



House Bill No. 6936

Special Act No. 23-26

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:

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

(2) (A) The first parcel of land has an area of approximately 1.49 acres and is identified as "Release Area=6,032 ± m² (1.490 ± Acres)" on a map entitled "Compilation Plan, Town of New Haven, Map Showing Land Released to New Haven Port Authority by the State of Connecticut Department of Transportation, Waterfront Street @ Waterfront Connector, Scale 1:500, December 2016, Scott A. Hill, P.E., Chief Engineer-Bureau of Engineering and Construction, Town No. 92, Project No. 92-43, Serial No. 50F, Sheet 1 of 1", revised February 27, 2023. Said parcel shall be conveyed subject to (i) a drainage right-of-way in favor of the state, (ii) an easement for the purposes of inspection, maintenance, rehabilitation and future construction of bridge structures

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and supporting tiers in favor of the state, and (iii) a pipeline easement in favor of Magellan Terminal Holdings, L.P., n/k/a Buckeye PT Terminals LP.

(B) The second parcel of land has an area of approximately .293 acre and is identified as "Release Area=1184.9 ± m² (12,754 ± Sq. Ft.)" on a map entitled "Compilation Plan, Town of New Haven, Map Showing Land Released to New Haven Port Authority by the State of Connecticut Department of Transportation, Waterfront Connector @ Stiles Street, Scale 1:500, August 2015, Scott A. Hill, P.E., Chief Engineer-Bureau of Engineering and Construction, Town No. 92, Project No. 92-532, Serial No. 34A, Sheet 1 of 1", revised June 8, 2016, and February 27, 2023.

(C) The third parcel of land has an area of approximately .898 acre and is identified as "Release Area=3637.2 ± m² (39,152 ± Sq. Ft.)" on a map entitled "Compilation Plan, Town of New Haven, Map Showing Land Released to New Haven Port Authority by the State of Connecticut Department of Transportation, Waterfront Connector (S.R. 921), Scale 1:500, August 2018, Scott A. Hill, P.E., Chief Engineer-Bureau of Engineering and Construction, Town No. 92, Project No. 92-531, Serial No. 11B, Sheet 1 of 1", revised February 27, 2023. Said parcel shall be conveyed subject to a drainage right-of-way in favor of the state. Any lease or license agreement in effect at the time of closing shall be automatically assigned to the New Haven Port Authority at such time.

(D) The fourth parcel of land has an area of approximately .111 acre and is identified as "Release Area=447.3 ± m² (4,815 ± Sq. Ft.)" on a map entitled "Compilation Plan, Town of New Haven, Map Showing Land Released to New Haven Port Authority by the State of Connecticut Department of Transportation, Waterfront Connector (S.R. 921), Scale 1:500, February 2021, Scott A. Hill, P.E., Chief Engineer-Bureau of Engineering and Construction, Town No. 92, Project No. 92-532, Serial No. 12B, Sheet 1 of 1", revised February 27, 2023. Said parcel shall be conveyed subject to an easement for existing utilities in favor of the

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state.

(E) The fifth parcel of land has an area of approximately .192 acre and is identified as "Parcel B Release Area= $777.9 \pm \text{m}^2$ (8,373 \pm Sq. Ft.)" on a map entitled "Compilation Plan, Town of New Haven, Map Showing Land Released to New Haven Port Authority by the State of Connecticut Department of Transportation, Reconstruction of I-95 over West River New Haven-West Haven, Scale 1:500, July 2021, Scott A. Hill, P.E., Chief Engineer-Bureau of Engineering and Construction, Town No. 92, Project No. 92-522, Serial No. 14A, Sheet 1 of 1", revised July 26, 2021, and March 1, 2023. Said parcel shall be conveyed subject to (i) an easement for existing utilities in favor of the state, and (ii) an easement for sewer lateral in favor of the state.

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

(b) 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 concerning property rights retained by the state under subdivision (2) of subsection (a) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.