

CONNECTICUT GENERAL ASSEMBLY

CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

(See attached)

B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

\$2,948,833 (2019)

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

Special Act No. 19-4 An Act Concerning The Conveyance Of Certain Parcels Of State Land In The Town Of Cheshire.

https://www.cga.ct.gov/asp/cgabillstatus/CGAbillstatus.asp?selBillType=Bill&bill_num=1204&which_year=2019

3. Please answer the following questions:

A. What are the tax assessor's map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

The first parcel of land has an area of approximately 3.59 acres and is identified as Lot 31 on town of Cheshire Tax Assessor's Map 4. The second parcel of land has an area of approximately 0.88 acre and is identified as Lot 32 on town of Cheshire Tax Assessor's Map 4. The third parcel of land has an area of approximately 43.6 acres and is identified as Lot 33 on town of Cheshire Tax Assessor's Map 4

B. What is the acreage of the property?

The 3 specified parcels of land total 48.07 acres

C. Which state agency has custody and control of the property?

Previously owned by the DOT and was conveyed to the Town of Cheshire through Special Act 19-4

D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

N/A

E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

Administrative Costs (per Special Act 19-4)

F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

Special Act 19-4 specified that the properties could be sold for Economic Development purposes. The legislative change would be add Housing and Open Space as suitable purposes it could be used for.

G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

Yes

H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

N/A

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

II.

J. Has a title search of the property been conducted?

K. Are there any deed or other restrictions on the use of the property? If so, please specify.

[N/A](#)

L. Please state the name of the municipality or entity that would receive the property.

[Cheshire](#)

4. Please provide the name, address and phone and fax numbers of the person who completed this form.

[Jason Knight](#)

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[860.240.8568](#)

5. Please provide the name of the legislator(s) sponsoring this legislation.

[State Representative Liz Linehan, 103rd District](#)

July Special Session, Special Act No. 19-4

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of Cheshire three parcels of land located in the town of Cheshire at a cost equal to the administrative costs of making such conveyance.. The precise size and area of said parcels to be conveyed shall be determined by the commissioner. The conveyance of said parcels shall be subject to the approval of the State Properties Review Board.

(b) The town of Cheshire shall sell said parcels of land for economic development purposes. If the town does not sell said parcels for economic development purposes within five years after the conveyance, the parcels shall revert to the state of Connecticut. Any sale of said parcels shall be made at a cost equal to the fair market value of said parcels, as determined by the average of the appraisals of two independent appraisers selected by the commissioner. Such appraisals shall be completed not later than six months after such conveyance and shall be updated as necessary. Any funds received by the town of Cheshire from a sale in accordance with this subsection shall be transferred to the State Treasurer for deposit in the Special Transportation Fund.

(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. The commissioner shall have the sole responsibility for all other incidents of such conveyance.

Explanation The bill conveys three specified parcels of land, totaling 48.07 acres, from the Department of Transportation to the town of Cheshire and specifies that the town must sell said parcels for economic development purposes within five years and deposit the proceeds of the sale. To the extent the Commissioner of Transportation determines which precise parcel to convey and the parcels are sold, there would be a revenue gain to the Special Transportation Fund equal to the selling price of the parcels within the next five years. The state would lose use of the assets (most recently valued at \$2,948,833) for at least five years, though would regain the asset if the properties are not sold by the town of Cheshire. The town of Cheshire would gain temporary use of an asset until such assets

were sold or reverted to state custody and would pay the administrative costs of the conveyance. The land conveyance is subject to the review and approval of the State Properties Review Board