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FISCAL NOTE(Form 2)
(Office of Fiscal Analysis)
Analyst: MW/EG 4/14/92
tc
Version:

BILL NUMBER: SHB 5905
FILE NUMBER:
AMENDMENTS:

TITLE: "AN ACT PRESERVING THE AGRICULTURAL LANDS AT THE SOUTHURY TRAINING SCHOOL CONVEYING CERTAIN PARCELS OF STATE LAND AND EXCHANGING STATE AND LOCAL LAND IN HADDAM AND MADISON"

FAVORABLY REPORTED BY Government Administration and Elections

SUMMARY: This bill authorizes nine transactions involving the conveyance or exchange of State properties. All these transactions are subject to the review and approval of the State Properties Review Board. It also amends language for a prior year land conveyance. For a detailed summary of each section, see below.

EFFECTIVE DATE: Upon Passage

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FISCAL IMPACT STATEMENT - BILL NUMBER SHB 5905

STATE IMPACT	Revenue Gain, Temporary and Permanent Loss of Asset Value, Minimal Cost, see explanation below
MUNICIPAL IMPACT	Gain in Asset Value, see explanation below
STATE AGENCY(S)	State Properties Review Board, State Treasurer, Departments of Environmental Protection, Mental Retardation, Housing, Transportation, Public Works, Public Safety, Education, and Human Resources

EXPLANATION OF ESTIMATES:

STATE AND MUNICIPAL IMPACT: The passage of this bill would result in a variety of fiscal impacts on the State that are described below. The bill authorizes nine transactions involving the conveyance or exchange of State properties. All these transactions are subject to the review and approval of the State Properties Review Board, which can perform these reviews within existing appropriations.

Section 1 allows the Commissioner of Mental Retardation to lease lands at the Southbury Training School for agricultural purposes. Beginning June 1991, 354.5 acres has been leased to a farmer for agricultural purposes at a fee of \$225,000 to be paid in 40 installments over 10 years.

Section 2 authorizes the exchange of a 17.73 acre parcel of State land, under the care and control of the Commissioner of Environmental Protection, for an 8-10 acre parcel of land owned by the Town of Haddam. The Town of Haddam is required to pay all administrative costs incurred in the exchange, about \$1,000. It is assumed that the value of the properties would be similar.

Section 3 authorizes the Commissioner of Environmental Protection to enter into an exchange of land with the Madison Land Conservation Trust. The exchange is to be made "as necessary to achieve equality of value". The State would incur the administrative costs of the exchange, about \$1,000.

Section 4 authorizes the Commissioner of Housing to convey the property at 82-102 Smith Street, Bridgeport to the Connecticut Housing Authority at a cost equal to the administrative costs of making the conveyance (about \$1,000). The property must be used for housing or it will revert to the State. The land is owned by the City of Bridgeport and the Connecticut Housing Authority currently manages the housing units.

Section 5 authorizes the Commissioner of Transportation to convey a 0.87 acre parcel of State land in Windsor to the Archer Memorial Evangelical Zion Church at a cost of \$65,000. This is the approximate fair market value of the land.

Section 6 authorizes the Commissioner of Public Works to convey a 4.1 acre parcel of State land in Middletown to the Shiloh Baptist Church at a cost equal to the administrative costs of making the conveyance (about \$1,000). The land must be used for the development of elderly housing, must conform to federal nondiscrimination requirements, and shall not be used for the teaching or practicing of religion by the Shiloh Baptist Church. If these provisions are violated, the property will continue to be leased to the Church per a 99 year lease signed July 27, 1973.

Section 7 amends the language in a State land conveyance authorized in SA 90-37. Land conveyed to Hartford for a "combined fire and police department headquarters" may also be used for a separate fire or police department headquarters.

Section 8 authorizes the Commissioner of Public Safety to convey a small parcel of State land in Bethany (less than one acre) to Sherman P. Woodward Jr. at a cost equal to the administrative costs of making the conveyance (about \$1,000). The parcel to be conveyed is part of a larger tract of land originally given to the State by Sherman P. Woodward Sr. for the construction of a State Police radio tower.

Section 9 authorizes the Commissioner of Education to convey the land and buildings of the Shoreline Technical School to the Town of Essex at a cost of \$1 (one dollar). The State would incur the administrative transfer costs of about \$1,000 and would lose the asset value of this property. Its value is estimated from \$500,000 to \$2,000,000. This would be the loss of asset value to the State. This is the gain in asset value to the Town of Essex.

Section 10 authorizes the Commissioner of Human Resources to convey the land (one third acre) and building at 374 Grand Avenue, New Haven to the Fair Haven Community Health Center at a cost equal to the administrative costs of making the conveyance (about \$1,000). The property must be used for health care services or it will revert to the State. Currently, Fair Haven leases the property from the State for \$1 (one dollar) per year. The fair market value of the property is not known.