

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6138 STRATFORD, CT VISION
TOWN OF STRATFORD SCHOOL BOARD OF EDUCATION 2725 MAIN ST STRATFORD CT 06615						Description	Code	Appraised	Assessed	
		SUPPLEMENTAL DATA				EX COM LN	21	1,080,000	756,000	
		Alt Prcl ID Sewer Use BZZ Census Tr 0807 Map Ref: F-13 Dev Lot: 3.6 ARCES GIS ID 4009050008				EX COM BL	22	1,217,400	852,180	
Survey Ma Historical YES Raymark Section 3A Flood Zon YES: Assoc Pid#				EX CM OTB	25	62,700	43,890			
						Total		2,360,100	1,652,070	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
TOWN OF STRATFORD	0447	0395	02-17-1969	U	I	0		2025	21	756,000	2025	21	756,000	2024	22	801,640
TOWN OF STRATFORD	0445	0670	11-27-1968	U	I	0			22	852,180		22	852,180		25	18,900
TOWN OF STRATFORD	0441	0397	06-20-1968	U	I	0			25	43,890		25	43,890		52	756,000
Total								1,652,070	Total		1,652,070	Total		1,576,540		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
24														
NOTES														
"CENTER SCHOOL" IG BOARD OF EDUCATION ELEVATORS 2 STOP														
Total Appraised Parcel Value					2,360,100									

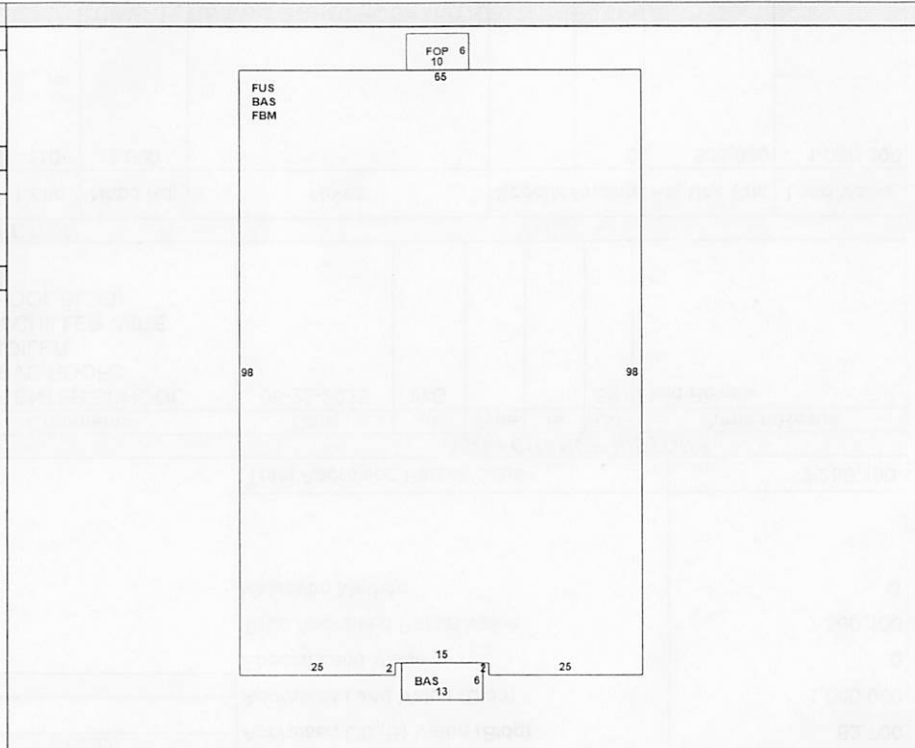
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
41050	10-23-2018	DE	Demolish		09-30-2022	100	09-30-2022	DEMO CENTER SCHOOL		05-22-2025	WG			59	Field Review
19985	06-11-2012	BP	Building Permi	193,400		100		INSUL/PVC ROOFS							
12085	05-22-2012	HA	HVAC Permit	249,823		100		REPL BOILER							
19368	05-09-2012	EL	Electrical Per	7,000		100		BOILER/CHILLER WIRE							
11940	09-04-2001			40,000		100		TO SCHOOL BLDG;							

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Siz	S.A.	AC.	Cond.	Nbhd.	Nhbd Adj	Notes	Special Pricing	Adj Unit Pric	Land Value	
1	929	Mun Com Bldg	RS-4		3.600	AC	300,000.00	1.00000	1.0	0	1.00	1.00	110	1.000		0	300,000	1,080,000
Total Card Land Units					3.60	AC	Parcel Total Land Area: 3.60					Total Land Value					1,080,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	18	Office Bldg			
Model	94	Commercial			
Grade	04	C+			
Stories:	2.0	2 Stories			
Occupancy	1.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rubber			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	929	Mun Com Bldg			
Heat/AC	02	Heat/AC Split			
Frame Type	02	Wood Frame			
Baths/Plumbing	02	Average			
Ceiling/Wall	02	Ceil Only			
Rooms/Prtns	02	Average			
Wall Height	12.00				
% Comm Wall					
1st Floor Use:					

MIXED USE		
Code	Description	Percentage
929	Mun Com Bldg	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate:		112.90
		1,943,191
Net Other Adj:		0
RCN		1,995,711
Year Built		1885
Effective Year Built		1986
Depreciation Code		G
Remodel Rating		
Year Remodeled		2012
Depreciation %		39
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		61
RCNLD		1,217,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV	Paving	L	12,000	5.00	1969	A	55	3	1.00	33,000
PAV	Paving	L	12,000	4.50	1969	A	55	3	1.00	29,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,418	6,418	6,418	112.90	724,618
FBM	Finished Basement	6,340	6,340	4,438	79.03	501,068
FOP	Finished Open Porch	0	60	15	28.23	1,694
FUS	Finished Upper Story	6,340	6,340	6,340	112.90	715,811
Ttl Gross Liv / Lease Area		19,098	19,158	17,211		1,943,191



TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, That the STATE OF CONNECTICUT, acting herein by Howard S. Ives, its Highway Commissioner, hereunto duly authorized under authority granted by Section 13a-80 of the 1958 Revision of the General Statutes of Connecticut, Revised to 1966, and with the advice and consent of the Commissioner of Finance and Control of the State of Connecticut, for the consideration of One Dollar and other valuable considerations received to its full satisfaction of the Town of Stratford, a municipal corporation existing under the laws of the State of Connecticut and having its territorial limits within the County of Fairfield in said State, does remise, release and forever QUIT-CLAIM for school purposes only unto said Town of Stratford, its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as it, the said Releasor, has or ought to have in or to that certain parcel of land, situated in the Town of Stratford, County of Fairfield and State of Connecticut, on the southeasterly side of the Connecticut Turnpike, containing 0.38 of an acre, more or less, and bounded and described as follows:

- NORTHWESTERLY - by the revised southeasterly highway line of the Connecticut Turnpike, as established by this instrument, 338 feet, more or less, said line being 115 feet southeasterly from and concentric with the base line of the Connecticut Turnpike;
- EASTERLY - by land now or formerly of Emma R. Saunders, of John and Dorthea Morse and of Norman Fenton, each in part, 154 feet, more or less;
- SOUTHERLY AND SOUTHEASTERLY - by lands now or formerly of Charles J. Wills, Jr., and May C. Wills, of said Town of Stratford and of Albert M. Pickus, each in part, a total distance of 270.9 feet.

Being a portion of the premises acquired from LIZZIE F. SAMMIS and DONALD S. SAMMIS by a Certificate of Condemnation dated July 25, 1955 and by a Warranty deed dated September 9, 1955 and recorded respectively in the Stratford Land Records in Volume 308 at Page 416 and in Volume 311 at Page 352.

The above described premises are conveyed subject to such rights and easements as may appear of record and to any state of facts which an inspection of the premises may show.

All rights of Ingress and Egress are specifically denied, directly to and from the Connecticut Turnpike, from and to the land herein conveyed.

This Deed does not convey title in fee simple in and to the roadway lying between the premises herein described and the center line of the present Connecticut Turnpike.

This conveyance is made upon the express condition that said premises shall be used for school purposes only and that, in the event said Town of Stratford shall cease to use said premises for such purposes, the title to said premises shall revert to said State of Connecticut.

For a more particular description of the above described premises, reference is made to a map to be filed in the Stratford Town Clerk's office, entitled: "Town of Stratford, Map showing land to be released to the Town of Stratford By The State of Connecticut, Connecticut Turnpike, Scale 1"=40', July 1968, Howard S. Ives, Highway Commissioner." C.H.D. No. Section 313 - 138-69-121A. *M.A. 1648*

TO HAVE AND TO HOLD the premises, with all the appurtenances, unto the said Releasee, its successors and assigns forever, so that neither it, the said Releasor, nor its successors, nor any other person or persons under it or them shall hereafter have any claim, right or title in or to the premises, or any part thereof, but therefrom it is and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the State of Connecticut, acting herein by Howard S. Ives, its Highway Commissioner, has caused its seal to be hereunto affixed, and this instrument to be executed in its behalf, this *23rd* day of *August*, A.D. 1968

Signed, Sealed and Delivered in the presence of

Sarah Yagobian
SARAH YAGOOBIAN
Charlotte L. Bill
CHARLOTTE L. BILL

STATE OF CONNECTICUT
By *Ralph L. Hager* (L.S.)
Ralph L. Hager
Deputy Highway Commissioner.
Authority to sign delegated by the Highway Commissioner pursuant to the provisions of Public Act No. 412, (1967).

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss. Wethersfield, *Aug 23* A.D. 1968.

Personally appeared for the State of Connecticut, Ralph L. Hager, its Deputy Highway Commissioner, signer and sealer of the foregoing Instrument, and acknowledged the same to be the free act and deed of the State of Connecticut, and his free act and deed in the aforesaid capacity, before me.

Sarah Yagobian
Notary Public
SARAH YAGOOBIAN.
My Commission Expires MY COMMISSION EXPIRES MARCH 31, 1972

LIBER 445 PAGE 672

This conveyance is made with the advice and consent of the undersigned, in conformity with Section 13a-80 of the 1958 Revision of the General Statutes of Connecticut, Revised to 1966.

George J. Conkling
George J. Conkling
Commissioner of Finance & Control
of the State of Connecticut

NOV 1 1968

RECEIVED FOR RECORD

NOV 27 1968 AT 9:48 AM

ATTEST: *Joseph W. Livable*

APPROVED AS TO FORM

Joseph W. Livable
NOTARY PUBLIC
DEPT. OF REVENUE

Know All Men by these Presents, THAT the PEOPLE'S SAVINGS BANK-BRIDGEPORT, a corporation organized under the laws of the State of Connecticut, and located and having its principal place of business in the City of Bridgeport, in the County of Fairfield, and State of Connecticut, acting herein by E. Payton Thompson, its Asst. Vice-President, hereto duly authorized by a by-law of said Corporation, does hereby release and discharge a certain mortgage of the said City of Bridgeport, to the said People's Savings Bank-Bridgeport, dated November 18, 1968 recorded in Volume 445, Page 481, Bridgeport Land Records, the note secured by said mortgage having been fully paid and satisfied.

In Witness Whereof, the People's Savings Bank-Bridgeport has caused its corporate seal to be hereto affixed and these presents to be signed by E. Payton Thompson, its Vice President, this 22 day of November, A. D. 1968.

Signed, sealed and delivered in presence of

Belquis N. Otero
Belquis N. Otero
Joan M. Bray
Joan M. Bray

PEOPLE'S SAVINGS BANK-BRIDGEPORT

By *E. Payton Thompson*
E. Payton Thompson
Asst. Vice President
- Treasurer

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

ss. Bridgeport, November 22, 1968

Personally appeared E. Payton Thompson, Vice President of the People's Savings Bank-Bridgeport, signor and sealer of the foregoing instrument and acknowledged the same to be the free act and deed of said Bank, and his own free act and deed as described, before me.

RECEIVED FOR RECORD

NOV 25 1968 10:35 AM

ATTEST: *Joseph W. Livable*

NOTARY PUBLIC

Joan M. Bray
Joan M. Bray

Return to:
Town of Stratford
Office of the Mayor
2725 Main Street
Stratford, Connecticut 06615

Rec # 20191420



Local Tax \$0 00
State Tax \$0 00

Bk: 4250 Pg: 176
02/25/2019 10:15:46 AM
2 Pages
QUIT CLAIM DEED
Susan M Pawluk, Town Clerk

Susan M Pawluk

MUTUAL RELEASE AND GRANT OF RESTRICTIONS

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, pursuant to and in accordance with Section 13a-80 of the General Statutes of Connecticut, as revised, and by Quit-Claim deed (the "Quit-Claim deed") recorded in Volume 445 at Page 670 of the Stratford Land Records, the State of Connecticut (the "State") conveyed to the Town of Stratford (the "Town"), certain premises described in said deed and situated in the Town of Stratford (the "Premises"), subject to certain restrictive covenants; and

WHEREAS, by Section 2 of Public Act No 18-154 of the General Assembly of the State of Connecticut (the "Public Act"), approved June 13, 2018, the General Assembly of the State of Connecticut amended such restrictive covenants; and

WHEREAS, the State and the Town now wish to memorialize on the Stratford Land Records the revisions to the restrictive covenants set forth in Section 2 of the Public Act

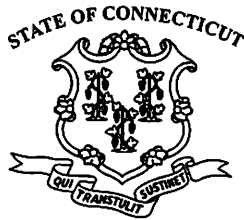
NOW THEREFORE, the State of Connecticut, Department of Transportation, James Redeker, Commissioner, acting herein by and through Terrence J. Obey, Director of Rights of Way, Bureau of Engineering and Construction, Department of Transportation, duly authorized, and the Town of Stratford, by and through Laura R. Hoydick, Mayor, duly authorized, hereby make the following conveyance unto each other:

The State of Connecticut hereby quit-claims unto the Town of Stratford its reversionary interest set forth in the Quit-Claim deed, and releases only that restriction on the use of the Premises as set forth in the Quit-Claim deed which requires that the Town of Stratford use said Premises for school purposes only.

In consideration therefore, and in accordance with Section 2 of the Public Act, the Town of Stratford conveys to the State of Connecticut the following restrictive covenant and reversionary interest in the Premises:

The Town of Stratford may use said parcel for municipal parking purposes only. If at any time the parcel is used for any other purpose, the parcel shall revert to the State of Connecticut.

Except as provided above, in all other respects the interest of the State and the Town of Stratford in the Premises, as set forth in the Quit-Claim deed recorded in Volume 445 at Page 670 of the Stratford Land Records, remain unchanged and in full force and effect



Substitute Senate Bill No. 502

Public Act No. 18-154

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall convey to the town of Newington a parcel of land located in the town of Newington, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has a total area of approximately 10 acres and is identified as a portion of a larger parcel that contains the former Cedarcrest Hospital, Lot 000 in Block 10 on town of Newington Assessor's Map 12, and further identified as the conveyance parcel on a map of the Department of Energy and Environmental Protection entitled "Potential Land Transfer, Former Cedarcrest Hospital, Newington and Wethersfield", dated October 3, 2013. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Newington shall use said parcel of land for passive recreation purposes. If the town of Newington:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or

Substitute Senate Bill No. 502

(3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative Services. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 2. (*Effective from passage*) Notwithstanding a certain restriction contained in a Quit Claim Deed from the State of Connecticut, Highway Commissioner to the town of Stratford, dated August, 1968, and recorded in the Town of Stratford Land Records in Volume 445, pages 670 to 672, inclusive, that the parcel of land described in said deed shall be used for "school purposes only", said restriction is released, relinquished and has no further force and effect. The town of Stratford may use said parcel for municipal parking purposes only. If at any time the parcel is used for any other purpose, the parcel shall revert to the state of Connecticut.

Sec. 3. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Education shall grant to the town of Groton an easement of land located in the town of Groton, at no cost. Such easement is approximately 75 feet in width and is identified as a portion of the parcel identified as Lot 9261E in Block 6 on Town of Groton's Assessor's Map 260809, and further described as follows: Extending at its northern limit from the property line between

Substitute Senate Bill No. 502

the Ella T. Grasso Technical High School and land now or formerly of the town of Groton, known as Sutton Park, at Fort Hill Brook, proceeding south-south easterly approximately 850 feet, turning east-north easterly for approximately 60 feet to the property line between the Grasso property and land now or formerly of the town of Groton, known as the Merritt property, with an increased width of 180 feet or as necessary to permit grading of the land to accommodate the driveway extending into the Merritt property. The easement shall be subject to the approval of the State Properties Review Board.

(b) The town of Groton shall use said easement for the purpose of vehicular and utilities access to a school, and associated site improvements. If the town of Groton:

- (1) Does not use said easement for said purposes;
- (2) Does not retain ownership of said easement; or
- (3) Leases all or any portion of said easement,

the easement shall revert to the state of Connecticut.

(c) Said easement shall be granted (1) subject to the right of the state to (A) pass and repass over and on said easement of land for the purpose of accessing lands of the state, and (B) place and maintain over, under and on said easement of land existing and future utilities, including, but not limited to, electrical, water, sanitary sewer, telecommunications and gas, and (2) subject to any rights and easements with regard to said easement of land that the state deems necessary to meet its governmental obligations.

(d) The State Properties Review Board shall complete its review of the conveyance of said easement of land not more than thirty days after it receives a proposed agreement from the Department of Education.

Substitute Senate Bill No. 502

Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall, on behalf of the Commissioner of Developmental Services, convey to the town of Stratford a parcel of land located in the town of Stratford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land is identified as a portion of Lot 4 in Block 11 on town of Stratford's Assessor's Map 30-16. The Department of Developmental Services shall retain a portion of the parcel for administrative offices and parking. The Commissioner of Administrative Services, in consultation with the Commissioner of Developmental Services, shall identify the metes and bounds of said parcel, including any necessary easements, after a survey of said parcel has been completed and paid for by the town of Stratford. The Department of Developmental Services, Department of Administrative Services and the town of Stratford shall enter into a written agreement concerning the continuing operation and maintenance of the conveyed parcel and the portion retained by the Department of Developmental Services. The Commissioner of Administrative Services shall not convey said parcel prior to the execution of such agreement. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Stratford shall use said parcel of land for municipal and affordable housing purposes. If the town of Stratford:

(1) Does not use said parcel for said purposes;

(2) Does not retain ownership of all of said parcel, other than the portion retained by the Department of Developmental Services; or

(3) Leases all or any portion of said parcel, other than a lease to a nonprofit organization or public housing authority for affordable housing purposes or any agreement for short-term use of the parcel for recreational purposes by the public,

Substitute Senate Bill No. 502

the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative Services. The land shall remain under the care and control of the Department of Developmental Services until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 5. Section 9 of special act 01-6 is amended to read as follows
(*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the town of South Windsor three parcels of land located in the town of South Windsor, at a cost equal to the administrative costs of making such conveyance. Said parcels of land are identified as (1) the subject parcel in a warranty deed from Henry G. Chung Et Al, to the State of Connecticut, recorded in Volume 620, Page 379 of the town of South Windsor Land Records, and further described as the parcel of land identified as "Release Area" on a map entitled "Compilation Plan, Town of South Windsor, Map Showing Land Released to the Town of South Windsor by The State of Connecticut, Department of Transportation, Buckland Road, Scale 1" = 20', July 1998, James F. Byrnes Jr., P.E. Chief Engineer - Bureau of Engineering and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No. 5A, Sheet 1 of 1", which parcel has an area of approximately .44 acre, (2) a portion of the land on town of South Windsor Tax Assessor's Maps 27-13 and 27-14, which is further described as the parcel of land identified as "Release Area" on a map

Substitute Senate Bill No. 502

entitled "Compilation Plan, Town of South Windsor, Map Showing Land Released to the Town of South Windsor by The State of Connecticut, Department of Transportation, Buckland Road, Scale 1" = 20', James F. Byrnes Jr., P.E. Chief Engineer - Bureau of Engineering and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No. 6A, Sheet 1 of 1", which parcel has an area of approximately .94 acre, and (3) the subject parcel in a warranty deed from Ronald A. Phenix Et Al, to the State of Connecticut, recorded in Volume 627, Page 85 of the town of South Windsor Land Records and the subject parcel in a quit claim deed from Thomas C. O'Connor Et Al, to the State of Connecticut, recorded in Volume 620, Page 502 of the town of South Windsor Land Records, and further described as the parcel of land identified as "Release Area" on a map entitled "Compilation Plan, Town of South Windsor, Map Showing Land Released to, by The State of Connecticut, Department of Transportation, Buckland Road, Scale 1" = 20', Aug. 2000, James F. Byrnes Jr., P.E. Chief Engineer, Bureau of Engineering and Highway Operations, Town No. 132, Proj. No. 132-100, Serial No. 17A, Sheet 1 of 1", which parcel has an area of approximately .74 acre. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) (1) [The] Notwithstanding any municipal referendum or requirement therefor, the town of South Windsor shall use said parcels of land for open space or storm water management and infrastructure improvement purposes, or may sell all or any portion of said parcels of land to a purchaser who shall use such land for economic development purposes. Any such sale shall be made at a cost equal to the fair market value of the land as determined by the average of the appraisals of two independent appraisers who shall be selected by the Commissioner of Transportation. Such cost shall be subject to the approval of such commissioner, said town and the purchaser. All moneys received by the town of South Windsor from any such sale shall be paid promptly to the State Treasurer and deposited in the Special Transportation

Substitute Senate Bill No. 502

Fund.

(2) If, in the case of any such parcel, the town of South Windsor (A) does not use the parcel for open space or storm water management and infrastructure improvement purposes, (B) does not retain ownership of all of the parcel, except for a sale of all or any portion of the parcel for economic development purposes in accordance with subdivision (1) of this subsection, or (C) leases all or any portion of the parcel, the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said [parcel] parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 6. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the New Haven Port Authority two parcels of land located in the city of New Haven, at a cost equal to the fair market value of the properties, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. The first parcel of land has an area of approximately .55 acre and is identified as 135 Fulton Terrace, at Lot 1200 in Block 955 on city of New Haven Assessor's Map 69. The second parcel of land has an area of approximately .14 acre and is identified as 54 Edgemere Road, at Lot 1100 in Block 955 on city of New Haven Assessor's Map 69. Both

Substitute Senate Bill No. 502

parcels are further identified as the parcels of land described in Department of Transportation File Number 92-932-37A. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 7. Section 10 of special act 14-23, as amended by section 12 of public act 17-238, is amended to read as follows (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall [subdivide and subsequently] convey to the Capital Region Development Authority two parcels of land located in the city of Hartford, at a cost equal to the administrative costs of [subdividing such parcels and] making such conveyance. Said parcels of land to be [subdivided] conveyed are identified as (1) a portion of lot 27 in Block 446 of city of Hartford Tax Assessor's Map 247, located at 79 Elm Street and 10 Clinton Street, designated as Parcel A on a map entitled ["Property Conveyance Map" dated May 5, 2017, on file with the Bureau of Assets Management in the Office of Policy and Management] "State of Connecticut Department of Administrative Services, Conveyance Parcel A, 10 Clinton Street, Hartford, CT 06106, to be conveyed to Capital Region Development Authority dated 4/10/2018, CAD no. 2015-1004b, prepared by Freeman Companies, 36 John Street, Hartford, CT 06106", and (2) a portion of lot 22 in Block 444 of city of Hartford Tax

Substitute Senate Bill No. 502

Assessor's Map 247, located at 165 Capitol Avenue, designated as Parcel B on a map entitled ["Property Conveyance Map" dated May 5, 2017, on file with the Bureau of Assets Management in the Office of Policy and Management] "State of Connecticut Department of Administrative Services, Conveyance Parcel B, Capitol Avenue, West Street & Buckingham Street, Hartford, CT, Land to be conveyed to Capital Region Development Authority, dated 4/17/2018, CAD no. 20130583A10 SUBD-01, prepared by Fuss & O'Neill, 146 Hartford Road, Manchester, CT 06060".

[(b) The two parcels described in subsection (a) of this section shall be subdivided as follows:

(1) The parcel described in subdivision (1) of subsection (a) of this section, Parcel A, shall be subdivided from the intersection of boundaries A1 and A2 with a new boundary line AA, extending to a point perpendicular to boundary line A8, resulting in a new parcel with frontage upon Clinton Street and Capitol Avenue with an area of approximately 1.3 acres.

(2) The parcel described in subdivision (2) of subsection (a) of this section, Parcel B, shall be subdivided at a point located 386.50 feet from the intersection of boundary lines B1 and B6, with a new boundary line BB extending to a point perpendicular to boundary line B5, resulting in a new parcel with frontage upon Capitol Avenue, West Street and Buckingham Street with an area of approximately 2.7 acres.]

[(c)] (b) The commissioner shall convey said parcels not later than ninety days after [the commissioner determines a sufficient number of replacement parking spaces, approximately three hundred or another number determined sufficient by the commissioner, have been secured at an alternate location. Parking on said parcels may continue] funding is allocated to the Capital Region Development Authority for the design and construction of a new parking garage at Parcel A. Such

Substitute Senate Bill No. 502

parking garage shall provide three hundred fifty parking spaces for the use of the Department of Administrative Services until such time that the commissioner determines that some or all of such parking spaces are no longer required. The Capital Region Development Authority and the Department of Administrative Services shall execute a written agreement governing the continued operations of such garage. The Department of Administrative Services may continue to use Parcel B on a temporary basis until the [commissioner makes such determination. In no case shall Parcel B be used for parking purposes permanently] completion of such garage.

[(d) The] (c) Subject to the terms and conditions set forth in this section, the Capital Region Development Authority shall use said [subdivided] parcels of land for housing or economic development purposes. The authority may begin the process of marketing and permitting said parcels [prior to the commissioner's determination concerning replacement parking under subsection (c) of this section] on the effective date of this section. If the authority does not develop [said parcels] Parcel B within ten years after the conveyance, the [parcels] parcel shall revert to the state of Connecticut. If Parcel A ceases to be used as a parking garage or the parking garage upon said parcel is demolished, the parcel shall revert to the Department of Administrative Services.

Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services, on behalf of the Chief Court Administrator of the judicial branch, shall convey to the Capital Region Development Authority a parcel of land located in the city of Hartford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land is identified as a portion of Lot 26 in Block 446 of city of Hartford Tax Assessor's Map 247, located at 75 Elm Street and West Street and designated as Judicial Branch Parcel C, on a map entitled "State of Connecticut Department of

Substitute Senate Bill No. 502

Administrative Services, Conveyance of Judicial Branch Parcel C, West Street, Hartford, CT 06106, to be conveyed to Capital Region Development Authority, dated 04/27/2018, CAD no. 2015-1004b Judicial, prepared by Freeman Companies, 36 John Street, Hartford, CT 06106".

(b) The commissioner shall convey said parcel not later than ninety days after funding is allocated to the Capital Region Development Authority for the design and construction of a new parking garage at 10 Clinton Street and West Street. Such garage shall have at least forty reserved parking spaces for the use of staff of the judicial branch at no cost, until such time that the Chief Court Administrator determines that some or all of such parking spaces are no longer required for use by the judicial branch. Until the construction of such garage is completed and such parking spaces are available for use by the judicial branch, the Capital Region Development Authority shall provide and pay for temporary parking in close proximity to the conveyed parcel and that the judicial branch determines to be a reasonable alternative for parking for any staff of the judicial branch displaced from parking on the conveyed parcel during the construction of the garage.

(c) Subject to the terms and conditions set forth in this section, the Capital Region Development Authority shall use said parcel of land for the construction of a parking garage. The authority may begin the process of permitting said parcel on the effective date of this section. If the authority does not develop said parcel with a garage within ten years after the conveyance, the parcel shall revert to the judicial branch. Additionally, should the parcel ever cease to be used as a parking garage or such garage be demolished at any time, the parcel shall revert to the judicial branch.

Sec. 9. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the Italian American Social Club of Forestville, Inc. a parcel of land

Substitute Senate Bill No. 502

located in the town of Bristol, for the sum of seven thousand five hundred dollars. Said parcel of land has an area of approximately 1.18 acres, and is identified as a parcel on a map entitled "Town of Bristol, Map showing land released to ____ by the State of Connecticut, Department of Transportation, Emmett Street, Scale 1:500, January 2018 Mark D. Rolfe, P.E. Chief Engineer, Town 17, Project 17-137, Serial No. 161A sheet 1 of 1". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Sec. 10. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services, on behalf of the Commissioner of Agriculture, shall convey to the Capital Region Development Authority a parcel of land located in the city of Hartford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land is identified as containing the Hartford Regional Market and is located at 101 Reserve Road. The Capital Region Development Authority and the Department of Agriculture shall enter into an agreement governing the continued operation of the Hartford Regional Market. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative

Substitute Senate Bill No. 502

Services. The land shall remain under the care and control of the Department of Agriculture until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Sec. 11. Section 21 of public act 00-168 is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to New Milford Affordable Housing, Inc. a parcel of land located in the town of New Milford, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .51 acre and is bounded and described as follows:

NORTHEASTERLY	By present Blue Bonnet Knoll, 140 feet;
SOUTHEASTERLY	By land now or formerly of Donald R. Olson et al., 165 feet;
SOUTHWESTERLY	By present Blue Bonnet Knoll, 140 feet;
NORTHWESTERLY	By land now or formerly of Francis J. Lynch, 165 feet.

The conveyance shall be subject to the approval of the State Properties Review Board.

(b) New Milford Affordable Housing, Inc. shall use said parcel of land for affordable housing purposes. [If New Milford Affordable Housing, Inc.:

Substitute Senate Bill No. 502

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or
- (3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.] *New Milford Affordable Housing, Inc.* shall retain the right to sell said parcel pursuant to section 8-30g-8 of the Regulations of Connecticut State Agencies regarding housing units required to be sold to a household earning eighty per cent or less of the median income as published by the United States Department of Housing and Urban Development, provided that an amount equal to the amount of the sale price for said parcel by *New Milford Affordable Housing, Inc.* shall be gifted to the state of Connecticut by an interested party and deposited into the Special Transportation Fund. The Commissioner of Transportation shall be responsible for certifying that the requirements of this subsection have been met. If the commissioner does not make such certification by June 30, 2018, the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, [which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section.] The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Approved June 13, 2018