

CONNECTICUT GENERAL ASSEMBLY CONVEYANCE QUESTIONNAIRE

1. Please submit the following documents:

A. The best available legal map of the property.

See attached Property Survey dated June 16, 2014 and prepared by Michael J. Riordan of Riordan Land Surveying.

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.

The Town does not have an estimated value of the property. It is a portion of the Southbury Training School, which includes a much larger parcel than what is being conveyed.

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.

The Town is seeking an amendment to Section 2 of Public Act 16-1, which amended Section 5 of Special Act 13-23. Representative Buchsbaum and Senator Berthel have introduced House Bill 6067 to amend the prior legislation.

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.

The subject property is part of a larger parcel owned by the State of Connecticut and known as the Southbury Training School. The subject property consists of a portion of tax assessor MBL 16/76/15.

See attached survey and property description of the subject property.

B. What is the acreage of the property?

As described in Public Act 16-1, the subject property is approximately 45 acres.

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

The Department of Administrative Services and the Department of Developmental Services

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.)

Existing Public Act 16-1 does not contemplate the State incurring any costs with respect to the proposed conveyance.

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)

Public Act 16-1 indicates that the subject property would be conveyed "at a cost equal to the administrative costs of making such conveyance."

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

Public Act 16-1 provides that the Town shall use the subject property for housing purposes, and the Town is not seeking to amend that use. However, if the Town were to lease the subject property, a potential avenue for development, Public Act 16-1 only permits leasing to a nonprofit for senior housing purposes. Public Act 16-1 (and Special Act 13-23) contemplated that the subject property would be developed for senior housing purposes and the prior acts contemplated a particular entity for that development. Unfortunately, that entity has since disbanded due to lack of funding opportunities. The Town is requesting that Public Act 16-1 be amended to remove this restriction to allow the Town to explore alternative housing opportunities for the subject property, which could include senior housing. Amendment of Public Act 16-1 is required to allow the Town to explore options regarding the subject property. Attached to this conveyance form is a redline of Public Act 16-1 which encompasses the Town's requested changes to the public act as approved by the Southbury Board of Selectmen.

- 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. Public Act 16-1 includes such a provision and the Town is not seeking amendment to that. It is simply seeking greater flexibility as to use and the manner of any future development. See attached proposed redline to Public Act 16-1.

- 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)?

See Public Act 16-1 for the process the Town is required to follow concerning any conveyance for the subject property.

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

See Public Act 16-1 for the process the Town is required to follow concerning any conveyance for the subject property.

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

The Town has not conducted a title search.

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

See Public Act 16-1. The Town is not aware of any other restrictions.

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

Town of Southbury

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

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

Representative Jason Buchsbaum

Senator Eric Berthel