



House of Representatives

General Assembly

File No. 739

January Session, 2021

House Bill No. 6677

House of Representatives, May 27, 2021

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 bill ought to pass.

AN ACT AMENDING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF HARTFORD AT 75 ELM STREET.

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

1 Section 1. Section 8 of public act 18-154 is repealed and the following
2 is substituted in lieu thereof (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes, the
4 Commissioner of Administrative Services, on behalf of the Chief Court
5 Administrator of the judicial branch, shall convey to the Capital Region
6 Development Authority a parcel of land located in the city of Hartford,
7 at a cost equal to the administrative costs of making such conveyance.
8 Said parcel of land is identified as a portion of Lot 26 in Block 446 of city
9 of Hartford Tax Assessor's Map 247, located at 75 Elm Street and West
10 Street and designated as Judicial Branch Parcel C, on a map entitled
11 "State of Connecticut Department of Administrative Services,
12 Conveyance of Judicial Branch Parcel C, West Street, Hartford, CT
13 06106, to be conveyed to Capital Region Development Authority, dated
14 04/27/2018, CAD no. 2015-1004b Judicial, prepared by Freeman
15 Companies, 36 John Street, Hartford, CT 06106".

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

30 (c) Subject to the terms and conditions set forth in this section, the
 31 Capital Region Development Authority shall use said parcel of land for
 32 the construction of a parking garage and for housing and economic
 33 development purposes. The authority may begin the process of
 34 permitting said parcel on the effective date of [this section] section 8 of
 35 public act 18-154. If the authority does not develop said parcel with a
 36 garage within ten years after the conveyance, the parcel shall revert to
 37 the judicial branch. Additionally, should the parcel ever cease to be used
 38 as a parking garage and for housing and economic development
 39 purposes or such garage be demolished at any time, the parcel shall
 40 revert to the judicial branch.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	PA 18-154, Sec. 8

GAE *Joint Favorable*

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:** None**Municipal Impact:** None**Explanation**

The bill, which expands uses allowed under a conveyance of land from PA 18-154 section 8, does not result in a fiscal impact.

The Out Years**State Impact:** None**Municipal Impact:** None

OLR Bill Analysis**HB 6677*****AN ACT AMENDING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF HARTFORD AT 75 ELM STREET.*****SUMMARY**

This bill amends section 8 of PA 18-154, which required the Department of Administrative Services, on behalf of the Judicial Department, to convey a parcel of land in Hartford to the Capital Region Development Authority (CRDA) for administrative costs. It requires CRDA to use the parcel for economic development and housing purposes, in addition to a parking garage as existing law provides.

Under current law, the parcel reverts to the Judicial Department if CRDA (1) does not develop the parcel with a garage within 10 years of its conveyance, (2) demolishes the garage, or (3) ceases using it as a garage. The bill modifies the third criterion to instead provide that the parcel reverts to the Judicial Department if CRDA stops using it as a garage and for housing and economic development purposes.

The bill also makes a technical change.

EFFECTIVE DATE: Upon passage

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable

Yea 16 Nay 0 (05/19/2021)