



Senate

General Assembly

File No. 954

January Session, 2019

Substitute Senate Bill No. 1128

Senate, May 22, 2019

The Committee on Government Administration and Elections reported through SEN. FLEXER of the 29th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FARMINGTON.

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

1 Section 1. Subsection (a) of section 3 of special act 15-1 of the June
2 special session is amended to read as follows (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes other than
4 section 3-14b of the general statutes, the Commissioner of
5 Transportation shall convey to the town of Farmington, in accordance
6 with section 3-14b of the general statutes, a portion of a parcel of land
7 located in the town of Farmington, [at a cost equal to the fair market
8 value of the property, as determined by the average of the appraisals
9 of two independent appraisers selected by the commissioner, plus the
10 administrative costs of making such conveyance,] after the
11 commissioner determines that such portion is not necessary for
12 highway purposes. Said parcel of land has an area of approximately
13 2.54 acres and the portion to be conveyed shall be equivalent to the

14 portion the commissioner determines is not necessary for highway
 15 purposes. Said parcel is identified as a portion of the parcel shown on
 16 a map entitled "Compilation Plan; Town of Farmington; Map Showing
 17 Land Acquired from Parsons Properties, LLC by the State of
 18 Connecticut Department of Transportation; Safety and Traffic
 19 Operational Improvements on Route 4 (Farmington Ave.), March
 20 2009", map number 5773 of the Farmington Land Records and is
 21 designated by the Department of Transportation as File No. 51-260.
 22 The conveyance shall be subject to the approval of the State Properties
 23 Review Board.

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. 3(a)

Statement of Legislative Commissioners:

Section 1 was reformatted for consistency with standard drafting conventions.

GAE *Joint Favorable Subst. -LCO*

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 20 \$
Resources of the Special Transportation Fund	TF - Uncertain	See Below

Note: TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 20 \$
Farmington	Uncertain	See Below

Explanation

The bill modifies a conveyance in S.A. 15-1 JSS to remove a requirement that the cost to the recipient, the town of Farmington, would be the fair market value of the properties plus administrative costs and requires the conveyance to occur via the requirements of C.G.S. 3-14b.

If there is a difference between the fair market value of the property (determined to be \$2,010,000 using the methodology required by the original act) and the price paid under the specified statutory authority, there would be a change to the revenues added to the Special Transportation Fund and an opposing change to the costs to the town of Farmington.

The Out Years

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

OLR Bill Analysis**sSB 1128*****AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FARMINGTON.*****SUMMARY**

This bill amends section 3 of special act 15-1 June Special Session, which requires the Department of Transportation (DOT) commissioner to convey a portion of an approximately 2.54 acre parcel of land to the town of Farmington after he determines it is not needed for highway purposes. It removes the requirement that the conveyance be made for fair market value, as determined by the average of the appraisals of two independent appraisers the commissioner selected, plus conveyance administrative costs. The bill instead requires the commissioner to convey the parcel according to the process under existing law that gives municipalities the option to purchase the land subject to sale conditions acceptable to the state (CGS § 3-14b).

The law, unchanged by the bill, subjects the conveyance to the State Properties Review Board's approval. The board must complete its review within 30 days after receiving DOT's proposed agreement. The state treasurer must execute and deliver any necessary deed or instrument to complete the conveyance. The property remains under the department's care and control, and the commissioner is responsible for all other related incidents, until the conveyance is made.

EFFECTIVE DATE: Upon passage

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable

Yea 15 Nay 0 (05/13/2019)