

**Government Administration and Elections Committee**  
**JOINT FAVORABLE REPORT**

**Bill No.:** HB-5519

AN ACT CONCERNING A CONVEYANCE OF A PARCEL OF STATE LAND IN

**Title:** THE TOWN OF NEWINGTON.

**Vote Date:** 4/10/2024

**Vote Action:** Joint Favorable Substitute

**PH Date:** 4/9/2024

**File No.:**

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**SPONSORS OF BILL:**

Government Administration and Elections Committee

**REASONS FOR BILL:**

The legislation, as amended, aims to convey a parcel of land in the Town of Newington from the Department of Transportation to the Town of Newington for purposes of annexation to an adjacent property owner.

**RESPONSE FROM ADMINISTRATION/AGENCY:**

Jeffrey Beckham, Office of Policy and Management, Secretary:

OPM is opposed to the bill as drafted. Any conveyance should require fair market value. Requests in line 6 and 7 the striking of "administrative costs of making such a conveyance" and insertion of "fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner."

Garrett Eucalitto, DOT Commissioner:

CT DOT does not take issue with the municipality requesting the parcel; however, the legislation states the municipality plans to acquire the property for no monetary consideration and sell it to the adjacent property owner. Any conveyance should require fair market value. The Department can sell the property directly to the adjacent property owner pursuant to section 13a-80 of the General Statutes, and so legislation is not needed. If legislation were to move forward, DOT requests the language be changed in lines 6 and 7, striking "administrative costs of making such conveyance" and inserting "fair market value of the property, as determined by the average of the appraisals of two independent appraisers selected by the commissioner."

Gary Turco, State Representative:

The property in question is adjacent to a resident, Father Bob Vujs, and owned by the Department of Transportation. It often gets neglected by the state and is a left-over parcel from two homes purchased and demolished by the DOT in their realignment of Cedar Street. It is too small for development and has no use. The conveyance aims to transfer the land from the DOT to the Town of Newington which will then transfer the land to Father Bob, returning the land to a homeowner who will maintain the property.

**NATURE AND SOURCES OF SUPPORT:**

Andy Maasch:

Offers full support, stating the transaction makes sense. Wishes local MPs would do conveyance of property more often.

**NATURE AND SOURCES OF OPPOSITION:**

None expressed.

**Reported by: Lindsay de Brito**

**Date: 4/10/2024**