

The Connecticut General Assembly

Legislative Commissioners' Office

Edwin J. Maley, Jr. *Commissioner* Leonard A. Fasano *C*

Nicholas Bombace
Director



Legislative Office Building Suite 5500
Hartford, Connecticut 06106-1591
(860) 240-8410
fax (860) 240-8414
e-mail: lco@cga.ct.gov

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.
- 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 City of Torrington's Assessor's Card has the property appraised at \$531,500.

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, **P.A. 23-170** which established the MIRA Dissolution Authority (“MDA”) as successor in interest to the Materials Innovation and Recycling Authority (“MIRA”)

This act dissolved MDA as of July 1, 2025; and under P.A. 23-170 Sec. 15 DAS became the successor agency to the MDA and all of the MDA’s rights, properties, and obligations have passed to and vested in DAS as of July 1, 2025, including the ownership and obligation to provide for the continued operation and management of the facility.

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. **Assessor's Map/Block/ Lot 114/001/002**
- B. What is the acreage of the property? **4 Acres**
- C. Which state agency has custody and control of the property? **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.). **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). **In 1987, the State of CT took this Property through eminent domain to create a public benefit resource recovery transfer station, then conveyed the property to MIRA. Over the past nearly 4 decades, including initial bonds for property acquisition, this property, in large part, has been funded through municipal tip fees. Since the property has essentially been acquired and maintained by the same taxpayers that will continue to be using the facility, we are proposing the property is transferred at no cost.**
- F. How will the municipality or entity receiving the property use it? (e.g. open space, recreational, housing, economic development). **Continue to operate as a Public Transfer Station for Municipal Solid Waste and Recycling Materials**

- 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. **The agency stated it had no authority to convey the property and that the legislative process is necessary.**
- 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. **Northwest Resource Recovery Authority**

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

Northwest Hills Council of Governments on behalf of the Northwest Resource Recovery Authority
Rista Malanca, Director of Economic & Community Development.
Address: 355 Goshen Rd, PO Box 832 Litchfield CT
Ph: 860-491-9884 x 102
Email: rmalanca@nhcogct.gov
Fax: None

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

Senator Paul Honig, Senator Stephen Harding and Representative Maria Horn.

