File No. 542

Substitute Senate Bill No. 539

Senate, April 16, 1998. The Committee on Finance, Revenue and Bonding reported through SEN. LOONEY, 11th DIST., Chairman of the Committee on the part of the Senate, that the substitute bill ought to pass.

AN ACT CONCERNING ARTS AND ENTERTAINMENT DISTRICTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 32-76 of the general statutes is repealed and the following is substituted in lieu thereof:

(a) [On and after January 1, 1997, any] ANY municipality in which an enterprise zone designated under section 32-70, AS AMENDED, is located may designate an ARTS AND entertainment district within the municipality.

(b) Upon designation of an ARTS AND entertainment district under subsection (a) of this section, the municipality may apply to the Commissioner of Economic and Community Development for state approval of the designation. The municipality seeking the approval of the Commissioner of Economic and Community Development for the designation of an area of the municipality as an [enterprise zone] ARTS AND ENTERTAINMENT DISTRICT shall file with the commissioner a preliminary application. Not later than sixty days after receipt of such a preliminary application, the commissioner shall indicate to the municipality, in writing, any recommendations for

improving the municipality's application. Not later than sixty days after receipt of the commissioner's written response, the municipality shall file a final application with the commissioner.

(c) In approving an ARTS AND entertainment district designation, the commissioner shall evaluate the effect of the proposal on the economic development of the municipality, the region and the state, taking into consideration market potential, specific development plans and private commitments in the area.

(d) The Commissioner of Economic and Community Development shall adopt regulations in accordance with chapter 54 to implement this section. Such regulations may establish additional criteria for approval of districts, including establishment of a [zone] DISTRICT size.

(e) Any plant, building, other real property improvement, or part thereof, which is located in a municipality with an ARTS AND entertainment district designated and approved under this section or established under section 2 of public act 93-311*, and which qualifies as a "manufacturing facility" under subsection (d) of section 32-9p in that it is (1) to be used in the production of entertainment products, including multimedia products, or as part of the airing, display or provision of live entertainment for stage or broadcast, including support services such as set manufacturers, scenery makers, sound and video equipment providers and manufacturers, stage and screen writers, providers of capital for the entertainment industry and agents for talent, writers, producers and music properties and technological infrastructure support including, but not limited to, fiber optics, necessary to support multimedia and other entertainment formats, [except] OR (2) USED PRINCIPALLY AS A RESIDENCE OR STUDIO FOR AN ARTIST OR IN THE PRODUCTION OR DISPLAY OF VISUAL ARTS, INCLUDING, BUT NOT LIMITED TO, TELEVISION BROADCASTING FACILITIES, MOVIE THEATERS, GALLERIES, STUDIOS, EXHIBITION SPACE FOR PAINTINGS, SCULPTURE, PHOTOGRAPHY AND SIMILAR WORKS OF ART, EXCLUDING entertainment AND VISUAL ARTS provided by or shown at a gambling or gaming facility or a facility whose primary business is the sale or serving of

alcoholic beverages, and for which the department has issued an eligibility certificate in accordance with section 32-9r, shall be entitled to the same benefits, subject to the same conditions, under the general statutes for which plants, buildings and other real property improvements located in an enterprise zone qualify.

Sec. 2. Section 32-76a of the general statutes is repealed and the following is substituted in lieu thereof:

Each municipality may abate one hundred per cent of the property taxes for improvements to real property [in] USED FOR ARTS OR ENTERTAINMENT PURPOSES IN ARTS AND entertainment districts designated under section 32-76, AS AMENDED BY THIS ACT, or established under section 2 of public act 93-311* in each of the seven full assessment years following the assessment year in which the improvement is completed.

Sec. 3. (NEW) (a) The Department of Economic and Community Development shall establish a program for distressed municipalities, as defined in section 32-9p of the general statutes. The program shall provide (1) incentives for residents to remain in the distressed municipality, including but not limited to, partial or complete personal income tax exemptions, and (2) incentives to employers to hire residents of the distressed municipality, including, but not limited to, credits against the corporation business tax in proportion to the number of residents of the municipality who are full-time employees of the business.

(b) The Commissioner of Economic and Community Development shall adopt regulations in accordance with chapter 54 of the general statutes, to carry out the provisions of this section.

FIN COMMITTEE VOTE: YEA 24 NAY 21 JFS

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"THE FOLLOWING FISCAL IMPACT STATEMENT AND BILL ANALYSIS ARE PREPARED FOR THE BENEFIT OF 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 HOUSE THEREOF FOR ANY PURPOSE."

* * * * *

FISCAL IMPACT STATEMENT - BILL NUMBER sSB 539

STATE IMPACT	Various, see explanation below
MUNICIPAL IMPACT	Potential Revenue Loss, Potential Minimal Cost, see explanation below
STATE AGENCY(S)	Department of Economic Development, Department of Revenue Services

EXPLANATION OF ESTIMATES:

STATE IMPACT: The bill expands the Enterprise Zone program to visual arts. The financial incentives available to businesses in Enterprise Zones include (1) a loan program, (2) a 50% corporation tax credit, (3) the Job Incentive Grant Program, (4) an 80% property tax abatement for expanded manufacturing facilities and newly acquired equipment, for which the town receives a State PILOT for 50% of the amount abated, (5) a 7-year graduated property tax deferral for non-manufacturing firms, (6) a sales tax exemption for manufacturing, repair and replacement parts, and (7) a real estate conveyance tax exemption. There is a cost to the state and a revenue loss to the degree that the expanded program provides financial incentives for business activity, which would have occurred without the incentives, but the amount cannot be determined. It is anticipated that the Department of Economic and Community Development will incur a workload increase. Currently, the Department of Economic and Community Development (DECD) has one full time person working on enterprise zone programs and this program would greatly expand DECD's duties. DECD will require an additional employee and associated expenses costing $50,000.

Additional personnel could be needed depending upon the number of applications.

The amount of the revenue loss resulting from the Personal Income Tax exemption and Corporate Tax credit provisions of the bill cannot be determined until the Department of Economic and Community Development establishes a program of incentives.

There is a cost estimated to be between $50,000 and $500,000, depending on the magnitude of the Department of Economic and Community Development granting income tax exemptions and business tax credit(s), to the Department of Revenue Services to program their computers, administer, process and audit the income tax exemption and the business credit(s) issued by DECD.

In addition, DECD will need a minimum of one additional employee and associated expenses at a cost of $50,000 for the establishment and administration of a new program for distressed municipalities. The program is required to provide incentives for residents to remain in distressed municipalities and incentives for employers to hire residents.

MUNICIPAL IMPACT: There is a potential revenue loss to municipalities from the 80% Property Tax abatement for expanded facilities and newly acquired equipment and a 100% Property Tax abatement for arts and entertainment, to the degree that artists take advantage of this incentive. The state provides a 50% PILOT for the 80% Property Tax abatement for the abatement to help defray the revenue loss to the town.

In addition, municipalities could incur administrative reporting costs associated with enterprise zone benefits. The impact is anticipated to be minimal.

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OFA BILL ANALYSIS

sSB 539

AN ACT CONCERNING ARTS AND ENTERTAINMENT DISTRICTS

SUMMARY: Sections 1 and 2 of the bill expands Enterprise Zone Tax Benefits to visual arts. It expands the statutory definition of manufacturing facility to include a studio used as (1) an artist principal residence, or (2) production or display of visual arts but not limited television broadcasting facilities, movie theaters, galleries, studios, exhibition space used for painting, sculpture, photography, and other similar work.

Section 3 of the bill requires the Department of Economic and Community Development to establish a program to (1) provide incentive for residents to remain in distressed municipalities including partial or complete income tax exemptions and (2) provide Corporation Tax credit incentives for employers to hire residents from distressed municipalities on a full-time basis.

EFFECTIVE DATE: October 1, 1998

COMMITTEE ACTION

Finance, Revenue and Bonding Committee

Joint Favorably Substitute
Yea 24 Nay 21

File No. 543

Substitute House Bill No. 5687

House of Representatives, April 16, 1998. The Committee on Government Administration and Elections reported through REP. BYSIEWICZ, 100th DIST., Chairman of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8 of special act 97-20 is amended to read as follows:

(a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Transportation shall convey to the town of Trumbull, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the town of Trumbull AND THE CITY OF BRIDGEPORT, having an area of approximately 3.35 acres and identified as Parcel No. 36 on town of Trumbull Tax Assessor's Map I12.

(b) The town of Trumbull shall use said parcel of land for affordable housing purposes. If the town of Trumbull (1) does not use said parcel for said purposes, (2) does not retain ownership of all of said parcel, or (3) leases all or any portion of said parcel, the parcel shall revert to the state of Connecticut.

(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 Transportation. 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 (b) of this section, and the Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 2. Section 19 of public act 97-11 of the June 18 special session is repealed and the following is substituted in lieu thereof:

(a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Environmental Protection shall convey to the town of Franklin, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the Franklin wildlife management area and the structure known as the "Franklin House" which is located on said parcel. The Commissioner of Environmental Protection shall determine the boundaries of said parcel of land, which shall abut Route 32, have an area of approximately [one acre] TWO ACRES and contain no structures other than the Franklin House AND TWO BARNS.

(b) Said parcel of land shall be conveyed subject to the condition that the town of Franklin grants to the Commissioner of Environmental Protection access to the well located on said parcel of land.

(c) The town of Franklin shall use said parcel of land for museum, LIBRARY OR OTHER MUNICIPAL purposes. If the town of Franklin (1) does not use said parcel for said purposes [,] OR (2) does not retain ownership of all of said parcel, [or (3) leases all or any portion of said parcel,] the parcel shall revert to the state of Connecticut.

(d) 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 Environmental Protection. 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 (c) of this section, and the Commissioner of Environmental Protection shall have the sole responsibility for all other incidents of such conveyance.

Sec. 3. Section 7 of special act 95-25 is amended to read as follows:

(a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Mental Health shall convey to the city of Middletown, [subject to the approval of the State Properties Review Board and] at a cost equal to the administrative costs of making such conveyance, two parcels of land located on the Connecticut Valley Hospital campus in the city of Middletown, and described as follows: (1) Lot number 1 in block number 31-4 on city of Middletown Tax Assessor's maps numbered 42 and 47, which parcel has an area of approximately 97 acres, and (2) lot number 1 in block number 25-2 on city of Middletown Tax Assessor's maps numbered 41 and 46, which parcel has an area of approximately 30.4 acres.

(b) (1) The parcel of land described in subdivision (1) of subsection (a) of this section shall be conveyed subject to the following conditions: (A) The city of Middletown shall grant easements to the Commissioner of Mental Health for water mains traversing said parcel and for facilities at the corner of Bartholemew Road and Bow Lane on said parcel which are to be constructed for connecting the water supply for the Connecticut Valley Hospital with the water supply for the city of Middletown; and (B) the city of Middletown shall grant the Commissioner of Mental Health access to the gravel located on said parcel and the right to remove gravel from said parcel for the purposes of the Connecticut Valley Hospital. (2) The state of Connecticut shall assign to the city of Middletown the state's rights and obligations under any agreements for the use of either or both of the parcels of land

described in subsection (a) of this section for growing and harvesting agricultural products.

(c) The city of Middletown shall use the parcels of land described in subsection (a) of this section for the following purposes, which shall not include any commercial development: Agriculture, parks, natural areas, forests, camping, fishing, wetlands preservation, riverfront preservation, wildlife habitat, swimming or hiking. If the city of Middletown (1) does not use said parcels for said purposes, (2) does not retain ownership of all of said parcels or (3) leases all or any portion of said parcels, the parcels shall revert to the state of Connecticut.

(d) [The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Mental Health. The] SAID PARCELS OF land shall remain under the care and control of [said department] THE DEPARTMENT OF MENTAL HEALTH 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 subsections (b) and (c) of this section, and the Commissioner of Mental Health shall have the sole responsibility for all other incidents of such conveyance.

Sec. 4. Section 1 of public act 95-127 is repealed and the following is substituted in lieu thereof:

(a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Mental Health shall convey to the city of Middletown, [subject to the approval of the State Properties Review Board and] at a cost equal to the administrative costs of making such conveyance, a parcel of land located on the Connecticut Valley Hospital campus in the city of Middletown, which parcel has an area of approximately 9.0 acres and is identified as Lot 35 in Block 30-6 on city of Middletown Tax Assessors Map 42, excluding the portion of said lot on which Holmes Road and twelve dwellings are located.

(b) The city of Middletown shall use said parcel of land for multipurpose athletic facilities. If said parcel is not used for said purposes, it shall revert to the state of Connecticut.

(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 Mental Health. The] SAID PARCEL OF land shall remain under the care and control of [said department] THE DEPARTMENT OF MENTAL HEALTH 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 (b) of this section, and the Commissioner of Mental Health shall have the sole responsibility for all other incidents of such conveyance.

Sec. 5. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Correction shall convey to the town of Cheshire, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the town of Cheshire, having an area of approximately ten acres. Said parcel of land is generally triangular and is bordered on the east by Route 10 and on the west by the Manson Youth Institute access road.

(b) The town of Cheshire shall use said parcel of land for recreational purposes. If the town of Cheshire (1) does not use said parcel for said purposes, (2) does not retain ownership of all of said parcel or (3) leases all or any portion of said parcel, the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall not approve the conveyance of said parcel of land, and said parcel shall not be conveyed, until the town of Cheshire has a Class A survey map of the parcel of land prepared by a licensed civil engineer and submits such map to the Department of Correction and the Commissioner of Correction approves the map. The approved map shall be filed

in the Cheshire Town Clerk's office. The town of Cheshire shall pay for the preparation of the map.

(d) 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 said approved map, with the proper stamps, and a proposed agreement from the Department of Correction. The land shall remain under the care and control of the Department of Correction 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 (b) of this section, and the Commissioner of Correction shall have the sole responsibility for all other incidents of such conveyance.

Sec. 6. The Commissioner of Public Works shall transfer to the Commissioner of Agriculture, custody and control of a parcel of land located at the Fairfield Hills Hospital, which parcel is bounded by the new bypass road, Nunnawauk Road, the Department of Correction property and the Fairfield Hills eastern property line as designated on Figure 3 of a report prepared by the task force to study the use of the Fairfield Hills State Property, Newtown, Connecticut, entitled "A Re-Use Plan for Fairfield Hills", dated June, 1994.

Sec. 7. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Children and Families shall convey to the city of Middletown, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the city of Middletown, having an area of approximately 58.567 acres. Said parcel of land is identified as follows: A certain parcel of land bounded on the west by West Street; on the south by Wadsworth Street; on the east in part by Long Lane, other land of the State of Connecticut and land of Dale T. and Julia M. Lee, and property known as Butternut Knoll; and on the north by Butternut Street and land of Shiloh Manors, Inc. and Shiloh Baptist Church and is further identified as lot 28

in block 29-1 on city of Middletown Tax Assessor's Map 25; except for the parcel of land described in section 2 of special act 95-25. Said conveyance may also be subject to Superior Court approval of the removal of any restriction which may exist on the State of Connecticut's conveyance of said parcel of land pursuant to this section.

(b) The city of Middletown shall use the parcel of land that is required to be conveyed to said city pursuant to subsection (a) of this section for educational, recreational or open space purposes. If the city of Middletown:

(1) Does not use said parcel for said purposes,

(2) Does not retain ownership of all of said parcel, or

(3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(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 Children and Families. 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 (b) of this section, and the Commissioner of Children and Families shall have the sole responsibility for all other incidents of such conveyance.

Sec. 8. The town of Avon may use for purposes of constructing and operating public schools or other public educational facilities the five parcels of land acquired pursuant to a judgment in accordance with the provisions of number 232 of the special acts of 1963 and identified in the judgment filed in the Avon Town Clerk's Office on June 26, 1964. The town of Avon may exchange said parcels of land or any part of said parcels for other parcels of land of comparable value to said town, provided the town shall use said other parcels for the purposes of recreation and conservation or constructing and operating public schools or other educational facilities.

Sec. 9. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Transportation shall convey to the town of Southbury, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the town of Southbury, having an area of approximately 20,081 square feet and identified as a triangular-shaped parcel of state property along the Seymour/Southbury Road (Rte. 67), adjacent to property now or formerly of Americo DaSilva, in the Southford section of Southbury.

(b) The town of Southbury shall use said parcel of land for open space purposes. If the town of Southbury:

(1) Does not use said parcel for said purposes,

(2) Does not retain ownership of all of said parcel, or

(3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(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 Transportation. 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 (b) of this section, and the Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 10. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Transportation shall convey to the Southbury Land Trust, Inc., subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the town of Southbury, having an area of approximately 27.15 acres and identified as Lot 26

in Block 84 on town of Southbury Tax Assessor's Map 17.

(b) The Southbury Land Trust, Inc. shall use said parcel of land for open space purposes. If the Southbury Land Trust, Inc.:

(1) Does not use said parcel for said purposes,

(2) Does not retain ownership of all of said parcel, or

(3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(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 Transportation. 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 (b) of this section, and the Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 11. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Transportation shall convey to the town of East Lyme, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, two parcels of land located in the town of East Lyme, having a total area of 3.86 acres and identified as Lot 14 (approximately 3.5 acre) and Lot 20 (approximately .36 acre) on town of East Lyme Tax Assessor's Map 10-3.

(b) The town of East Lyme shall use such parcels of land for historical park and exhibition purposes. If the town of East Lyme:

(1) Does not use any such parcel for said purposes,

(2) Does not retain ownership of all of any such parcel, or

(3) Leases all or any portion of any such parcel,

the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. 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 (b) of this section, and the Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 12. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Transportation shall convey to the town of Haddam, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located at 85 Bridge Street in the town of Haddam, having an area of approximately 2.4 acres and further identified as the property shown on a map entitled "Town of Haddam, Plan Showing Land to be Acquired from Clara T. Wiseburn by the State of Connecticut, East Haddam-Tylerville Road, Scale 1"=40', Apr. 1952, G. Albert Hill, Highway Commissioner".

(b) The town of Haddam shall use said parcel of land for tourism purposes. If the town of Haddam:

(1) Does not use said parcel for said purposes,

(2) Does not retain ownership of all of said parcel, or

(3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(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 Transportation. 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 (b) of this section, and the Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 13. (a) Notwithstanding any provision of the general statutes to the contrary, the Commissioner of Transportation shall convey to the town of Willington, subject to the approval of the State Properties Review Board and at a cost equal to the administrative costs of making such conveyance, a parcel of land located in the town of Willington, having an area of approximately 8.108 acres and identified as the parcel of land on the westerly side of State Route 32, with appurtenances on the parcel, if any, as shown on a map entitled "Town of Willington, Map Showing Land Transferred to the Department of Transportation by the State of Connecticut, Department of Environmental Protection, Scale 1"=40', April, 1992,", Town No. 160, Project No. MISC., Serial No. 33, Sheet 1 of 1.".

(b) The town of Willington shall use said parcel of land for recreational purposes. If the town of Willington:

(1) Does not use said parcel for said purposes,

(2) Does not retain ownership of all of said parcel, or

(3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(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 Transportation. 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 (b) of

this section, and the Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 14. (a) Notwithstanding the provisions of the general statutes or any special act or section 3 of public act 88-267, the Connecticut Housing Authority shall convey to the Bloomfield Housing Authority the following properties: (1) 54 Darby Street, Bloomfield and (2) 3 Dale Avenue, Bloomfield. The conveyance of such properties shall be subject to the condition that such properties continue to be used for the purpose of providing housing for persons and families of low and moderate income and any property not used for such purposes shall revert to the state.

(b) An authorized designee of the Connecticut Housing Authority, or of its successor, the State Housing Authority, shall execute and deliver any deed, instrument or amendment thereto necessary for any conveyance under this section and the Connecticut Housing Authority or its successor, the State Housing Authority, shall have the sole responsibility for all incidents for any such conveyance.

(c) No deed in which the Connecticut Housing Authority or its successor conveys an interest in any property identified in subsection (a) of this section on or before the effective date of this act shall be deemed invalid because the authority or its successor was not authorized to convey the property.

STATEMENT OF LEGISLATIVE COMMISSIONERS: In section 6, "designed" was changed to "designated" for accuracy, and in section 8 the last sentence was rephrased for conciseness.

GAE COMMITTEE VOTE: YEA 17 NAY 0 JFS-LCO

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"THE FOLLOWING FISCAL IMPACT STATEMENT AND BILL ANALYSIS ARE PREPARED FOR THE BENEFIT OF 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 HOUSE THEREOF FOR ANY PURPOSE."

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FISCAL IMPACT STATEMENT - BILL NUMBER sHB 5687

STATE IMPACT	Loss of Asset Value, Revenue Loss, Minimal Costs, and Minimal Savings, see explanation below
MUNICIPAL IMPACT	Gain of Asset Value, Minimal Costs and Minimal Revenue Loss, see explanation below
STATE AGENCY(S)	State Properties Review Board, State Treasurer, Department of Public Works, Department of Transportation, Various State Agencies

EXPLANATION OF ESTIMATES:

STATE AND MUNICIPAL IMPACT: The passage of this bill would result in a loss of asset value, a revenue loss, minimal, absorbable costs, and minimal savings to the State. It would result in a gain of asset value and in minimal costs and a minimal revenue loss to various municipalities. The bill makes conveyances of several parcels of State land to various municipalities at a cost equal to the administrative costs of making the conveyance. The approximate cost of each conveyance is $1,000. Most properties must be used for specified public purposes, and the properties cannot be sold or leased, or they would revert to the State. This results in the loss The State Properties Review Board and the State Treasurer would incur the administrative costs of making the conveyances, which could be absorbed within existing resources.

The bill also makes minor adjustments in the conditions

of several prior land conveyances. These changes have no fiscal impact.

Section 1 makes a technical change in a prior land conveyance of 3.35 acres from the Department of Transportation (DOT) to the Town of Trumbull. A portion of the property is actually located in the City of Bridgeport. This has no fiscal impact.

Section 2 makes a change in a prior land conveyance of 1 acre and a house from the Department of Environmental Protection (DEP) to the Town of Franklin to be used for a museum. The bill increases the conveyance to include 1 more acre and 2 barns, and expands the permitted use to include a library or other municipal purpose. This is anticipated to have a minimal fiscal impact.

Sections 3 and 4 make changes in two prior conveyances of 3 parcels of land totaling 136.4 acres from the Department of Mental Health to the City of Middletown. The bill eliminates the standard provision requiring the review and approval of the State Properties Review Board (SPRB). The SPRB has refused to approve these land conveyances.

Section 5 authorizes the conveyance of a 10-acre parcel of land from the Department of Correction to the Town of Cheshire. The land must be used for recreational purposes or it will revert to the State. The approximate fair market value is unknown at this time.

Section 6 authorizes the conveyance of a parcel of land at the Fairfield Hills Hospital campus from the Department of Public Works to the Department of Agriculture. This property has been planned to be transferred to Agriculture for some time and will not adversely effect the sale or reuse of the remainder of the property. Approximately 50 acres will be transferred. The Department of Agriculture would incur minimal, absorbable costs for property management.

Section 7 authorizes the conveyance of a 58.567-acre parcel of land from the Department of Children and Families (DCF) to the City of Middletown. The land must be used for educational, recreational or open space purposes or it will revert to the State. The likely use of the property is for the construction of a magnet school. The estimated fair market value is $878,500. It

should be noted that there might be a deed restriction on this property that could require action by the Superior Court. DCF will incur a significant cost should the transfer be approved, as it will be responsible for relocating its Careline office (the agency's 24-hour child abuse reporting hotline). In addition, the agency will experience a revenue loss to its Donation Fund of about $42,000 annually, as rental property on these grounds will no longer be held by the State. These monies are used for recreational and educational activities to benefit the residents of Long Lane School.

Section 8 specifies the allowable use of 5 parcels of land acquired in a judgment by the Town of Avon. This was abandoned land obtained in 1963, and totals about 150 acres. The land may be exchanged for parcels of comparable value. It must be used for recreation and conservation or for constructing and operating public schools or other educational facilities.

Section 9 authorizes the conveyance of a 0.461-acre parcel of land from DOT to the Town of Southbury. The land must be used for open space purposes or it will revert to the State. The land is appraised for $78,000 and is currently in the process of being sold to the abutting property owner. This would result in the loss of revenue to the State.

Section 10 authorizes the conveyance of 27.15-acre parcel of land from DOT to the Southbury Land Trust Inc. The land must be used for open space purposes or it will revert to the State. This property is currently under the care and control of the Department of Mental Retardation. The property is assessed for $153,520.

Section 11 authorizes the conveyance of 2 parcels of land totaling 3.86 acres from DOT to the Town of East Lyme. The land must be used for historical park and exhibition purposes or it will revert to the State. This property is currently under the care and control of the Department of Environmental Protection.

Section 12 authorizes the conveyance of a 2.4-acre parcel of land from DOT to the Town of Haddam. The land must be used for tourism purposes or it will revert to the State. The approximate fair market value is $100,000.

Section 13 authorizes the conveyance of an 8.108-acre parcel of land from DOT to the Town of Willington. The land must be used for recreational purposes or it will revert to the State. The Town is currently leasing this property for recreational purposes. The Department of Environmental Protection has designated the property as potential wetlands and has refused to issue permits for any permanent structures. The estimated fair market value is about $6,000.

Section 14 authorizes the conveyance of two properties from the Connecticut Housing Authority to the Bloomfield Housing Authority. The properties must continue to be used for low and moderate-income housing or they will revert to the State. This would have no fiscal impact because this conveyance has already been authorized, per PA 96-249, Section 3.

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OLR BILL ANALYSIS

The Office of Legislative Research does not analyze special acts.