

# Government Oversight Committee

## JOINT FAVORABLE REPORT

**Bill No:** HB-5583 / [Bill Status](#) / [Public Hearing Testimony](#)

AN ACT CONCERNING CONVEYANCE OF PARCELS OF STATE LAND IN

**Title:** THE TOWN OF DERBY.

**Vote Date:** 4/6/2026

**Vote Action:** Joint Favorable

**PH Date:** 4/6/2026

**File No.:**

***Disclaimer:** The following JOINT FAVORABLE Report is prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and does not represent the intent of the General Assembly or either chamber thereof for any purpose.*

### SPONSORS OF BILL:

Sen Cabrera, Rep Rochelle, Rep Welander

### REASONS FOR BILL:

This bill authorizes DOT to convey approximately 1.5 acres of state land in the Town of Derby, consisting of multiple lots, to the Connecticut Municipal Development Authority for administrative expenses, subject to State Properties Review Board approval. The authority is required to seek proposals to redevelop the parcels along with adjacent town owned land for mixed-use purposes and may sell or lease the property accordingly. If development does not occur within ten years, ownership reverts to the state. Any revenue generated from sales or leases must be deposited into the Special Transportation Fund, and the Department of Transportation retains control of the land until the transfer is completed.

### RESPONSE FROM ADMINISTRATION/AGENCY:

**Garrett T. Eucalitto, Commissioner, Connecticut Department of Transportation:** Offered general comments and did not oppose the intent, but recommended revisions to align with standard practices, including shortening the reversion period from ten years to five, requiring fair market value for any sale or lease, and ensuring proceeds are directed to the Special Transportation Fund.

## **NATURE AND SOURCES OF SUPPORT:**

**Nicole Klarides-Ditria, State Representative:** Testified in support, stating the conveyance would allow Derby to assemble key parcels for a cohesive mixed-use redevelopment project, improving marketability, supporting economic growth, and enabling opportunities for housing, retail, and potential medical facilities.

**Kristina Chavez:** Supports this bill, stating the conveyance would benefit the Town of Derby and contribute to its continued improvement and community development.

**David Kooris, Executive Director, Connecticut Municipal Development Authority (CMDA):** Testified in support of the bill, stating that it would allow CMDA to partner with the City of Derby to assemble state and local parcels for a coordinated redevelopment project, advancing transit-oriented development, generating housing, jobs, and tax revenue, and supporting the city's long-term economic growth.

## **NATURE AND SOURCES OF OPPOSITION:**

None

**Reported by: Clerk- Greg Wolff  
Assistant Clerk- Mike Hamann**

**Date: 4/17/26**