



Substitute Senate Bill No. 502

Public Act No. 18-154

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:

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall convey to the town of Newington a parcel of land located in the town of Newington, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has a total area of approximately 10 acres and is identified as a portion of a larger parcel that contains the former Cedarcrest Hospital, Lot 000 in Block 10 on town of Newington Assessor's Map 12, and further identified as the conveyance parcel on a map of the Department of Energy and Environmental Protection entitled "Potential Land Transfer, Former Cedarcrest Hospital, Newington and Wethersfield", dated October 3, 2013. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Newington shall use said parcel of land for passive recreation purposes. If the town of Newington:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or

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

Sec. 2. (*Effective from passage*) Notwithstanding a certain restriction contained in a Quit Claim Deed from the State of Connecticut, Highway Commissioner to the town of Stratford, dated August, 1968, and recorded in the Town of Stratford Land Records in Volume 445, pages 670 to 672, inclusive, that the parcel of land described in said deed shall be used for "school purposes only", said restriction is released, relinquished and has no further force and effect. The town of Stratford may use said parcel for municipal parking purposes only. If at any time the parcel is used for any other purpose, the parcel shall revert to the state of Connecticut.

Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Education shall grant to the town of Groton an easement of land located in the town of Groton, at no cost. Such easement is approximately 75 feet in width and is identified as a portion of the parcel identified as Lot 9261E in Block 6 on Town of Groton's Assessor's Map 260809, and further described as follows: Extending at its northern limit from the property line between

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the Ella T. Grasso Technical High School and land now or formerly of the town of Groton, known as Sutton Park, at Fort Hill Brook, proceeding south-south easterly approximately 850 feet, turning east-north easterly for approximately 60 feet to the property line between the Grasso property and land now or formerly of the town of Groton, known as the Merritt property, with an increased width of 180 feet or as necessary to permit grading of the land to accommodate the driveway extending into the Merritt property. The easement shall be subject to the approval of the State Properties Review Board.

(b) The town of Groton shall use said easement for the purpose of vehicular and utilities access to a school, and associated site improvements. If the town of Groton:

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

the easement shall revert to the state of Connecticut.

(c) Said easement shall be granted (1) subject to the right of the state to (A) pass and repass over and on said easement of land for the purpose of accessing lands of the state, and (B) place and maintain over, under and on said easement 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 easement 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 easement of land not more than thirty days after it receives a proposed agreement from the Department of Education.

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Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall, on behalf of the Commissioner of Developmental Services, convey to the town of Stratford a parcel of land located in the town of Stratford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land is identified as a portion of Lot 4 in Block 11 on town of Stratford's Assessor's Map 30-16. The Department of Developmental Services shall retain a portion of the parcel for administrative offices and parking. The Commissioner of Administrative Services, in consultation with the Commissioner of Developmental Services, shall identify the metes and bounds of said parcel, including any necessary easements, after a survey of said parcel has been completed and paid for by the town of Stratford. The Department of Developmental Services, Department of Administrative Services and the town of Stratford shall enter into a written agreement concerning the continuing operation and maintenance of the conveyed parcel and the portion retained by the Department of Developmental Services. The Commissioner of Administrative Services shall not convey said parcel prior to the execution of such agreement. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Stratford shall use said parcel of land for municipal and affordable housing purposes. If the town of Stratford:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel, other than the portion retained by the Department of Developmental Services; or
- (3) Leases all or any portion of said parcel, other than a lease to a nonprofit organization or public housing authority for affordable housing purposes or any agreement for short-term use of the parcel for recreational purposes by the public,

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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 Administrative Services. The land shall remain under the care and control of the Department of Developmental Services 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 this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 5. Section 9 of special act 01-6 is amended to read as follows
(Effective from passage):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of South Windsor three parcels of land located in the town of South Windsor, at a cost equal to the administrative costs of making such conveyance. Said parcels of land are identified as (1) the subject parcel in a warranty deed from Henry G. Chung Et Al, to the State of Connecticut, recorded in Volume 620, Page 379 of the town of South Windsor Land Records, and further described as the parcel of land identified as "Release Area" on a map entitled "Compilation Plan, Town of South Windsor, Map Showing Land Released to the Town of South Windsor by The State of Connecticut, Department of Transportation, Buckland Road, Scale 1" = 20', July 1998, James F. Byrnes Jr., P.E. Chief Engineer - Bureau of Engineering and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No. 5A, Sheet 1 of 1", which parcel has an area of approximately .44 acre, (2) a portion of the land on town of South Windsor Tax Assessor's Maps 27-13 and 27-14, which is further described as the parcel of land identified as "Release Area" on a map

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entitled "Compilation Plan, Town of South Windsor, Map Showing Land Released to the Town of South Windsor by The State of Connecticut, Department of Transportation, Buckland Road, Scale 1" = 20', James F. Byrnes Jr., P.E. Chief Engineer - Bureau of Engineering and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No. 6A, Sheet 1 of 1", which parcel has an area of approximately .94 acre, and (3) the subject parcel in a warranty deed from Ronald A. Phenix Et Al, to the State of Connecticut, recorded in Volume 627, Page 85 of the town of South Windsor Land Records and the subject parcel in a quit claim deed from Thomas C. O'Connor Et Al, to the State of Connecticut, recorded in Volume 620, Page 502 of the town of South Windsor Land Records, and further described as the parcel of land identified as "Release Area" on a map entitled "Compilation Plan, Town of South Windsor, Map Showing Land Released to, by The State of Connecticut, Department of Transportation, Buckland Road, Scale 1" = 20', Aug. 2000, James F. Byrnes Jr., P.E. Chief Engineer, Bureau of Engineering and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No. 17A, Sheet 1 of 1", which parcel has an area of approximately .74 acre. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) (1) [The] Notwithstanding any municipal referendum or requirement therefor, the town of South Windsor shall use said parcels of land for open space or storm water management and infrastructure improvement purposes, or may sell all or any portion of said parcels of land to a purchaser who shall use such land for economic development purposes. Any such sale shall be made at a cost equal to the fair market value of the land as determined by the average of the appraisals of two independent appraisers who shall be selected by the Commissioner of Transportation. Such cost shall be subject to the approval of such commissioner, said town and the purchaser. All moneys received by the town of South Windsor from any such sale shall be paid promptly to the State Treasurer and deposited in the Special Transportation

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Fund.

(2) If, in the case of any such parcel, the town of South Windsor (A) does not use the parcel for open space or storm water management and infrastructure improvement purposes, (B) does not retain ownership of all of the parcel, except for a sale of all or any portion of the parcel for economic development purposes in accordance with subdivision (1) of this subsection, or (C) leases all or any portion of the 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] 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.

Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the New Haven Port Authority two parcels of land located in the city of New Haven, at a cost equal to the fair market value of the properties, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. The first parcel of land has an area of approximately .55 acre and is identified as 135 Fulton Terrace, at Lot 1200 in Block 955 on city of New Haven Assessor's Map 69. The second parcel of land has an area of approximately .14 acre and is identified as 54 Edgemere Road, at Lot 1100 in Block 955 on city of New Haven Assessor's Map 69. Both

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parcels are further identified as the parcels of land described in Department of Transportation File Number 92-932-37A. 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 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. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 7. Section 10 of special act 14-23, as amended by section 12 of public act 17-238, is amended to read as follows (*Effective from passage*):

(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] conveyed are identified as (1) a portion of 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] "State of Connecticut Department of Administrative Services, Conveyance Parcel A, 10 Clinton Street, Hartford, CT 06106, to be conveyed to Capital Region Development Authority dated 4/10/2018, CAD no. 2015-1004b, prepared by Freeman Companies, 36 John Street, Hartford, CT 06106", and (2) a portion of lot 22 in Block 444 of city of Hartford Tax

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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] "State of Connecticut Department of Administrative Services, Conveyance Parcel B, Capitol Avenue, West Street & Buckingham Street, Hartford, CT, Land to be conveyed to Capital Region Development Authority, dated 4/17/2018, CAD no. 20130583A10 SUBD-01, prepared by Fuss & O'Neill, 146 Hartford Road, Manchester, CT 06060".

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

(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)] (b) 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] funding is allocated to the Capital Region Development Authority for the design and construction of a new parking garage at Parcel A. Such

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parking garage shall provide three hundred fifty parking spaces for the use of the Department of Administrative Services until such time that the commissioner determines that some or all of such parking spaces are no longer required. The Capital Region Development Authority and the Department of Administrative Services shall execute a written agreement governing the continued operations of such garage. The Department of Administrative Services may continue to use Parcel B on a temporary basis until the [commissioner makes such determination. In no case shall Parcel B be used for parking purposes permanently] completion of such garage.

[(d) The] (c) Subject to the terms and conditions set forth in this section, 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] on the effective date of this section. If the authority does not develop [said parcels] Parcel B within ten years after the conveyance, the [parcels] parcel shall revert to the state of Connecticut. If Parcel A ceases to be used as a parking garage or the parking garage upon said parcel is demolished, the parcel shall revert to the Department of Administrative Services.

Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services, on behalf of the Chief Court Administrator of the judicial branch, shall convey to the Capital Region Development Authority a parcel of land located in the city of Hartford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land is identified as a portion of Lot 26 in Block 446 of city of Hartford Tax Assessor's Map 247, located at 75 Elm Street and West Street and designated as Judicial Branch Parcel C, on a map entitled "State of Connecticut Department of

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Administrative Services, Conveyance of Judicial Branch Parcel C, West Street, Hartford, CT 06106, to be conveyed to Capital Region Development Authority, dated 04/27/2018, CAD no. 2015-1004b Judicial, prepared by Freeman Companies, 36 John Street, Hartford, CT 06106".

(b) The commissioner shall convey said parcel not later than ninety days after funding is allocated to the Capital Region Development Authority for the design and construction of a new parking garage at 10 Clinton Street and West Street. Such garage shall have at least forty reserved parking spaces for the use of staff of the judicial branch at no cost, until such time that the Chief Court Administrator determines that some or all of such parking spaces are no longer required for use by the judicial branch. Until the construction of such garage is completed and such parking spaces are available for use by the judicial branch, the Capital Region Development Authority shall provide and pay for temporary parking in close proximity to the conveyed parcel and that the judicial branch determines to be a reasonable alternative for parking for any staff of the judicial branch displaced from parking on the conveyed parcel during the construction of the garage.

(c) Subject to the terms and conditions set forth in this section, the Capital Region Development Authority shall use said parcel of land for the construction of a parking garage. The authority may begin the process of permitting said parcel on the effective date of this section. If the authority does not develop said parcel with a garage within ten years after the conveyance, the parcel shall revert to the judicial branch. Additionally, should the parcel ever cease to be used as a parking garage or such garage be demolished at any time, the parcel shall revert to the judicial branch.

Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the Italian American Social Club of Forestville, Inc. a parcel of land

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located in the town of Bristol, for the sum of seven thousand five hundred dollars. Said parcel of land has an area of approximately 1.18 acres, and is identified as a parcel on a map entitled "Town of Bristol, Map showing land released to ____ by the State of Connecticut, Department of Transportation, Emmett Street, Scale 1:500, January 2018 Mark D. Rolfe, P.E. Chief Engineer, Town 17, Project 17-137, Serial No. 161A sheet 1 of 1". 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.

Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services, on behalf of the Commissioner of Agriculture, shall convey to the Capital Region Development Authority a parcel of land located in the city of Hartford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land is identified as containing the Hartford Regional Market and is located at 101 Reserve Road. The Capital Region Development Authority and the Department of Agriculture shall enter into an agreement governing the continued operation of the Hartford Regional Market. 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 Administrative

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Services. The land shall remain under the care and control of the Department of Agriculture 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 this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 11. Section 21 of public act 00-168 is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to New Milford Affordable Housing, Inc. a parcel of land located in the town of New Milford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .51 acre and is bounded and described as follows:

NORTHEASTERLY	By present Blue Bonnet Knoll, 140 feet;
SOUTHEASTERLY	By land now or formerly of Donald R. Olson et al., 165 feet;
SOUTHWESTERLY	By present Blue Bonnet Knoll, 140 feet;
NORTHWESTERLY	By land now or formerly of Francis J. Lynch, 165 feet.

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

(b) New Milford Affordable Housing, Inc. shall use said parcel of land for affordable housing purposes. [If New Milford Affordable Housing, Inc.:

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- (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.] New Milford Affordable Housing, Inc. shall retain the right to sell said parcel pursuant to section 8-30g-8 of the Regulations of Connecticut State Agencies regarding housing units required to be sold to a household earning eighty per cent or less of the median income as published by the United States Department of Housing and Urban Development, provided that an amount equal to the amount of the sale price for said parcel by New Milford Affordable Housing, Inc. shall be gifted to the state of Connecticut by an interested party and deposited into the Special Transportation Fund. The Commissioner of Transportation shall be responsible for certifying that the requirements of this subsection have been met. If the commissioner does not make such certification by June 30, 2018, 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.

Approved June 13, 2018