



# Senate

General Assembly

**File No. 767**

January Session, 2021

Substitute Senate Bill No. 1109

*Senate, June 1, 2021*

The Committee on Government Administration and Elections reported through SEN. FLEXER of the 29th Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF SOUTH WINDSOR.***

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 Transportation shall convey  
3 to the town of South Windsor a parcel of land located in the town of  
4 South Windsor, at a cost equal to the administrative costs of making  
5 such conveyance. Said parcel of land has an area of approximately 7.08  
6 acres and is identified as the parcel of land located at 239 Ellington Road,  
7 and Block 2 on town of South Windsor Tax Assessor's Map 6. The  
8 conveyance shall be subject to the approval of the State Properties  
9 Review Board.

10 (b) The town of South Windsor shall sell said parcel of land for  
11 economic development purposes. If the town of South Windsor does not  
12 sell said parcel for economic development purposes within five years  
13 after the conveyance of the parcel to the town under this section, the

14 parcel shall revert to the state of Connecticut. Any sale by the town of  
 15 said parcel shall be made at a cost equal to the fair market value of said  
 16 parcel, as determined by the average of the appraisals of two  
 17 independent appraisers selected by the Commissioner of  
 18 Transportation. Such appraisals shall be completed not later than six  
 19 months after the conveyance of the parcel to the town under this section  
 20 and shall be updated as necessary. Any funds received by the town of  
 21 South Windsor from a sale in accordance with this subsection shall be  
 22 transferred to the State Treasurer for deposit in the Special  
 23 Transportation Fund.

24 (c) The State Properties Review Board shall complete its review of the  
 25 conveyance of said parcel of land not later than thirty days after it  
 26 receives a proposed agreement from the Department of Transportation.  
 27 The land shall remain under the care and control of said department  
 28 until a conveyance is made in accordance with the provisions of this  
 29 section. The State Treasurer shall execute and deliver any deed or  
 30 instrument necessary for a conveyance under this section, which deed  
 31 or instrument shall include provisions to carry out the purposes of  
 32 subsection (b) of this section. The Commissioner of Transportation shall  
 33 have 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

**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 \$
Resources of the Special Transportation Fund	TF - Potential Revenue Gain	837,900
Department of Transportation	TF - Loss of Asset	837,900

Note: TF=Transportation Fund

**Municipal Impact:**

Municipalities	Effect	FY 22 \$
South Windsor	Cost	See Below
South Windsor	Gain of Asset	See Below

**Explanation**

The bill conveys a specified parcel of land totaling approximately 7.08 acres from the Department of Transportation to the town of South Windsor and specifies that the town must sell said parcels for economic development purposes within five years and deposit the proceeds of the sale in the Special Transportation Fund.

To the extent the parcel is sold by the town within five years, there is anticipated to be a revenue gain to the Special Transportation Fund equal to the selling price of the parcels (most recently valued at \$837,900) and the state would lose use of the asset.

The town of South Windsor would gain temporary use of an asset until sold or it reverted to state custody 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.



**OLR Bill Analysis**

**sSB 1109**

***AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF SOUTH WINDSOR.***

**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)