



# House of Representatives

General Assembly

**File No. 766**

January Session, 2021

Substitute House Bill No. 6685

*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 TOWN OF NORTH HAVEN.***

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 chairperson of the Board of Regents for  
3 Higher Education shall convey to Area Cooperative Educational  
4 Services a parcel of land located in the town of North Haven, at a cost  
5 equal to the administrative costs of making such conveyance. Said  
6 parcel of land has an area of approximately 20.0313 acres and is  
7 identified as Lot 043 on town of North Haven Assessor's Map 075 and  
8 is further identified as "AREA = 20.0313 ACRES" on a map entitled  
9 "State of Connecticut, Department of Administrative Services, Bureau of  
10 Public Works, Plot Plan, Town of North Haven, Orchard Hill Junior  
11 High School, 88 Bassett Road, North Haven, CT, Project No. 854403,  
12 Drawing No. 1, Philip W. Genovese & Associates Inc., Engineers & Land  
13 Surveyors, Hamden, Connecticut, Scale 1"=80', Date: October 31, 1985".  
14 The conveyance shall be subject to the approval of the State Properties

15 Review Board.

16 (b) Area Cooperative Educational Services shall use said parcel of  
17 land for purposes of a magnet school or other educational purposes. If  
18 Area Cooperative Educational Services:

19 (1) Does not use said parcel for either of said purposes;

20 (2) Does not retain ownership of all of said parcel; or

21 (3) Leases all or any portion of said parcel,

22 the parcel shall revert to the state of Connecticut. The Board of Regents  
23 for Higher Education shall retain an easement for the operation of an  
24 automotive program on said parcel until such operation is moved to a  
25 new location, which operation shall be on terms agreed to by both the  
26 Board of Regents for Higher Education and Area Cooperative  
27 Educational Services in the agreement described in subsection (c) of this  
28 section.

29 (c) The State Properties Review Board shall complete its review of the  
30 conveyance of said parcel of land not later than thirty days after it  
31 receives a proposed agreement from the Board of Regents for Higher  
32 Education. The land shall remain under the care and control of the  
33 Board of Regents for Higher Education until a conveyance is made in  
34 accordance with the provisions of this section. The State Treasurer shall  
35 execute and deliver any deed or instrument necessary for a conveyance  
36 under this section, which deed or instrument shall include provisions to  
37 carry out the purposes of subsection (b) of this section. The chairperson  
38 of the Board of Regents for Higher Education shall have the sole  
39 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 Section 1(c), "said office" was changed to "the Board of Regents for Higher Education" for accuracy.

**GAE**      *Joint Favorable Subst.*

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 \$
Board of Regents for Higher Education	GF - Loss of Asset	14,538,271

Note: GF=General Fund

**Municipal Impact:** None

**Explanation**

The bill conveys a parcel of land totaling approximately 20 acres from the Board of Regents for Higher Education to Area Cooperative Educational Services (ACES), for the purposes of housing a magnet school or other education purposes.

The state would lose use of an asset (most recently valued at \$14,538,271). The state would retain an easement for purposes of the operation of an automotive program on the parcel, until moved via mutually agreeable terms between the Board of Regents and ACES.

ACES would gain use of an asset and would pay the administrative costs of the conveyance.

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 recipient does not use the land for specified purposes.



**OLR Bill Analysis**

**sHB 6685**

***AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF NORTH HAVEN.***

**SUMMARY**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 16 Nay 0 (05/19/2021)