

Government Administration and Elections Committee
JOINT FAVORABLE REPORT

Bill No.: SB-1125

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND

Title: IN THE CITY OF NEW HAVEN.

Vote Date: 5/13/2019

Vote Action: Joint Favorable Substitute

PH Date: 4/29/2019

File No.:

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SPONSORS OF BILL:

Government Administration and Elections

REASONS FOR BILL:

This bill will convey a parcel of state land in the city of New Haven.

Joint Favorable Substitute LCO No.8496-requires that New Haven Port Authority pay up to \$205,000 for parcel and removes leasing of parcel as trigger for reverter

RESPONSE FROM ADMINISTRATION/AGENCY:

Joe Giulietti, Commissioner, Department of Transportation: ConnDOT is opposed to this bill. The Department originally obtained a temporary easement for the use of this property during the Q-bridge construction as it was being utilized for access to the Waste Stockpile Area (WSA). Upon completion of the project, the Department determined that the WSA would become a long-term asset to the Department to be utilized for future projects and it was determined that the property in question should be purchased. The New Haven Port Authority requested that the Department lease the property from them rather than purchase the property. The Department analyzed the lease terms and it was determined that it was not economically feasible to lease the land for the length of time for which it was needed based upon the rental rate and the environmental clean-up costs required to restore the site.

Melisa McCaw, Secretary, State of Connecticut Office of Policy and Management: OPM opposes this bill; see *also DOT's testimony*. The Department of Transportation just recently obtained this property through its statutory eminent domain process and paid the City of New Haven \$205,000 with state and federal funds. Conveyance of this property, at no cost, not

only eliminates a property that the DOT requires for transportation purposes, but it also undermines DOT's statutory right to do so.

Judith Sheffele, Executive Director, New Haven Port Authority: The subject property of Raised Bill No. 1125, also known as Parcel 3, was acquired by the New Haven Port Authority from the City of New Haven in February 2008. This land, consisting of approximately .08 acres, is very important to operations at the port given the limited amount of land available in close proximity to the marine terminals for the storage of cargo and the trans-loading of that cargo to other freight modalities; namely truck and rail. The New Haven Port Authority agrees to negotiate the purchase price and pay the fair market value for this land not to exceed \$205,000; and remains committed to use this parcel to support the multimodal movement of freight transiting the port of New Haven in exchange for the removal of (b)(3) restricting the lease of said parcel.

NATURE AND SOURCES OF SUPPORT:

None Expressed

NATURE AND SOURCES OF OPPOSITION:

None Expressed

**Reported by: Nicholas Rogers
Committee Clerk**

Date: 5/15/19