



# House of Representatives

General Assembly

**File No. 764**

January Session, 2021

Substitute House Bill No. 6683

*House of Representatives, June 1, 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 substitute bill ought to pass.

***AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF HARTFORD AT 18-20 TRINITY STREET TO THE CAPITAL REGION DEVELOPMENT AUTHORITY.***

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision  
2 of the general statutes, the Commissioner of Administrative Services  
3 shall convey to the Capital Region Development Authority a parcel of  
4 land located at 18-20 Trinity Street in the city of Hartford and any  
5 improvements on said parcel, at a cost equal to the administrative costs  
6 of making such conveyance. Said parcel of land has an area of  
7 approximately .84 acre and is identified as Lot 003 in Block 443 on city  
8 of Hartford Tax Assessor's Map 246. The conveyance shall be subject to  
9 the approval of the State Properties Review Board.

10 (b) The Capital Region Development Authority shall use said parcel  
11 of land for housing and economic development purposes. If the Capital  
12 Region Development Authority does not develop said parcel within ten

13 years after the conveyance, the parcel and any improvements on said  
14 parcel shall revert to the state of Connecticut.

15 (c) The State Properties Review Board shall complete its review of the  
16 conveyance of said parcel of land and improvements not later than  
17 thirty days after it receives a proposed agreement from the Department  
18 of Administrative Services. The land and any improvements thereon  
19 shall remain under the care and control of said department until a  
20 conveyance is made in accordance with the provisions of this section.  
21 The State Treasurer shall execute and deliver any deed or instrument  
22 necessary for a conveyance under this section, which deed or instrument  
23 shall include provisions to carry out the purposes of subsection (b) of  
24 this section. The Commissioner of Administrative Services shall have  
25 the sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

**Statement of Legislative Commissioners:**

In Subsection (a), "18 to 20" was changed to "18-20" for accuracy.

**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 22 \$
Department of Administrative Services	GF - Loss of Asset	3,450,000
Department of Administrative Services	GF - Precludes Revenue Gain	Potential
Capital Region Development Authority (quasi-public)	Resources of CRDA - Gain of Asset	3,450,000
Capital Region Development Authority (quasi-public)	Resources of CRDA - Cost	See Below

Note: GF=General Fund

**Municipal Impact:** None

**Explanation**

The bill conveys a parcel of land totaling approximately 0.84 acres and any improvements on the same from the Department of Administrative Services (DAS) to the Capital Region Development Authority (CRDA), which results in an asset transfer (most recently valued at \$3,450,000) at a cost to CRDA of the administrative costs of the conveyance.

The property in question, along with an adjacent property, was made subject to possible sale through an invitation to submit request for proposals by DAS on April 16, 2021, with offers due by July 9, 2021. To the extent DAS receives and selects a purchase proposal, conveyance of the property would preclude potential revenue gain from the sale.

The land conveyance is subject to the review and approval of the State

Properties Review Board. The asset would revert to state control if the land is not developed for housing and economic development purposes within ten years.

**OLR Bill Analysis**

**sHB 6683**

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**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable

Yea 16 Nay 0 (05/19/2021)