Government Administration and Elections Committee

JOINT FAVORABLE REPORT

Bill No.: HB-7418
Title: AN ACT AMENDING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND IN THE TOWN OF MANSFIELD.
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 Committee

REASONS FOR BILL:

This bill would amend a prior conveyance of two parcels of state land in the town of Mansfield.

Joint Favorable Substitute LCO No.8521-adds that parcel to be used for municipal purposes and adds standard reverter re use for designated purpose/retention of land/no leasing.

RESPONSE FROM ADMINISTRATION/AGENCY:

Melissa McCaw, Secretary, State of Connecticut Office of Policy and Management:
OPM opposes this bill as written. The proposed amendment to this prior conveyance would eliminate the existing reverter clause that is standard language for properties that are conveyed for administrative costs, or no cost, and used for a specific purpose. When a property is conveyed for fair market value then no restrictions exist. In this case, the proposed language undermines this process and would then allow the town to sell the property for a profit. OPM would not object to language that the property be used for "municipal purposes with the standard reverter clause that the property would revert back to the State should it be used for another purpose, leased or sold".

NATURE AND SOURCES OF SUPPORT:
Derrik M. Kennedy, Town Manager, Town of Mansfield: The Town of Mansfield strongly support HB 7418, amending special act 89-54 and removing the clause reverting property back to the state if the property is not used for a day care facility

Amy Blaymore Paterson, Executive Director, Connecticut Land Conservation Council: We recommend that all proposed conveyances be subject to review by the SPRB to “ensure that transactions are done in a prudent, business-like manner, that costs are reasonable, and that proposals are in compliance with State laws, regulations and procedures.” [1] All but two of the proposed conveyances (HB 7420 and 7422) are subject to review by the SPRB. It would be helpful if each bill included details regarding the intended use of the property. It would also be helpful for the public to understand why some properties are proposed for sale for fair market value when others are being conveyed for administrative costs or for no consideration at all.

NATURE AND SOURCES OF OPPOSITION:

None Expressed

Reported by: Nicholas Rogers Committee Clerk  
Date: 5/21/19