House of Representatives

General Assembly

File No. 969

January Session, 2025

Substitute House Bill No. 7285

House of Representatives, May 27, 2025

The Committee on Government Oversight reported through REP. DATHAN of the 142nd Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONVEYING A PARCEL OF STATE LAND TO THE TOWN OF HAMDEN AND REPEALING A PRIOR CONVEYANCE.

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

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, and except as provided in subsection (b) of this section, the Commissioner of Administrative Services, on behalf of the Commissioner of Children and Families, shall convey to the town of Hamden a parcel of land located in the town of Hamden, and any improvements on said parcel, for the sum of one million five hundred thousand dollars, plus the administrative costs of making such conveyance. Said parcel of land has an area of approximately 50.29 acres and contains the facility formerly known as High Meadows, located at 825 Hartford Turnpike in the town of Hamden, and is described in a warranty deed dated January 15, 1951, and recorded in Volume 297 at pages 417 and 418 of the town of Hamden Land Records. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) If the Commissioner of Administrative Services does not convey said parcel of land and improvements by June 30, 2026, the parcel and improvements shall not be conveyed under this section, except the town of Hamden may request, and the commissioner may agree, to extend said deadline for not more than an additional six months. If such extension is granted, the town of Hamden shall reimburse the state for its actual costs that are attributable to such extension.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land and improvements not later than thirty days after it receives a proposed agreement from the Department of Administrative Services. The land and improvements shall remain under the care and control of the state 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. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 2. Special act 19-4, as amended by special act 22-17, is repealed. (*Effective from passage*)

This act shall take effect as follows and shall amend the following sections:		
Section 1	*from passage*	New section
Sec. 2	*from passage*	Repealer section

GOS *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the 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 chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 26 $	FY 27 $
Resources of the General Fund	GF - Revenue Gain	1,500,000	None
Department of Administrative Services; Children & Families, Dept.	GF - Loss of Asset	See Below	None

Note: GF=General Fund

Municipal Impact:

Municipalities	Effect	FY 26 $	FY 27 $
Hamden	Cost	See Below	None
Hamden	Gain of Asset	See Below	None

Explanation

The bill conveys a specified 50.29 acre parcel of land from the Department of Children and Families, via the Department of Administrative Services, to the town of Hamden. The state would lose use of an asset (most recently valued at $8,400,000) and gain revenue of the specified purchase price ($1,500,000). The town of Hamden would gain use of an asset and pay the purchase price plus administrative costs of the conveyance. The asset would revert to state control if not conveyed by June 30, 2026, or six months later if requested and agreed to.

The land conveyance is subject to the review and approval of the State Properties Review Board.

The bill also repeals a similar prior conveyance authorization, which

has no fiscal impact as the authorization expired per the terms of the conveyance.

The Out Years

The conveyance action is one time in nature. Control of the asset would continue into the future as described above, subject to future municipal decisions.

OLR Bill Analysis

sHB 7285

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SUMMARY

The Office of Legislative Research (OLR) does not analyze Special Acts, but information on this conveyance and others reported favorably by the Government Oversight Committee can be found in an annual report prepared by OLR. For 2025, this is OLR Report 2025-R-0066.

COMMITTEE ACTION

Government Oversight Committee

Joint Favorable Substitute
Yea 11 Nay 1 (05/15/2025)