



Senate

General Assembly

File No. 768

January Session, 2021

Substitute Senate Bill No. 1111

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 AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FAIRFIELD.

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

1 Section 1. Section 23 of special act 01-6 is amended to read as follows
2 (*Effective from passage*):

3 (a) Notwithstanding any provision of the general statutes, the
4 Commissioner of Transportation shall convey to the town of Fairfield a
5 parcel of land located in the town of Fairfield, at a cost equal to the
6 administrative costs of making such conveyance. Said parcel of land has
7 an area of approximately 1.3 acres and is identified as 488-512 Tunxis
8 Road. The conveyance shall be subject to the approval of the State
9 Properties Review Board.

10 (b) The town of Fairfield shall use said parcel of land for [a public
11 works garage] economic development and housing purposes. If the
12 town of Fairfield [:

- 13 (1) Does not use said parcel for said purposes;
- 14 (2) Does not retain ownership of all of said parcel; or
- 15 (3) Leases all or any portion of said parcel] does not sell said parcel
- 16 for economic development or housing purposes within five years after
- 17 the effective date of this section, the parcel shall revert to the state of
- 18 Connecticut. If the town of Fairfield sells said parcel of land for economic
- 19 development or housing purposes, the town of Fairfield shall pay the
- 20 proceeds from the sale to the State Treasurer, who shall deposit said
- 21 proceeds in the Special Transportation Fund established in section 13b-68
- 22 of the general statutes.

23 (c) The State Properties Review Board shall complete its review of the

24 conveyance of said parcel of land not later than thirty days after it

25 receives a proposed agreement from the Department of Transportation.

26 The land shall remain under the care and control of said department

27 until a conveyance is made in accordance with the provisions of this

28 section. The State Treasurer shall execute and deliver any deed or

29 instrument necessary for a conveyance under this section, which deed

30 or instrument shall include provisions to carry out the purposes of

31 subsection (b) of this section. The Commissioner of Transportation shall

32 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>	SA 01-6, Sec. 23

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	Up to 846,700
Department of Transportation	TF - Gain of Asset	Potential

Note: TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 22 \$
Fairfield	Loss of Asset	846,700

Explanation

The bill modifies a conveyance from SA 01-6 section 23 from the Department of Transportation to the town of Fairfield 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 parcels are sold, there would be a revenue gain to the Special Transportation Fund equal to the selling price of the parcel within the next five years (the asset was most recently valued at \$846,700, though there is no requirement in the bill to sell for fair market value). If not sold, the state would regain use of the asset.

The modifications of the conveyance require the town of Fairfield to lose use of the asset, whether through sale in the next five years or through reversion to state control after five years.



OLR Bill Analysis

sSB 1111

AN ACT AMENDING A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF FAIRFIELD.

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)