haven shall use said parcels of land for mixed
217 use purposes that are consistent with the Route 34 west community
218 planning initiative. If the city of New Haven:

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

220 (2) Does not retain ownership of all of said parcels; or

221 (3) Leases all or any portion of said parcels,

222 the parcels shall revert to the state of Connecticut.

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

234 Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of
235 the general statutes, the Commissioner of Transportation shall convey
236 to the city of New Haven a parcel of land located in the city of New

237 Haven, at a cost equal to the fair market value of the property, as
238 determined by the average of the appraisals of two independent
239 appraisers selected by the commissioner, plus the administrative costs
240 of making such conveyance. Said parcel of land has an area of
241 approximately .58 acre and is identified as 25 Kendall Street at Lot 200
242 in Block 953 on city of New Haven Assessor's Map 69. The conveyance
243 shall be subject to the approval of the State Properties Review Board.

244 (b) The State Properties Review Board shall complete its review of
245 the conveyance of said parcel of land not later than thirty days after it
246 receives a proposed agreement from the Department of
247 Transportation. The land shall remain under the care and control of
248 said department until a conveyance is made in accordance with the
249 provisions of this section. The State Treasurer shall execute and deliver
250 any deed or instrument necessary for a conveyance under this section.
251 The Commissioner of Transportation shall have the sole responsibility
252 for all other incidents of such conveyance. Any funds received by said
253 department from a sale of said parcel in accordance with this section
254 shall be transferred to the State Treasurer for deposit in the Special
255 Transportation Fund.

256 Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of
257 the general statutes, the Commissioner of Transportation shall convey
258 to the city of New Haven two parcels of land located in the city of New
259 Haven, for the sum of two dollars. The first parcel of land has an area
260 of approximately .05 acre and is identified as 16 Rosette Street at Lot
261 2900 in Block 26 on city of New Haven Assessor's Map 266. The second
262 parcel of land has an area of approximately .07 acre and is identified as
263 18 Rosette Street at Lot 2800 in Block 26 on city of New Haven
264 Assessor's Map 266. The conveyance shall be subject to the approval of
265 the State Properties Review Board.

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

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

269 (2) Does not retain ownership of all of said parcels; or

270 (3) Leases all or any portion of said parcels,

271 the parcels shall revert to the state of Connecticut.

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

283 Sec. 11. (*Effective from passage*) (a) Notwithstanding any provision of
284 the general statutes, the Commissioner of Transportation shall convey
285 to the city of New Haven a parcel of land located in the city of New
286 Haven, for the sum of one dollar. Said parcel of land has an area of
287 approximately .195 acre and is identified as 195 Derby Avenue at Lot
288 2000 in Block 208 on city of New Haven Assessor's Map 338. The
289 conveyance shall be subject to the approval of the State Properties
290 Review Board.

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

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

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

295 (3) Leases all or any portion of said parcel,

296 the parcel shall revert to the state of Connecticut.

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

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

308 Sec. 12. Section 6 of special act 14-23 is repealed. (*Effective from*
 309 *passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	SA 15-1 of the June Sp. Sess., Sec. 9(b)
Sec. 2	<i>from passage</i>	New section
Sec. 3	<i>from passage</i>	PA 95-127, Sec. 3
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>	New section
Sec. 11	<i>from passage</i>	New section
Sec. 12	<i>from passage</i>	Repealer section

Statement of Legislative Commissioners:

In Sections 4(b) and 6(b) "and improvements" was added for consistency.

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 18 \$	FY 19 \$
Resources of the General Fund	GF - Revenue Gain	10,150	None
Resources of the Special Transportation Fund	TF - Uncertain	See Below	See Below
Department of Energy and Environmental Protection	GF - Change of Asset	See Below	See Below
Department of Transportation	TF - Loss of Asset	See Below	See Below

Note: GF=General Fund; TF=Transportation Fund

Municipal Impact:

Municipalities	Effect
Fairfield	See Below
Norwalk	Gain of Asset
New Haven	See Below
Enfield	See Below

Explanation

The bill grants easements to or conveys certain parcels of state land. Each new conveyance represents a loss of a state asset. Payment for each of these conveyances and easements are detailed below.

Section 1 of the bill modifies the use restrictions of a previously authorized conveyance in East Hartford and has no fiscal impact.

Section 2 of the bill conveys a 7.23 acre parcel to the town of Fairfield from the Department of Transportation. The bill specifies that Fairfield must pay the administrative costs of the conveyance. The transaction

would result in a loss of a state asset appraised at \$568,000 and a gain of the same amount to the town of Fairfield.

Section 3 of the bill modifies the use restrictions of a previously authorized conveyance in Killingly and has no fiscal impact.

Section 4 of the bill conveys a .251 acre parcel of land to the town of Norwalk from the Department of Transportation. The transaction would result in an expense of the administrative costs to the Department of Transportation and a loss of an asset. There is no cost to the town of Norwalk, which would gain use of the asset.

Section 5 of the bill specifics that the Military Department must grant a temporary easement to the town of Enfield for a .195 acre parcel of land. The town of Enfield must pay \$150 and would gain temporary use of the parcel. The state reserves right of use of the parcel and gains \$150 in revenue to the General Fund.

Section 6 of the bill conveys the parcel of land containing Union Station to the New Haven Parking Authority from the Department of Transportation. The parking authority would gain use of the asset for the price of \$1,000,000. The Special Transportation Fund would gain one-time revenues of \$1,000,000 when the conveyance was completed.

The bill does not specify whether transfer of the land containing Union Station would include transfer of any related contracts, revenues, and liabilities. If state conveyance of the associated land interferes with existing contracts, there is the potential for substantial revenue loss. Likewise, conveyance of this state land may create the need for the state to repay millions of dollars in federal funds previously granted to the state because of its ongoing ownership of the asset. Loss of state control of the asset and its associated revenues may also compromise requirements associated with bond funding used to improve the asset.

Section 7 of the bills specifies that the Department of Energy and Environmental Protection must grant an easement to private parties for use of a parcel of land located in the town of Colchester. The

named parties must pay \$10,000 and would gain use of the parcel. The state reserves right of use of the parcel and gains \$10,000 in revenue to the General Fund.

Section 8 of the bill conveys eleven parcels of land, which collectively represent 7.93 acres of land, to the city of New Haven from the Department of Transportation. The bill specifies a cost of \$11 to New Haven that would be a one-time revenue to the Special Transportation Fund. The transaction would result in a loss of state assets appraised collectively at \$2,198,600 and a gain of the same amount to the city of New Haven.

Section 9 of the bill conveys a .58 acre parcel of land to the city of New Haven from the Department of Transportation. The bill specifies that New Haven pay the fair market value of the property to the Special Transportation Fund. The transaction would result in a one-time revenue gain and a loss of state asset appraised at \$97,700. Likewise, there would be a one-time cost and asset gain of the same amount to the city of New Haven.

Section 10 of the bill conveys two parcels of land, which collectively represent 0.12 acres of land, to the city of New Haven from the Department of Transportation. The bill specifies a cost of \$2 to New Haven that would be a one-time revenue gain to the Special Transportation Fund. The transaction would result in a loss of state assets appraised collectively at \$45,100 and a gain of the same amount to the city of New Haven.

Section 11 of the bill conveys a .195 acre parcel of land to the city of New Haven from the Department of Transportation. The bill specifies a cost of \$1 to New Haven that would be a one-time revenue to the Special Transportation Fund. The transaction would result in a one-time revenue gain and a loss of state asset appraised at \$76,800. Likewise, there would be a one-time cost and asset gain of the same amount to the city of New Haven.

Section 12 of the bill repeals a previous conveyance to the town of

Barkhamstead. This represents an asset increase to the state. The asset had an appraised value of \$1,200,000 when the parcel was conveyed in 2014.

The land conveyances in sections 2, 4, 6, 8, 9, 10, and 11 above are subject to the review and approval of the State Properties Review Board.

The Out Years

The annualized ongoing fiscal impact identified above would continue into the future subject to inflation and the terms negotiated for each conveyance.

OLR Bill Analysis**sHB-7278****AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.****SUMMARY**

This bill does the following:

1. authorizes conveyances of Department of Transportation (DOT) property in Fairfield, New Haven, and Norwalk;
2. amends prior conveyances of state property in East Hartford and Killingly; and
3. requires the state to grant easements in Colchester and Enfield.

The bill also repeals a conveyance, passed in 2014, from the Department of Energy and Environmental Protection (DEEP) to Barkhamsted of a 2.6-acre parcel, including improvements, for a senior and community center and related purposes (§ 12).

EFFECTIVE DATE: Upon passage

§§ 2, 4, 6 & 8-11 — NEW CONVEYANCES

As described in Table 1, the bill authorizes several conveyances of state property from DOT for the purposes and costs noted. With one exception, the town itself is the recipient of the conveyed property.

Table 1: New Conveyances

Section	Town (recipient)	Description/Purpose	Cost
2	Fairfield	7.23 acres for recreation and open space	Administrative costs
4	Norwalk	.251 acre to be conveyed or leased by the town to a nonprofit organization for low income housing	No cost (applies to both the town and the nonprofit)

		purposes	
6	New Haven (New Haven Parking Authority)	7.17 acres; includes Union Station and an associated garage; no purpose specified	\$1 million
8	New Haven	11 parcels totaling 7.93 acres for mixed use purposes consistent with the Route 34 west community planning initiative	\$11
9	New Haven	.58 acre; no purpose specified	Fair market value, as determined by the average of the appraisals of two independent appraisers selected by the DOT commissioner
10	New Haven	Two parcels totaling .12 acre for neighborhood infill or open space	\$2
11	New Haven	.195 acre for public or open space purposes	\$1

Each conveyance is subject to the State Properties Review Board's (SPRB) approval within 30 days after the board receives the agency's proposed agreement. Each property remains under DOT's care and control until the conveyance is completed.

The conveyances generally revert to the state if the recipient (1) does not use the property for the specified purposes, (2) does not retain ownership of the entire property, or (3) leases all or part of the property. The exceptions are that (1) Norwalk may lease or convey its parcel to a nonprofit organization for low income housing purposes (in which case the nonprofit organization becomes subject to the restrictions) (§ 4) and (2) the Union Station parcel and .58-acre New Haven parcel are not subject to reversion (§§ 6 & 9, respectively).

§§ 1 & 3 — AMENDED CONVEYANCES

East Hartford (§ 1)

The bill amends a conveyance, passed in 2015, of eight parcels (totaling 9.98 acres) from DOT to East Hartford for economic

development purposes. It expands the parcels' permitted use to include municipal purposes and allows the town to sell or lease the parcels for these purposes. (Existing law allows it to take these actions for economic development purposes.) It subjects any such lease or sale to requirements in existing law that (1) the transaction be for fair market value, as determined by the average of the appraisals of two independent appraisers selected by the DOT commissioner, and (2) any funds received by East Hartford be transferred to the state treasurer for deposit in the Special Transportation Fund.

Killingly (§ 3)

The bill amends a conveyance, first passed in 1995, of a .78-acre parcel and buildings from the former Department of Public Works (now the Department of Administrative Services) to Killingly. It eliminates a requirement that the parcel and buildings revert to the state if the town does not retain ownership. It also requires the town to use the parcel and buildings for economic development purposes. Under current law, the town has discretion to determine their use. As under existing law, any revenue generated by the town cannot exceed its cost of owning and maintaining the parcel and buildings.

§§ 5 & 7 — EASEMENTS

The bill requires the Military Department to convey to Enfield, for \$851, a temporary easement on a .195-acre parcel until the completion of the town's roadway reconstruction project. Enfield must use the easement to upgrade the drainage system associated with the project.

The bill also requires DEEP to grant, for \$10,000, a 30-foot easement to Jamie and Ann Fellows to gain access over an existing driveway to a parcel of land in Colchester.

Both easements are subject to the following:

1. the state's right to (a) pass and repass over and on the easement to access state lands and (b) place and maintain over, under, and on the easement existing and future utilities, including electrical, water, sanitary sewer, telecommunications, and gas;

2. any rights and easements regarding the easement that the state deems necessary to meet its governmental obligations; and
3. SPRB's approval within 30 days after receiving a proposed agreement from the department granting the easement.

The Enfield easement reverts to the state if the town (1) does not use it for the specified purposes, (2) does not retain ownership of the easement, or (3) leases all or part of the easement. These restrictions do not apply to the Colchester easement.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 17 Nay 0 (03/27/2017)