

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:

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

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

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

20 (c) The State Properties Review Board shall
21 complete its review of the conveyance of said
22 parcel of land not later than thirty days after it

23 receives a proposed agreement from the Department
24 of Transportation. The land shall remain under the
25 care and control of said department until a
26 conveyance is made in accordance with the
27 provisions of this section. The State Treasurer
28 shall execute and deliver any deed or instrument
29 necessary for a conveyance under this section,
30 which deed or instrument shall include provisions
31 to carry out the purposes of subsection (b) of
32 this section, and the Commissioner of
33 Transportation shall have the sole responsibility
34 for all other incidents of such conveyance.

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36 June 18 special session is repealed and the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

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

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

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

66 (d) The State Properties Review Board shall
67 complete its review of the conveyance of said
68 parcel of land not later than thirty days after it
69 receives a proposed agreement from the Department
70 of Environmental Protection. The land shall remain

71 under the care and control of said department
72 until a conveyance is made in accordance with the
73 provisions of this section. The State Treasurer
74 shall execute and deliver any deed or instrument
75 necessary for a conveyance under this section,
76 which deed or instrument shall include provisions
77 to carry out the purposes of subsection (c) of
78 this section, and the Commissioner of
79 Environmental Protection shall have the sole
80 responsibility for all other incidents of such
81 conveyance.

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

84 (a) Notwithstanding any provision of the
85 general statutes to the contrary, the Commissioner
86 of Mental Health shall convey to the city of
87 Middletown, [subject to the approval of the State
88 Properties Review Board and] at a cost equal to
89 the administrative costs of making such
90 conveyance, two parcels of land located on the
91 Connecticut Valley Hospital campus in the city of
92 Middletown, and described as follows: (1) Lot
93 number 1 in block number 31-4 on city of
94 Middletown Tax Assessor's maps numbered 42 and 47,
95 which parcel has an area of approximately 97
96 acres, and (2) lot number 1 in block number 25-2
97 on city of Middletown Tax Assessor's maps numbered
98 41 and 46, which parcel has an area of
99 approximately 30.4 acres.

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

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

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

134 (d) [The State Properties Review Board shall
135 complete its review of the conveyance of said
136 parcels of land not later than thirty days after
137 it receives a proposed agreement from the
138 Department of Mental Health. The] SAID PARCELS OF
139 land shall remain under the care and control of
140 [said department] THE DEPARTMENT OF MENTAL HEALTH
141 until a conveyance is made in accordance with the
142 provisions of this section. The State Treasurer
143 shall execute and deliver any deed or instrument
144 necessary for a conveyance under this section,
145 which deed or instrument shall include provisions
146 to carry out the purposes of subsections (b) and
147 (c) of this section, and the Commissioner of
148 Mental Health shall have the sole responsibility
149 for all other incidents of such conveyance.

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

153 (a) Notwithstanding any provision of the
154 general statutes to the contrary, the Commissioner
155 of Mental Health shall convey to the city of
156 Middletown, [subject to the approval of the State
157 Properties Review Board and] at a cost equal to
158 the administrative costs of making such
159 conveyance, a parcel of land located on the
160 Connecticut Valley Hospital campus in the city of
161 Middletown, which parcel has an area of
162 approximately 9.0 acres and is identified as Lot
163 35 in Block 30-6 on city of Middletown Tax
164 Assessors Map 42, excluding the portion of said
165 lot on which Holmes Road and twelve dwellings are
166 located.

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

172 (c) [The State Properties Review Board shall
173 complete its review of the conveyance of said
174 parcel of land not later than thirty days after it
175 receives a proposed agreement from the Department
176 of Mental Health. The] SAID PARCEL OF land shall
177 remain under the care and control of [said
178 department] THE DEPARTMENT OF MENTAL HEALTH until
179 a conveyance is made in accordance with the
180 provisions of this section. The State Treasurer
181 shall execute and deliver any deed or instrument
182 necessary for a conveyance under this section,
183 which deed or instrument shall include provisions
184 to carry out the purposes of subsection (b) of
185 this section, and the Commissioner of Mental
186 Health shall have the sole responsibility for all
187 other incidents of such conveyance.

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

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

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

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

216 (d) The State Properties Review Board shall
217 complete its review of the conveyance of said
218 parcel of land not later than thirty days after it
219 receives said approved map, with the proper
220 stamps, and a proposed agreement from the
221 Department of Correction. The land shall remain
222 under the care and control of the Department of
223 Correction until a conveyance is made in
224 accordance with the provisions of this section.
225 The State Treasurer shall execute and deliver any
226 deed or instrument necessary for a conveyance
227 under this section, which deed or instrument shall
228 include provisions to carry out the purposes of
229 subsection (b) of this section, and the
230 Commissioner of Correction shall have the sole
231 responsibility for all other incidents of such
232 conveyance.

233 Sec. 6. The Commissioner of Public Works
234 shall transfer to the Commissioner of Agriculture,
235 custody and control of a parcel of land located at
236 the Fairfield Hills Hospital, which parcel is
237 bounded by the new bypass road, Nunnawauk Road,
238 the Department of Correction property and the
239 Fairfield Hills eastern property line as
240 designated on Figure 3 of a report prepared by the
241 task force to study the use of the Fairfield Hills
242 State Property, Newtown, Connecticut, entitled "A
243 Re-Use Plan for Fairfield Hills", dated June,
244 1994.

245 Sec. 7. (a) Notwithstanding any provision of
246 the general statutes to the contrary, the
247 Commissioner of Children and Families shall convey
248 to the city of Middletown, subject to the approval
249 of the State Properties Review Board and at a cost
250 equal to the administrative costs of making such
251 conveyance, a parcel of land located in the city
252 of Middletown, having an area of approximately
253 58.567 acres. Said parcel of land is identified as
254 follows: A certain parcel of land bounded on the
255 west by West Street; on the south by Wadsworth
256 Street; on the east in part by Long Lane, other
257 land of the State of Connecticut and land of Dale
258 T. and Julia M. Lee, and property known as
259 Butternut Knoll; and on the north by Butternut
260 Street and land of Shiloh Manors, Inc. and Shiloh
261 Baptist Church and is further identified as lot 28

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

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

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

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

278 (3) Leases all or any portion of said parcel,
279 the parcel shall revert to the state of
280 Connecticut.

281 (c) The State Properties Review Board shall
282 complete its review of the conveyance of said
283 parcel of land not later than thirty days after it
284 receives a proposed agreement from the Department
285 of Children and Families. The land shall remain
286 under the care and control of said department
287 until a conveyance is made in accordance with the
288 provisions of this section. The State Treasurer
289 shall execute and deliver any deed or instrument
290 necessary for a conveyance under this section,
291 which deed or instrument shall include provisions
292 to carry out the purposes of subsection (b) of
293 this section, and the Commissioner of Children and
294 Families shall have the sole responsibility for
295 all other incidents of such conveyance.

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

310 Sec. 9. (a) Notwithstanding any provision of
311 the general statutes to the contrary, the
312 Commissioner of Transportation shall convey to the
313 town of Southbury, subject to the approval of the
314 State Properties Review Board and at a cost equal
315 to the administrative costs of making such
316 conveyance, a parcel of land located in the town
317 of Southbury, having an area of approximately
318 20,081 square feet and identified as a
319 triangular-shaped parcel of state property along
320 the Seymour/Southbury Road (Rte. 67), adjacent to
321 property now or formerly of Americo DaSilva, in
322 the Southford section of Southbury.

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

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

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

330 (3) Leases all or any portion of said parcel,
331 the parcel shall revert to the state of
332 Connecticut.

333 (c) The State Properties Review Board shall
334 complete its review of the conveyance of said
335 parcel of land not later than thirty days after it
336 receives a proposed agreement from the Department
337 of Transportation. The land shall remain under the
338 care and control of said department until a
339 conveyance is made in accordance with the
340 provisions of this section. The State Treasurer
341 shall execute and deliver any deed or instrument
342 necessary for a conveyance under this section,
343 which deed or instrument shall include provisions
344 to carry out the purposes of subsection (b) of
345 this section, and the Commissioner of
346 Transportation shall have the sole responsibility
347 for all other incidents of such conveyance.

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

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

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

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

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

366 (3) Leases all or any portion of said parcel,
367 the parcel shall revert to the state of
368 Connecticut.

369 (c) The State Properties Review Board shall
370 complete its review of the conveyance of said
371 parcel of land not later than thirty days after it
372 receives a proposed agreement from the Department
373 of Transportation. The land shall remain under the
374 care and control of said department until a
375 conveyance is made in accordance with the
376 provisions of this section. The State Treasurer
377 shall execute and deliver any deed or instrument
378 necessary for a conveyance under this section,
379 which deed or instrument shall include provisions
380 to carry out the purposes of subsection (b) of
381 this section, and the Commissioner of
382 Transportation shall have the sole responsibility
383 for all other incidents of such conveyance.

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

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

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

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

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

404 the parcel shall revert to the state of
405 Connecticut.

406 (c) The State Properties Review Board shall
407 complete its review of the conveyance of said
408 parcels of land not later than thirty days after
409 it receives a proposed agreement from the
410 Department of Transportation. The land shall
411 remain under the care and control of said
412 department until a conveyance is made in
413 accordance with the provisions of this section.
414 The State Treasurer shall execute and deliver any
415 deed or instrument necessary for a conveyance
416 under this section, which deed or instrument shall
417 include provisions to carry out the purposes of
418 subsection (b) of this section, and the
419 Commissioner of Transportation shall have the sole
420 responsibility for all other incidents of such
421 conveyance.

422 Sec. 12. (a) Notwithstanding any provision of
423 the general statutes to the contrary, the
424 Commissioner of Transportation shall convey to the
425 town of Haddam, subject to the approval of the
426 State Properties Review Board and at a cost equal
427 to the administrative costs of making such
428 conveyance, a parcel of land located at 85 Bridge
429 Street in the town of Haddam, having an area of
430 approximately 2.4 acres and further identified as
431 the property shown on a map entitled "Town of
432 Haddam, Plan Showing Land to be Acquired from
433 Clara T. Wiseburn by the State of Connecticut,
434 East Haddam-Tylerville Road, Scale 1"=40', Apr.
435 1952, G. Albert Hill, Highway Commissioner".

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

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

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

443 (3) Leases all or any portion of said parcel,
444 the parcel shall revert to the state of
445 Connecticut.

446 (c) The State Properties Review Board shall
447 complete its review of the conveyance of said
448 parcel of land not later than thirty days after it
449 receives a proposed agreement from the Department
450 of Transportation. The land shall remain under the
451 care and control of said department until a

452 conveyance is made in accordance with the
453 provisions of this section. The State Treasurer
454 shall execute and deliver any deed or instrument
455 necessary for a conveyance under this section,
456 which deed or instrument shall include provisions
457 to carry out the purposes of subsection (b) of
458 this section, and the Commissioner of
459 Transportation shall have the sole responsibility
460 for all other incidents of such conveyance.

461 Sec. 13. (a) Notwithstanding any provision of
462 the general statutes to the contrary, the
463 Commissioner of Transportation shall convey to the
464 town of Willington, subject to the approval of the
465 State Properties Review Board and at a cost equal
466 to the administrative costs of making such
467 conveyance, a parcel of land located in the town
468 of Willington, having an area of approximately
469 8.108 acres and identified as the parcel of land
470 on the westerly side of State Route 32, with
471 appurtenances on the parcel, if any, as shown on a
472 map entitled "Town of Willington, Map Showing Land
473 Transferred to the Department of Transportation by
474 the State of Connecticut, Department of
475 Environmental Protection, Scale 1"=40', April,
476 1992," Town No. 160, Project No. MISC., Serial
477 No. 33, Sheet 1 of 1."

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

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

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

485 (3) Leases all or any portion of said parcel,
486 the parcel shall revert to the state of
487 Connecticut.

488 (c) The State Properties Review Board shall
489 complete its review of the conveyance of said
490 parcel of land not later than thirty days after it
491 receives a proposed agreement from the Department
492 of Transportation. The land shall remain under the
493 care and control of said department until a
494 conveyance is made in accordance with the
495 provisions of this section. The State Treasurer
496 shall execute and deliver any deed or instrument
497 necessary for a conveyance under this section,
498 which deed or instrument shall include provisions
499 to carry out the purposes of subsection (b) of

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

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

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

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

531 STATEMENT OF LEGISLATIVE COMMISSIONERS: In section
532 6, "designed" was changed to "designated" for
533 accuracy, and in section 8 the last sentence was
534 rephrased for conciseness.

535 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."

* * * * *

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.