



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT

TESTIMONY PRESENTED TO THE GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE MAY 14, 2021

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Testimony Regarding Various Conveyance Bills

Senator Flexer, Representative Fox, Senator Sampson, Representative Mastrofrancesco and distinguished members of the Government Administration & Elections Committee:

Thank you for the opportunity to offer testimony and information on the following bills before your committee. The Office of Policy and Management has a variety of duties and responsibilities concerning state real property, including long-range planning with regard to the use of all state real property, determining the level of efficiency of each state agency's use of its real property, maintaining an inventory of State owned or leased real property, determining the appropriate use of State real property, and analyzing and approving proposed changes in ownership or use of State real property.

The office is also responsible for the State Facility Plan and certain portions of the leasing process, determining if there is a state reuse for surplus State owned real estate and if such property should be disposed of by the State, analysis and recommendations for the disposition of property owned by the all state agencies except UCONN, and analyzing leases entered into by the Departments of Administrative Services, Labor and Energy and Environmental Protection.

With regard to the following bills, OPM offers the following information.

S.B. No. 1109 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF SOUTH WINDSOR.

OPM is opposed to this bill. Any conveyance for economic development purposes should be conveyed for fair market value. We are also not certain how a property can be used for economic development when the reverter clause states that it cannot be sold or leased. History shows that future amendments are often submitted to remove these reverter clauses after the conveyance has occurred. When sold for fair market value, no reverter clause exists.

S.B. No. 1110 (RAISED) AN ACT AMENDING THE CONVEYANCE OF PARCELS OF STATE LAND TO THE NEW HAVEN PORT AUTHORITY.

OPM is opposed to this bill. Any conveyance should be for fair market value, which assumes no environmental concerns. No orders for remediation have been filed by DEEP and the parcels are not believed to be deemed establishments under the Transfer Act. The Federal Highway Administration requires DOT to obtain fair market value. Approval of this bill would contradict the FHWA requirement and would establish a precedent that all state-owned properties sold by the state would require the state to pay for all remediation and due diligence costs, including testing, which is standard for the buyer to pay for.

S.B. No. 1113 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF EAST WINDSOR AT 36 GARDNER STREET TO THE TOWN OF EAST WINDSOR.

OPM is opposed to this bill. This is an existing Department of Children and Families facility, which is valued by the town at over \$12million

H.B. No. 6678 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF WOLCOTT.

OPM is opposed to this bill. Any property conveyed to a private party with no conditions, should be for fair market value. The stated consideration is \$6,000.00, while DOT has appraised the property for \$27,000.00.

H.B. No. 6680 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF WINDSOR TO THE TOWN OF WINDSOR.

OPM is opposed to this bill. A conveyance for economic development should be for fair market value. We note, also, that it is unclear how this property can be used for economic development when it has a reverter clause that states that it cannot be sold or leased.

H.B. No. 6681 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF HARTFORD AT 340 CAPITOL AVENUE TO THE CAPITAL REGION DEVELOPMENT AUTHORITY.

OPM is opposed to this bill. This is an existing parking lot, with approximately 160 parking spaces for state employees and its use is essential for ongoing operations for several adjacent state office buildings. This is not a surplus property and a conveyance would have a fiscal impact in excess of \$250,000 per year, as any conveyance would require replacement parking and shuttle buses.

H.B. No. 6682 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF HARTFORD AT 30 TRINITY STREET TO THE CAPITAL REGION DEVELOPMENT AUTHORITY.

OPM is opposed to this bill. The Department of Administrative Services already has issued a Request for Proposals and is anticipating proposals shortly.

H.B. No. 6683 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF HARTFORD AT 18 TO 20 TRINITY STREET TO THE CAPITAL REGION DEVELOPMENT AUTHORITY.

OPM is opposed to this bill. The Department of Administrative Services already has issued a Request for Proposals and is anticipating proposals shortly.

H.B. No. 6685 (RAISED) AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF NORTH HAVEN.

OPM is opposed to this bill as written. The language states that the executive director of the Office of Higher Education shall convey, however, said office does not have custody and control of this property; rather it is controlled by the Board of Regents. Additionally, the language needs to include a provision that the existing Board of Regents (Gateway Community College) automotive operation is allowed to continue at this site, at no cost, until a new location for the operation can be found. The conveyance language should provide that an agreement for conveyance be drafted and agreed upon before any conveyance can occur.

Thank you again for the opportunity to comment. If you have any questions or if my office can assist you in any way in your deliberations, please contact our legislative staff.