

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 attached.

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.

An appraisal of the property was performed by Vincent J. Gaurdiano pursuant to a 2001 agreement entered into by State and the buyer. Appraisal valued the parcel at \$155,000 which purchase price has been paid by the buyer to the State over the course of the last 23 years.

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.

No.

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.

See attached for a legal description of the property.

B. What is the acreage of the property?

1.5278 acres

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

Department of Motor Vehicles

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.)

None.

- 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)

As noted in response to Question No. 1(B), in 2001, the State and the buyer agreed to a purchase price of \$155,000, which was the FMV as determined by an appraiser. On a monthly basis since then, the buyer has paid in excess of this agreed upon purchase price.

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

The property has been used for parking for the adjacent building and it will continue as such.

- 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?

No.

- 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, there is a binding contract in place between the buyer and the State pursuant to which the State has agreed to convey and the buyer has agreed to acquire the property.

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

The agency has indicated that, in order to consummate the transaction, the General Assembly must approve the transfer via a conveyance bill.

- 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.

No.

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

Island Brook Joint Venture

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

Brendan M. Fox, Jr.
Gaffney, Bennett & Associates
1 Liberty Square
New Britain, CT
(860)229-0301 - Phone
(860)225-4627 - Facsimile

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

Senator Herron Gaston (23rd)

Representative Fred Gee (126th)