

Government Administration and Elections Committee

JOINT FAVORABLE REPORT

Bill No.: HB-6678

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND

Title: IN THE TOWN OF WOLCOTT.

Vote Date: 5/19/2021

Vote Action: Joint Favorable Substitute

PH Date: 5/14/2021

File No.: 759

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SPONSORS OF BILL:

Government Administration and Elections Committee

REASONS FOR BILL:

This bill was raised to convey a parcel of state land from the Department of Transportation to Daniel Wallas for \$6,000 plus the administrative costs of making such conveyance. The substitute language changes the sale to the Town of Wolcott at a cost equal to fair market value plus the administrative costs. The Town of Wolcott shall use the parcel of land to provide an abutting landowner with access to that landowner's land. If the town does not use the land for this purpose, the parcel shall revert to the state of Connecticut.

RESPONSE FROM ADMINISTRATION/AGENCY:

Joseph Giulietti, Commissioner, Department of Transportation: Commissioner Giulietti stated that DOT is opposed to the conveyance proposed in Raised H.B. 6678. As written, the bill requires the Department to transfer property to Daniel Wallas for \$6,000 plus administrative costs, which is less than the fair market value of the property. The CTDOT had been approached by Mr. Wallas about purchasing the land and CTDOT approved the plan. However, the CTDOT's appraisal report, in accordance with CGS 13a-80, and Mr. Wallas' appraisal report showed a significant value discrepancy - \$27,000 vs. \$7,000-\$11,000. Mr. Wallas offered to pay \$15,000 for the property, however, the Department did not believe that it could support this value to the Office of Policy and Management and the State Property Review Board as required by statute. As such, negotiations failed, and Mr. Wallas decided to enter into a lease agreement for the property and currently pays \$245.00 per month in rent. CTDOT believes this property transaction should not circumvent the fair market value requirements prescribed under CGS 13a-80.

Melissa McCaw, Secretary, Office of Policy and Management: Secretary McCaw stated that 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.

NATURE AND SOURCES OF SUPPORT:

Daniel Wallas, resident, town of Wolcott: Mr. Wallas testified in support of the land conveyance at the cost of \$6,000. The piece of land in question had been thought to be part of his property and had previously been taxed by the town as part of his property. When the land was surveyed, it was discovered to be three pieces of property, including the .21 acres owned by the state. He is currently on a month-to-month lease so that he can have access to his property through the state-owned land, after his appraisal done by a certified appraiser was rejected by the state.

NATURE AND SOURCES OF OPPOSITION:

None expressed

Reported by: Erica Byrne

Date: 5-19-21