

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.

(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.

(Attached).

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.

Yes; we are seeking to refine the reverter language in the deed authorized by Special Act 14-11 to make the project 'bankable.' Currently, Section 14 of the deed creates an automatic reverter that makes it impossible to secure a mortgage because the lender's collateral could disappear if a deadline is missed.

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.

Property Location: 00000 West St, Middletown

Map/Block/Lot: 25 0098

B. What is the acreage of the property?

10 +/- acres.

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

Formerly: Department of Administrative Services (DAS).

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.)

No costs/not applicable.

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)

No costs/not applicable.

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

Moderate-income housing and recreational or community facilities open to the public.

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, with the requested changes: **(1) Define ‘Development’ (Clause 14a):** Clarify that the June 30, 2029 deadline is satisfied by the **commencement of construction** or the closing of a construction loan. **(2) Mortgage Protection:** Add a provision that the reverter **shall not defeat or render invalid the lien of any mortgage** made in good faith and for value. In the event of a reverter, the State would take the property subject to the existing mortgage. **(3) Notice and Cure:** Requirement for the State to provide the Lender with **written notice and a 120-day right to cure** any default before a reverter can be triggered.

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)?

Not applicable.

I. If the answer to question (H) is yes, please indicate the status of such administrative process and why legislation is needed. If the answer to question (H) is no, please indicate why not.

Not applicable.

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

Not applicable.

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.

Shiloh Baptist Community Development Corporation.

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

Office of Senator Matt Lesser

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

State Senator Matt Lesser