



House of Representatives

General Assembly

File No. 585

February Session, 2024

Substitute House Bill No. 5521

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 A CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF CHESHIRE.

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 Administrative Services, on
3 behalf of the Commissioner of Emergency Services and Public
4 Protection, shall convey to the town of Cheshire a parcel of land located
5 in the town of Cheshire, at a cost equal to the administrative costs of
6 making such conveyance. Said parcel of land has an area of
7 approximately 2.5 acres and is identified as a portion of the
8 approximately 7.22-acre parcel located at 1996 Highland Avenue, which
9 portion adjoins one or more of the parcels conveyed pursuant to special
10 act 19-4 of the July special session. If, for the purpose of said conveyance,
11 a survey of said parcel of land to be conveyed is deemed necessary by
12 the Commissioner of Administrative Services, the town of Cheshire
13 shall pay the costs of any such survey. The precise size and location of
14 said parcel to be conveyed, as well as any easement to be reserved in

15 favor of the state, shall be determined by the Commissioner of
16 Administrative Services. The conveyance shall be subject to the
17 approval of the State Properties Review Board.

18 (b) (1) The town of Cheshire shall sell said parcel of land for economic
19 development purposes. If the town does not sell said parcel for
20 economic development purposes by September 15, 2027, the parcel shall
21 revert to the state of Connecticut. Any sale of said parcel shall be made
22 at a cost equal to the fair market value of said parcel, as determined by
23 the average of the appraisals of two independent appraisers selected by
24 the Commissioner of Administrative Services. Such appraisals shall be
25 completed not later than six months after such conveyance and shall be
26 updated as necessary. Any funds received by the town from a sale in
27 accordance with this subsection shall be transferred to the State
28 Treasurer for deposit in the General Fund.

29 (2) Notwithstanding the provisions of any special act, municipal
30 charter or ordinance, any development of the parcel shall be subject to
31 the review and approval of the municipal aquifer protection agency
32 authorized by section 22a-354o of the general statutes and to any
33 conditions imposed by such agency in accordance with any regulations
34 adopted under section 22a-354p of the general statutes.

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

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

Statement of Legislative Commissioners:

In Subsec. (b)(1), "commissioner" was changed to "Commissioner of Administrative Services" for clarity.

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 25 \$	FY 26 \$
Resources of the General Fund	GF - Potential Revenue Gain	See Below	See Below
Department of Emergency Services and Public Protection	GF - Loss of Asset	See Below	See Below

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 25 \$	FY 26 \$
Cheshire	Cost	See Below	See Below

Explanation

The bill conveys a parcel of land, totaling 2.5 acres, from the Department of Emergency Services and Public Protection to the town of Cheshire and specifies that the town must sell said parcel for economic development purposes by September 15, 2027 and deposit the proceeds of the sale in the General Fund.

To the extent the parcel is sold, there would be a revenue gain to the General Fund equal to the selling price of the parcel. The state would lose use of the assets (most recently valued at less than \$200,000), though would regain the asset if the property is not sold by the town of Cheshire.

The town of Cheshire would gain temporary use of an asset until such asset was sold or reverted to state custody and would pay the administrative costs 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. If conveyed and sold, the revenue will be deposited by September 15, 2027. If not, the state would regain use of the asset by September 15, 2027.

OLR Bill Analysis

sHB 5521

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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

Yea 19 Nay 0 (04/10/2024)