



Senate Bill No. 457

Special Act No. 24-11

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:

Section 1. Section 17 of public act 05-279 is repealed and the following is substituted in lieu thereof (*Effective July 1, 2024*):

(a) Whereas the parcel of land described in subsection (a) of section 2 of special act 95-25, having an area of approximately ten acres and sold to the Shiloh Baptist Community Development Corporation in a deed recorded on the city of Middletown Land Records in Volume 1278 at Page 942, has reverted to the state of Connecticut, [the Commissioner of Public Works, on behalf of the Commissioner of Children and Families,] notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall convey said parcel of land to the Shiloh Baptist [Church] Community Development Corporation, at a cost equal to the administrative costs of making such conveyance. The conveyance shall be subject to the approval of the State Properties Review Board. [and may also be subject to superior court approval of the removal of any restriction that may exist on the state of Connecticut's conveyance of said parcel of land under this section.]

(b) Not later than [five years after the effective date of this section] June

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30, 2029, the Shiloh Baptist [Church] Community Development Corporation shall [convey said parcel of land to a nonprofit corporation, which shall] use the parcel for moderate-income housing and [educational,] recreational or community facilities open to the public. Such housing and facilities shall comply with all nondiscrimination requirements concerning the occupancy of housing or the use of facilities, which are developed in whole or in part with federal assistance, and said parcel of land and such housing and facilities shall not be used for the teaching or practicing of religion. If (1) [the Shiloh Baptist Church does not convey said parcel of land to such a corporation by the end of such period, (2)] said parcel of land is not used for the development of such housing and facilities by June 30, 2029, or [(3)] (2) such housing or facilities do not comply with such requirements at any time after the conveyance of the parcel occurring on or after July 1, 2024, the parcel of land shall revert to the state of Connecticut. The reverter provisions of this subsection in effect on and after July 1, 2024, shall replace and extinguish any prior reverter provisions recorded on the city of Middletown Land Records, including in the deed recorded in Volume 1278 at Page 942 of said land records.

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

Approved June 5, 2024