



General Assembly

February Session, 2024

***Raised Bill No. 457***

LCO No. 3587



Referred to Committee on GOVERNMENT ADMINISTRATION  
AND ELECTIONS

Introduced by:  
(GAE)

***AN ACT CONCERNING THE RECONVEYANCE OF A PARCEL OF  
STATE LAND IN THE CITY OF MIDDLETOWN.***

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

1 Section 1. Section 17 of public act 05-279 is repealed and the following  
2 is substituted in lieu thereof (*Effective July 1, 2024*):

3 (a) Whereas the parcel of land described in subsection (a) of section 2  
4 of special act 95-25, having an area of approximately ten acres and sold  
5 to the Shiloh Baptist Community Development Corporation in a deed  
6 recorded on the city of Middletown land records in Volume 1278 at Page  
7 942, has reverted to the state of Connecticut, [the Commissioner of  
8 Public Works, on behalf of the Commissioner of Children and Families,]  
9 notwithstanding any provision of the general statutes, the  
10 Commissioner of Administrative Services shall convey said parcel of  
11 land to the Shiloh Baptist [Church] Community Development  
12 Corporation, at a cost equal to the administrative costs of making such  
13 conveyance. The conveyance shall be subject to the approval of the State  
14 Properties Review Board, [and may also be subject to superior court

15 approval of the removal of any restriction that may exist on the state of  
16 Connecticut's conveyance of said parcel of land under this section.]

17 (b) Not later than [five years after the effective date of this section] June  
18 30, 2029, the Shiloh Baptist [Church] Community Development  
19 Corporation shall [convey said parcel of land to a nonprofit corporation,  
20 which shall] use the parcel for moderate-income housing and  
21 [educational,] recreational or community facilities open to the public. Such  
22 housing and facilities shall comply with all nondiscrimination  
23 requirements concerning the occupancy of housing or the use of facilities,  
24 which are developed in whole or in part with federal assistance, and said  
25 parcel of land and such housing and facilities shall not be used for the  
26 teaching or practicing of religion. If (1) [the Shiloh Baptist Church does not  
27 convey said parcel of land to such a corporation by the end of such period,  
28 (2)] said parcel of land is not used for the development of such housing  
29 and facilities by June 30, 2029, or [(3)] (2) such housing or facilities do not  
30 comply with such requirements at any time after the conveyance of the  
31 parcel occurring on or after July 1, 2024, the parcel of land shall revert to  
32 the state of Connecticut. The reverter provisions of this subsection in effect  
33 on and after July 1, 2024, shall replace and extinguish any prior reverter  
34 provisions recorded on the city of Middletown land records, including  
35 in the deed recorded in Volume 1278 at Page 942 of said land records.

36 (c) The State Properties Review Board shall complete its review of the  
37 conveyance of said parcel of land not later than thirty days after it  
38 receives a proposed agreement from the Department of [Public Works]  
39 Administrative Services. The land shall remain under the care and  
40 control of said department until a conveyance is made in accordance  
41 with the provisions of this section. The State Treasurer shall execute and  
42 deliver any deed or instrument necessary for a conveyance under this  
43 section, which deed or instrument shall include provisions to carry out  
44 the purposes of [subsection] subsections (a) and (b) of this section. The  
45 Commissioner of [Public Works] Administrative Services shall have the  
46 sole responsibility for all other incidents of such conveyance.

|   |  |  |
|---|--|--|
| This act shall take effect as follows and shall amend the following sections: |  |  |
|---|--|--|

|           |                     |                    |
|-----------|---------------------|--------------------|
| Section 1 | <i>July 1, 2024</i> | PA 05-279, Sec. 17 |
|-----------|---------------------|--------------------|

**Statement of Purpose:**

To reconvey a parcel of state land in the city of Middletown that has reverted to the state to its former owner for moderate-income housing and public recreational or community facilities.

*[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.]*