



Senate

General Assembly

File No. 657

February Session, 2022

Substitute Senate Bill No. 488

Senate, April 26, 2022

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 STATE LAND TO THE TOWN OF HAMDEN.

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

1 Section 1. Special act 19-4 is amended to read as follows (*Effective from*
2 *passage*):

3 (a) Notwithstanding any provision of the general statutes, and except
4 as provided in subsection (b) of this section, the Commissioner of
5 Administrative Services, on behalf of the Commissioner of Children and
6 Families, shall convey to the town of Hamden a parcel of land located
7 in the town of Hamden, and any improvements on said parcel, for the
8 sum of one million seven hundred eight thousand three hundred
9 dollars, plus the administrative costs of making such conveyance. Said
10 parcel of land has an area of approximately 50.29 acres and contains the
11 facility formerly known as High Meadows, located at 825 Hartford
12 Turnpike in the town of Hamden, and is described in a warranty deed
13 dated January 15, 1951, and recorded in Volume 297 at pages 417 and

14 418 of the town of Hamden Land Records. The conveyance shall be
15 subject to the approval of the State Properties Review Board.

16 (b) If the Commissioner of Administrative Services does not convey
17 said parcel of land and improvements by June 30, [2021] 2023, the parcel
18 and improvements shall not be conveyed under this section, except the
19 town of Hamden may request, and the commissioner may agree, to
20 extend said deadline for no more than an additional twelve months. If
21 such extension is granted, the town of Hamden shall reimburse the state
22 for its actual costs that are attributable to such extension.

23 (c) The State Properties Review Board shall complete its review of the
24 conveyance of said parcel of land and improvements not later than
25 thirty days after it receives a proposed agreement from the Department
26 of Administrative Services. The land and improvements shall remain
27 under the care and control of the state until a conveyance is made in
28 accordance with the provisions of this section. The State Treasurer shall
29 execute and deliver any deed or instrument necessary for a conveyance
30 under this section. The Commissioner of Administrative Services shall
31 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 19-4

Statement of Legislative Commissioners:

In the introductory language, "14" was changed to "4" for accuracy.

GAE *Joint Favorable Subst. -LCO*

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 23 \$	FY 24 \$
Resources of the General Fund	GF - See Below	See Below	See Below
Department of Administrative Services; Children & Families, Dept.	GF - See Below	See Below	See Below

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 23 \$	FY 24 \$
Hamden	See Below	See Below	See Below

Explanation

The bill extends a sale deadline from a 2019 conveyance. There is either no fiscal impact, or the impact described below, depending on the timing of the sale.

To the extent the sale is completed under the original terms (i.e., prior to the end of FY 22) or does not happen under the extended timeframe, there is no fiscal impact.

To the extent that the sale happens in the extended time frame, the bill has the following impact:

The bill conveys a specified 50.29 acre parcel of land from the Department of Children and Families, via the Department of Administrative Services, to the town of Hamden. The state would lose use of an asset (most recently valued at \$6,353,300) and gain revenue of the specified purchase price (\$1,708,300). The town of Hamden would

gain use of an asset and pay the purchase price plus 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 488

AN ACT AMENDING A CONVEYANCE OF STATE LAND TO THE TOWN OF HAMDEN.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable

Yea 16 Nay 2 (04/13/2022)