



Substitute House Bill No. 6939

Special Act No. 23-27

AN ACT CONVEYING PARCELS OF STATE LAND TO THE CITY OF NEW HAVEN.

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, the Board of Regents for Higher Education shall convey to the city of New Haven two parcels of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. The first parcel of land has an area of approximately 5.23 acres and is identified as Lot 300 in Block 1304 on city of New Haven Tax Assessor's Map 234, in book 2548 at page 348 of the city of New Haven Tax Assessor's records, and is further identified on a map entitled "State of Connecticut, Department of Administrative Services, Bureau of Public Works, Site Construction Plan, for South Central Community College, 60 Sargent Drive, New Haven, CT, Project No. BI-RCO-106, Drawing No. 901, William Francis Griffin & Associates, Milford, Connecticut, Scale 1"=30', Date: January 8, 1976 - AS BUILT". The second parcel of land has an area of approximately 2 acres and is identified as Lot 403 in Block 314 on city of New Haven Tax Assessor's Map 234, in book 3529 at page 14 of the city of New Haven Tax Assessor's records. Said parcels together shall be referred to in this section as the "subject parcels".

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(b) The city of New Haven shall use the subject parcels for economic development, municipal, utility or institutional purposes and may sell or lease a portion or all of the subject parcels for any of such purposes. If, within three years after the conveyance, (1) the city of New Haven does not use the subject parcels for such purposes or for the site preparation of the subject parcels, or (2) with respect to a memorandum of understanding between the city of New Haven and APT Foundation, Inc. entered into within sixty days after the effective date of this section, the chairperson of the Board of Regents for Higher Education determines that either such party has materially breached said memorandum of understanding, the subject parcels shall revert to the state of Connecticut. Any sale of the subject parcels pursuant to this section shall be made at a cost equal to the fair market value of the subject parcels, as determined by the average of the appraisals of two independent appraisers selected by the chairperson of the Board of Regents for Higher Education. Any funds received by the city of New Haven from a sale or lease in accordance with this subsection shall be transferred to the State Treasurer for deposit in the General Fund.

(c) (1) Notwithstanding the provisions of subsection (a) of this section, the conveyance of the subject parcels described in said subsection shall be contingent upon:

(A) The conveyance of a separate parcel of land from the city of New Haven, at a cost equal to the administrative costs of making such conveyance, together with the city's reasonable costs associated with the preparation of the subject parcels for other development not related to a new facility for transportation and automotive education, as proposed by the Board of Regents for Higher Education, provided the Board of Regents for Higher Education accepts and approves such separate parcel for development of such facility, which development shall not be subject to the requirements of chapter 60 of the general statutes;

(B) The execution of an agreement accepted and approved by the

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Board of Regents for Higher Education with the city of New Haven or with a third party for a condominium or leasehold interest for development of a new facility for transportation and automotive education, as proposed by the Board of Regents for Higher Education, within the area of the city's Long Wharf Responsible Growth Plan, which development shall not be subject to the requirements of chapter 60 of the general statutes; or

(C) The execution of any other agreement among the parties described in subparagraph (B) of this subdivision that provides for the Board of Regents for Higher Education to invest in transportation and automotive education, as envisioned in the Board of Regents for Higher Education plan known as "CSCU 2030", which plan is a seven-year proposal seeking investment in support for affordability, student support services, innovative and expanded academic programs and modernizing facilities.

(2) Not later than two years after the effective date of this section, conveyance of the subject parcels or execution of an agreement described in subparagraph (B) or (C) of subdivision (1) of this subsection shall occur, except that the city of New Haven and the Board of Regents for Higher Education may agree in writing to two extensions of one year each.

(d) Not later than sixty days after the effective date of this section, the city of New Haven and the Board of Regents for Higher Education shall prepare a schedule for the timely completion of the conveyance or conveyances or agreement described in this section.

(e) The State Properties Review Board shall review and approve of the conveyance of the subject parcels. The subject parcels shall remain under the care and control of the Board of Regents for Higher Education until a conveyance of the subject parcels is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver

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a quit claim deed or instrument for such conveyance. The chairperson of the Board of Regents for Higher Education shall have the sole responsibility for all other incidents of such conveyance.