

The Connecticut General Assembly

Legislative Commissioners' Office

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The attached conveyance questionnaire should be completed by the municipality, land trust or other entity that is seeking legislation for the conveyance of state land. The Connecticut General Assembly needs this information in order to draft the legislation and to review the requested conveyance.

Please return the completed questionnaire to:

Shannon McCarthy
Chief Legislative Attorney
Legislative Commissioners' Office
Legislative Office Building – Room 5500
Hartford, CT 06106

FAX: (860) 240-8414

E-MAIL: shannon.mccarthy@cga.ct.gov

E-mail is preferred, but if you have larger maps that don't scan well, you may choose to mail them to the address above.

If you have any questions, please e-mail or call Shannon McCarthy at (860) 240-8496.

CONNECTICUT GENERAL ASSEMBLY CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

See Attachment 1

B. An appraisal of the value of the property. If an appraisal has not been prepared, please indicate the estimated value of the property and the methodology used to calculate such estimated value.

60 Sargent Drive = \$21,408,100

0 Sargent Drive = \$1,121,000

Source: 2021 City of New Haven Grand List

2. Is this conveyance based upon prior legislation? For example, are you attempting to repeal or amend a prior conveyance or was this request drafted in a bill that was not passed by the legislature? If yes, please give the bill or special act number and year, if known.

N/A

3. Please answer the following questions:

A. What are the tax assessor's map, block and lot numbers for the property? If such numbers do not accurately describe the property, please provide a metes and bounds legal description of the property.

60 Sargent Drive (Map 234 Block 1304 Lot 00200)

0 Sargent Drive (Map 235 Block 1304 Lot 00403)

B. What is the acreage of the property?

7.23 Acres

C. Which state agency has custody and control of the property?

Connecticut State Colleges and Universities

- D. What costs, if any, would the state incur if the property were conveyed? (e.g. if the property abutted a highway and needed to be fenced off.)

The City of New Haven is seeking grant funding through the State's Community Investment Fund in the amount of \$6.9 million to advance implementation of the Long Wharf Responsible Growth Plan. This proposed acquisition is part of a larger strategy for a health-care and institutional-focused redevelopment of the former Gateway College, retention of the RWA and converting parking for development. During the planning phase, it is important to move forward with demolition of Gateway College. To account for both the demolition and abatement, \$2.2M is requested out of the total grant. The City is partnering with Connecticut State Colleges and Universities (CSU) in furtherance of a new educational building and the City also seeks design funding to advance the project along with gap support for dry egress and foundations.

- E. How much would the municipality or entity receiving the property agree to pay for it? (e.g. the administrative costs to the state of making the conveyance; a specific dollar amount; or fair market value)

\$1.00

- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development)

The site will be used in a manner consistent with the goals of the Long Wharf Responsible Growth Plan including new education and health care building(s), structured parking and stormwater management infrastructure. It is conceivable that the site will be re-platted to optimize development of the Gateway District. To that end, the City is in discussions with the owners of abutting parcels, One Long Wharf (HR / HTA) and 90 Sargent Drive (Regional Water Authority).

- G. If the municipality or entity receiving the property has a specified use for the property, would it agree to a provision in the conveyance legislation that, if the property is not used for such purpose, it shall revert to the state?

Yes

- H. Has the municipality or entity asked the state agency that has custody of the property to convey the property to the town or entity (i.e. through an administrative rather than legislative process)?

Yes

- I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed.

Closed. The prior attempt in 2020 to redevelop the site via the Opportunity Zone program was not successful.

- J. Has a title search of the property been conducted?

No

- K. Are there any deed or other restrictions on the use of the property? If so, please specify.

N/A

L. Please state the name of the municipality or entity that would receive the property.

City of New Haven

3. Please provide the name, address and phone and fax numbers of the person who completed this form.

Michael Piscitelli
City of New Haven
Economic Development Administrator
(203) 410-7473
mpiscite@newhavenct.gov

4. Please provide the name of the legislator(s) sponsoring this legislation.

Rep. Alphonse Paolillo, 97th Dist.
Rep. Toni E. Walker, 93rd Dist.
Rep. Robyn A. Porter, 94th Dist.
Rep. Juan R. Candelaria, 95th Dist.
Rep. Roland J. Lemar, 96th Dist.
Sen. Martin M. Looney, 11th Dist.
[Proposed H.B. No. 5719]