



General Assembly

January Session, 2023

**Raised Bill No. 6936**

LCO No. 6777



Referred to Committee on GOVERNMENT ADMINISTRATION  
AND ELECTIONS

Introduced by:  
(GAE)

**AN ACT CONVEYING PARCELS OF STATE LAND TO THE NEW  
HAVEN PORT AUTHORITY.**

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

1 Section 1. (*Effective from passage*) (a) (1) Notwithstanding any  
2 provision of the general statutes, the Commissioner of Transportation  
3 shall convey to the New Haven Port Authority five parcels of land  
4 located in the city of New Haven, at a cost equal to the fair market value  
5 of the properties, as determined by the average of the appraisals of two  
6 independent appraisers selected by the commissioner, plus the  
7 administrative costs of making such conveyance.

8 (2) (A) The first parcel of land has an area of approximately 1.49 acres  
9 and is identified as "Release Area=6,032 ± m<sup>2</sup> (1.490 ± Acres)" on a map  
10 entitled "Compilation Plan, Town of New Haven, Map Showing Land  
11 Released to New Haven Port Authority by the State of Connecticut  
12 Department of Transportation, Waterfront Street @ Waterfront  
13 Connector, Scale 1:500, December 2016, Scott A. Hill, P.E., Chief  
14 Engineer-Bureau of Engineering and Construction", revised February  
15 27, 2023. Said parcel shall be conveyed subject to (i) a drainage right-of-  
16 way in favor of the state, (ii) an easement for the purposes of inspection,

17 maintenance, rehabilitation and future construction of bridge structures  
18 and supporting tiers in favor of the state, and (iii) a pipeline easement  
19 in favor of Magellan Terminal Holdings, L.P., n/k/a Buckeye PT  
20 Terminals LP.

21 (B) The second parcel of land has an area of approximately .293 acre  
22 and is identified as "Release Area= $1184.9 \pm \text{m}^2$  ( $12,754 \pm \text{Sq. Ft.}$ )" on a  
23 map entitled "Compilation Plan, Town of New Haven, Map Showing  
24 Land Released to New Haven Port Authority by the State of Connecticut  
25 Department of Transportation, Waterfront Connector @ Stiles Street,  
26 Scale 1:500, August 2015, Scott A. Hill, P.E., Chief Engineer-Bureau of  
27 Engineering and Construction", revised June 8, 2016, and February 27,  
28 2023.

29 (C) The third parcel of land has an area of approximately .898 acre  
30 and is identified as "Release Area= $3637.2 \pm \text{m}^2$  ( $39,152 \pm \text{Sq. Ft.}$ )" on a  
31 map entitled "Compilation Plan, Town of New Haven, Map Showing  
32 Land Released to New Haven Port Authority by the State of Connecticut  
33 Department of Transportation, Waterfront Connector (S.R. 921), Scale  
34 1:500, August 2018, Scott A. Hill, P.E., Chief Engineer-Bureau of  
35 Engineering and Construction", revised February 27, 2023. Said parcel  
36 shall be conveyed subject to a drainage right-of-way in favor of the state.

37 (D) The fourth parcel of land has an area of approximately .111 acre  
38 and is identified as "Release Area= $447.3 \pm \text{m}^2$  ( $4,815 \pm \text{Sq. Ft.}$ )" on a map  
39 entitled "Compilation Plan, Town of New Haven, Map Showing Land  
40 Released to New Haven Port Authority by the State of Connecticut  
41 Department of Transportation, Waterfront Connector (S.R. 921), Scale  
42 1:500, February 2021, Scott A. Hill, P.E., Chief Engineer-Bureau of  
43 Engineering and Construction", revised February 27, 2023. Said parcel  
44 shall be conveyed subject to an easement for existing utilities in favor of  
45 the state.

46 (E) The fifth parcel of land has an area of approximately .192 acre and  
47 is identified as "Parcel B Release Area= $777.9 \pm \text{m}^2$  ( $8,373 \pm \text{Sq. Ft.}$ )" on a  
48 map entitled "Compilation Plan, Town of New Haven, Map Showing

49 Land Released to New Haven Port Authority by the State of Connecticut  
50 Department of Transportation, Reconstruction of I-95 over West River  
51 New Haven-West Haven, Scale 1:500, July 2021, Scott A. Hill, P.E., Chief  
52 Engineer-Bureau of Engineering and Construction", revised July 26,  
53 2021, and March 1, 2023. Said parcel shall be conveyed subject to (i) an  
54 easement for existing utilities in favor of the state, and (ii) an easement  
55 for sewer lateral in favor of the state.

56 (3) The conveyance of the parcels described in subdivision (2) of this  
57 subsection shall be subject to the approval of the State Properties Review  
58 Board.

59 (b) The State Properties Review Board shall complete its review of the  
60 conveyance of said parcels of land not later than thirty days after it  
61 receives a proposed agreement from the Department of Transportation.  
62 The land shall remain under the care and control of said department  
63 until a conveyance is made in accordance with the provisions of this  
64 section. The State Treasurer shall execute and deliver any deed or  
65 instrument necessary for a conveyance under this section, which deed  
66 or instrument shall include provisions concerning property rights  
67 retained by the state under subdivision (2) of subsection (a) of this  
68 section. The Commissioner of Transportation shall have the sole  
69 responsibility for all other incidents of such conveyance.

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| This act shall take effect as follows and shall amend the following sections: |  |  |
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| Section 1 | <i>from passage</i> | New section |
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**Statement of Purpose:**

To convey parcels of state land in the city of New Haven to the New Haven Port Authority.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*