



# House of Representatives

General Assembly

**File No. 584**

February Session, 2024

Substitute House Bill No. 5520

*House of Representatives, April 22, 2024*

The Committee on Government Administration and Elections reported through REP. BLUMENTHAL of the 147th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## ***AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF BERLIN.***

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

1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision  
2 of the general statutes, the Commissioner of Energy and Environmental  
3 Protection shall convey to Meriden Homestead II, LLC a parcel of land,  
4 and any improvements on said parcel, located in the town of Berlin, at  
5 a cost equal to the fair market value of the property, as determined by  
6 the average of the appraisals of two independent appraisers selected by  
7 the commissioner, plus the administrative costs of making such  
8 conveyance and appropriate damages under section 52-560a of the  
9 general statutes for the encroachment of said parcel. Said parcel of land  
10 has an area of approximately 2.7 acres, is a portion of the parcel of land  
11 identified as parcel number 27-3-153-35 in the records of the town of  
12 Berlin Tax Assessor and is depicted as: "Area to be Conveyed by State  
13 to Meriden Homestead II LLC ~2.7 acres per Berlin GIS" on a map  
14 entitled "SURVEY PREPARED FOR STATE OF CONNECTICUT,

15 DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION,  
 16 LAMENTATION MOUNTAIN STATE PARK SCENIC RESERVE,  
 17 STATE ROUTE 15 - BERLIN, CONNECTICUT" prepared by Design  
 18 Professionals, Inc., 21 Jeffrey Drive, P.O. Box 1167, South Windsor, CT  
 19 06074, and dated September 8, 2023. The conveyance shall be subject to  
 20 the approval of the State Properties Review Board.

21 (b) The State Properties Review Board shall complete its review of the  
 22 conveyance of said parcel of land and improvements not later than  
 23 thirty days after it receives a proposed agreement from the Department  
 24 of Energy and Environmental Protection. The land and improvements  
 25 shall remain under the care and control of said department until a  
 26 conveyance is made in accordance with the provisions of this section.  
 27 The State Treasurer shall execute and deliver any deed or instrument  
 28 necessary for a conveyance under this section. The Commissioner of  
 29 Energy and Environmental Protection shall have the sole responsibility  
 30 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>	New section

**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	FY 25 \$	FY 26 \$
Department of Energy and Environmental Protection	GF - Loss of Asset	See Below	See Below
Resources of the General Fund	GF - Revenue Gain	See Below	See Below

Note: GF=General Fund

**Municipal Impact:** None

**Explanation**

The bill conveys a specified parcel of land from the Department of Energy and Environmental Protection to a private party. The state would lose use of the asset and gain revenues up to the fair market value. The bill specifies the recipient would need to pay appropriate damages under CGS 52-560a, which is not anticipated to have a fiscal impact, as revenues from the damages are anticipated to be awarded regardless of the conveyance.

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

**The Out Years**

The conveyance action is one time in nature. Control of the asset would continue into the future as described above.

---

**OLR Bill Analysis**

**sHB 5520**

***AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF BERLIN.***

**SUMMARY**

The Office of Legislative Research (OLR) does not analyze Special Acts, but information on this conveyance and others reported favorably by the Government Administration and Elections Committee can be found in an annual report prepared by OLR. For 2024, this is OLR Report 2024-R-0075.

**COMMITTEE ACTION**

Government Administration and Elections Committee

Joint Favorable Substitute

Yea 12 Nay 7 (04/10/2024)