

# Government Administration and Elections Committee

## JOINT FAVORABLE REPORT

**Bill No.:** SB-1109

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND

**Title:** IN THE TOWN OF SOUTH WINDSOR.

**Vote Date:** 5/19/2021

**Vote Action:** Joint Favorable Substitute

**PH Date:** 5/14/2021

**File No.:** 767

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### **Sponsors of the Bill:**

The Government Administration and Elections Committee

### **Reasons for Bill:**

To convey a parcel of state land in the town of South Windsor to South Windsor for economic development purposes.

### **Response from Administration/Agency:**

#### **Joseph Giuliatti, Commissioner, Department of Transportation:**

They oppose the bill as written and recommend changes. The town of South Windsor plans to sell this parcel for economic development, and as such, the State should be paid fair market value for all parcels that will be utilized for economic development. An appraisal report determined the value of the property to be \$265,000. They recommend revision of Sec. 1 (a) and elimination of Sec. (b).

#### **Melissa McCaw, Secretary, Office of Policy and Management:**

OPM is opposed to this bill as written. Any conveyance for economic development purposes should be conveyed for fair market value. They 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.

#### **Senator Saud Anwar, Connecticut General Assembly:**

Supports the conveyance of the property located at 239 Ellington Road to the Town of South Windsor. This valuable piece of property is situated close to state and interstate highways, and near other newly developed industries including both a Coca Cola and Home Depot distribution centers. Currently, this property is unused by the Department of Transportation

and its development would generate significant revenue for South Windsor and reduce the State's PILOT obligation to the Town.

**Nature and Sources of Support:**

**Andrew A. Paterna, Mayor, Town of South Windsor:**

This area has been identified as one of 'business corridor development' zones. This area of Ellington Rd, with its direct access to I-291, I-91 and I-84, and its immediate proximity to the new Home Depot and Coca Cola Distribution Centers, makes it the ideal location for future economic development in South Windsor. It is part of long-term planning for 'Smart Growth-Economic Development' that will help stabilize the tax base and provide new job opportunities for residents in the region. The intention is to continue economic development in this prime location in town.

**Nature and Sources of Opposition:**

**Water Planning Council Advisory Group: Margaret Miner, Karen Burnaska**

They would like to be sure that each proposed conveyance comes with the information necessary to assess the character and value of the property with respect to state policy goals and water protection. Relevant information includes current use, intended use; natural resource and wildlife features; natural features, such as forested land; developed features, especially percent of impervious surface. This information is important not only to evaluating a property's importance to public environmental resources and public health, and to economic development, municipal uses, or other government uses.

**Reported by: Dallas Emerle**

**Date: 5-19-21**