



General Assembly

January Session, 2023

Raised Bill No. 6936

LCO No. 6777



Referred to Committee on GOVERNMENT
ADMINISTRATION AND ELECTIONS

Introduced by:
(GAE)

***AN ACT CONVEYING PARCELS OF STATE LAND TO THE NEW
HAVEN PORT AUTHORITY.***

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

1 Section 1. (*Effective from passage*) (a) (1) Notwithstanding any
2 provision of the general statutes, the Commissioner of Transportation
3 shall convey to the New Haven Port Authority five parcels of land
4 located in the city of New Haven, at a cost equal to the fair market
5 value of the properties, as determined by the average of the appraisals
6 of two independent appraisers selected by the commissioner, plus the
7 administrative costs of making such conveyance.

8 (2) (A) The first parcel of land has an area of approximately 1.49
9 acres and is identified as "Release Area=6,032 ± m² (1.490 ± Acres)" on
10 a map entitled "Compilation Plan, Town of New Haven, Map Showing
11 Land Released to New Haven Port Authority by the State of
12 Connecticut Department of Transportation, Waterfront Street @
13 Waterfront Connector, Scale 1:500, December 2016, Scott A. Hill, P.E.,
14 Chief Engineer-Bureau of Engineering and Construction", revised
15 February 27, 2023. Said parcel shall be conveyed subject to (i) a

16 drainage right-of-way in favor of the state, (ii) an easement for the
17 purposes of inspection, maintenance, rehabilitation and future
18 construction of bridge structures and supporting tiers in favor of the
19 state, and (iii) a pipeline easement in favor of Magellan Terminal
20 Holdings, L.P., n/k/a Buckeye PT Terminals LP.

21 (B) The second parcel of land has an area of approximately .293 acre
22 and is identified as "Release Area= $1184.9 \pm \text{m}^2$ ($12,754 \pm \text{Sq. Ft.}$)" on a
23 map entitled "Compilation Plan, Town of New Haven, Map Showing
24 Land Released to New Haven Port Authority by the State of
25 Connecticut Department of Transportation, Waterfront Connector @
26 Stiles Street, Scale 1:500, August 2015, Scott A. Hill, P.E., Chief
27 Engineer-Bureau of Engineering and Construction", revised June 8,
28 2016, and February 27, 2023.

29 (C) The third parcel of land has an area of approximately .898 acre
30 and is identified as "Release Area= $3637.2 \pm \text{m}^2$ ($39,152 \pm \text{Sq. Ft.}$)" on a
31 map entitled "Compilation Plan, Town of New Haven, Map Showing
32 Land Released to New Haven Port Authority by the State of
33 Connecticut Department of Transportation, Waterfront Connector (S.R.
34 921), Scale 1:500, August 2018, Scott A. Hill, P.E., Chief Engineer-
35 Bureau of Engineering and Construction", revised February 27, 2023.
36 Said parcel shall be conveyed subject to a drainage right-of-way in
37 favor of the state.

38 (D) The fourth parcel of land has an area of approximately .111 acre
39 and is identified as "Release Area= $447.3 \pm \text{m}^2$ ($4,815 \pm \text{Sq. Ft.}$)" on a map
40 entitled "Compilation Plan, Town of New Haven, Map Showing Land
41 Released to New Haven Port Authority by the State of Connecticut
42 Department of Transportation, Waterfront Connector (S.R. 921), Scale
43 1:500, February 2021, Scott A. Hill, P.E., Chief Engineer-Bureau of
44 Engineering and Construction", revised February 27, 2023. Said parcel
45 shall be conveyed subject to an easement for existing utilities in favor
46 of the state.

47 (E) The fifth parcel of land has an area of approximately .192 acre

48 and is identified as "Parcel B Release Area=777.9 ± m² (8,373 ± Sq. Ft.)"
 49 on a map entitled "Compilation Plan, Town of New Haven, Map
 50 Showing Land Released to New Haven Port Authority by the State of
 51 Connecticut Department of Transportation, Reconstruction of I-95 over
 52 West River New Haven-West Haven, Scale 1:500, July 2021, Scott A.
 53 Hill, P.E., Chief Engineer-Bureau of Engineering and Construction",
 54 revised July 26, 2021, and March 1, 2023. Said parcel shall be conveyed
 55 subject to (i) an easement for existing utilities in favor of the state, and
 56 (ii) an easement for sewer lateral in favor of the state.

57 (3) The conveyance of the parcels described in subdivision (2) of this
 58 subsection shall be subject to the approval of the State Properties
 59 Review Board.

60 (b) The State Properties Review Board shall complete its review of
 61 the conveyance of said parcels of land not later than thirty days after it
 62 receives a proposed agreement from the Department of
 63 Transportation. The land shall remain under the care and control of
 64 said department until a conveyance is made in accordance with the
 65 provisions of this section. The State Treasurer shall execute and deliver
 66 any deed or instrument necessary for a conveyance under this section,
 67 which deed or instrument shall include provisions concerning
 68 property rights retained by the state under subdivision (2) of
 69 subsection (a) of this section. The Commissioner of Transportation
 70 shall have the sole responsibility for all other incidents of such
 71 conveyance.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>from passage</i>	New section

GAE *Joint Favorable*