



Senate

General Assembly

File No. 820

January Session, 2023

Substitute Senate Bill No. 1250

Senate, May 24, 2023

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 CONCERNING THE RECONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF MIDDLETOWN.

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

1 Section 1. Section 17 of public act 05-279 is repealed and the following
2 is substituted in lieu thereof (*Effective July 1, 2023*):

3 (a) Whereas the parcel of land described in subsection (a) of section 2
4 of special act 95-25, having an area of approximately ten acres and sold
5 to the Shiloh Baptist Community Development Corporation in a deed
6 recorded on the city of Middletown land records in Volume 1278 at Page
7 942, has reverted to the state of Connecticut, [the Commissioner of
8 Public Works, on behalf of the Commissioner of Children and Families,]
9 notwithstanding any provision of the general statutes, the
10 Commissioner of Administrative Services shall convey said parcel of
11 land to the Shiloh Baptist [Church] Community Development
12 Corporation, at a cost equal to the administrative costs of making such
13 conveyance. The conveyance shall be subject to the approval of the State

14 Properties Review Board, [and may also be subject to superior court
15 approval of the removal of any restriction that may exist on the state of
16 Connecticut's conveyance of said parcel of land under this section.]

17 (b) Not later than [five years after the effective date of this section] June
18 30, 2028, the Shiloh Baptist [Church] Community Development
19 Corporation shall [convey said parcel of land to a nonprofit corporation,
20 which shall] use the parcel for moderate-income housing and
21 [educational,] recreational or community facilities open to the public. Such
22 housing and facilities shall comply with all nondiscrimination
23 requirements concerning the occupancy of housing or the use of facilities,
24 which are developed in whole or in part with federal assistance, and said
25 parcel of land and such housing and facilities shall not be used for the
26 teaching or practicing of religion. If (1) [the Shiloh Baptist Church does not
27 convey said parcel of land to such a corporation by the end of such period,
28 (2)] said parcel of land is not used for the development of such housing
29 and facilities by June 30, 2028, or [(3)] (2) such housing or facilities do not
30 comply with such requirements at any time after the conveyance of the
31 parcel occurring on or after July 1, 2023, the parcel of land shall revert to
32 the state of Connecticut. The reverter provisions of this subsection in effect
33 on and after July 1, 2023, shall replace and extinguish any prior reverter
34 provisions recorded on the city of Middletown land records, including
35 in the deed recorded in Volume 1278 at Page 942 of said land records.

36 (c) The State Properties Review Board shall complete its review of the
37 conveyance of said parcel of land not later than thirty days after it
38 receives a proposed agreement from the Department of [Public Works]
39 Administrative Services. The land shall remain under the care and
40 control of said department until a conveyance is made in accordance
41 with the provisions of this section. The State Treasurer shall execute and
42 deliver any deed or instrument necessary for a conveyance under this
43 section, which deed or instrument shall include provisions to carry out
44 the purposes of [subsection] subsections (a) and (b) of this section. The
45 Commissioner of [Public Works] Administrative Services shall have the
46 sole responsibility for all other incidents of such conveyance.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	<i>July 1, 2023</i>	PA 05-279, Sec. 17
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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
Admin. Serv., Dept.	GF - See Below

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill modifies a conveyance of land that was first legislated in SA 95-25, then modified to correct a reversion to state control in PA 05-279. Current ownership status of the property is unclear. If the property is currently under state control, the bill results in a loss of an asset to the state. If the property is currently under control of the private recipient, there is no immediate fiscal impact.

In either scenario, if the recipient fails to use the property for an allowable use between July 1, 2023 and June 30, 2028 the asset would revert to state control under the revised terms of the bill.

The land conveyance is subject to the review and approval of the State Properties Review Board.

OLR Bill Analysis

sSB 1250

AN ACT CONCERNING THE RECONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF MIDDLETOWN.

SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 18 Nay 0 (05/16/2023)