



Senate

General Assembly

File No. 578

February Session, 2024

Substitute Senate Bill No. 458

Senate, April 22, 2024

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 CONVEYANCE OF TWO PARCELS OF STATE LAND IN THE TOWN OF WINDSOR.

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 Transportation shall convey
3 to the town of Windsor two parcels of land located in the town of
4 Windsor, at a cost equal to the fair market value of the properties, as
5 determined by the average of the appraisals of two independent
6 appraisers selected by the commissioner, plus the administrative costs
7 of making such conveyance. The first parcel of land has an area of
8 approximately .08 acre or 3,578 square feet and is identified as "Land
9 Taking Area 1" on a map entitled "Project Title: Wilson Center Mixed-
10 Use Development Offsite Improvements, Date: September 15, 2023,
11 Town: Windsor, CT, Drawing Title: Land Taking-Violet Street
12 Realignment, Project No.: 42795.02, Drawing No.: PLN-LT-01, Designer
13 and Drafter: WK, Checked by: JB and Approved by: CB". The second
14 parcel of land has an area of approximately .005 acre or 223 square feet

15 and is identified as "Land Taking Area 2" on said map. The conveyance
16 shall be subject to the approval of the State Properties Review Board.

17 (b) The State Properties Review Board shall complete its review of the
18 conveyance of said parcels of land not later than thirty days after it
19 receives a proposed agreement from the Department of Transportation.
20 The land shall remain under the care and control of said department
21 until a conveyance is made in accordance with the provisions of this
22 section. The State Treasurer shall execute and deliver any deed or
23 instrument necessary for a conveyance under this section. The
24 Commissioner of Transportation shall have the sole responsibility for all
25 other incidents of such conveyance. Any funds received by said
26 department from the sale of said parcels shall be transferred to the State
27 Treasurer for deposit in the Special Transportation Fund.

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 \$
Transportation, Dept.	TF - Potential Cost	See Below	See Below
Department of Transportation	TF - Loss of Asset	See Below	See Below
Resources of the Special Transportation Fund	TF - Revenue Gain	See Below	See Below

Note: TF=Transportation Fund

Municipal Impact:

Municipalities	Effect	FY 25 \$	FY 26 \$
Windsor	Cost	See Below	See Below
Windsor	Gain of Asset	See Below	See Below

Explanation

The bill conveys two specified parcels of land, totaling less than 0.09 acres combined, from the Department of Transportation (DOT) to the town of Windsor. The state would lose use of the asset and gain revenues up to fair market value. Additionally, the land in question was originally obtained using federal funds; DOT agreements with the Federal Highway Administration (FHWA) require federal approval for modification of use and/or conveyance. To the extent the FHWA does not approve of a modified agreement to allow conveyance of the land, DOT would be required to reimburse the FHWA for a portion of the current value, resulting in an unknown cost to DOT.

The town of Windsor would gain use of an asset and would pay fair market value and 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. Control of the asset would continue into the future as described above, subject to future municipal decisions.

OLR Bill Analysis

sSB 458

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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 Substitute

Yea 19 Nay 0 (04/10/2024)