



General Assembly

Substitute Bill No. 1250

January Session, 2023



AN ACT CONCERNING THE RECONVEYANCE OF A PARCEL OF STATE LAND IN THE CITY OF MIDDLETOWN.

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

1 Section 1. Section 17 of public act 05-279 is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2023*):

3 (a) Whereas the parcel of land described in subsection (a) of section
4 2 of special act 95-25, having an area of approximately ten acres and
5 sold to the Shiloh Baptist Community Development Corporation in a
6 deed recorded on the city of Middletown land records in Volume 1278
7 at Page 942, has reverted to the state of Connecticut, [the
8 Commissioner of Public Works, on behalf of the Commissioner of
9 Children and Families,] notwithstanding any provision of the general
10 statutes, the Commissioner of Administrative Services shall convey
11 said parcel of land to the Shiloh Baptist [Church] Community
12 Development Corporation, at a cost equal to the administrative costs of
13 making such conveyance. The conveyance shall be subject to the
14 approval of the State Properties Review Board, [and may also be
15 subject to superior court approval of the removal of any restriction that
16 may exist on the state of Connecticut's conveyance of said parcel of
17 land under this section.]

18 (b) Not later than [five years after the effective date of this section]

19 June 30, 2028, the Shiloh Baptist [Church] Community Development
20 Corporation shall [convey said parcel of land to a nonprofit corporation,
21 which shall] use the parcel for moderate-income housing and
22 [educational,] recreational or community facilities open to the public.
23 Such housing and facilities shall comply with all nondiscrimination
24 requirements concerning the occupancy of housing or the use of
25 facilities, which are developed in whole or in part with federal assistance,
26 and said parcel of land and such housing and facilities shall not be used
27 for the teaching or practicing of religion. If (1) [the Shiloh Baptist Church
28 does not convey said parcel of land to such a corporation by the end of
29 such period, (2)] said parcel of land is not used for the development of
30 such housing and facilities by June 30, 2028, or [(3)] (2) such housing or
31 facilities do not comply with such requirements at any time after the
32 conveyance of the parcel occurring on or after July 1, 2023, the parcel of
33 land shall revert to the state of Connecticut. The reverter provisions of
34 this subsection in effect on and after July 1, 2023, shall replace and
35 extinguish any prior reverter provisions recorded on the city of
36 Middletown land records, including in the deed recorded in Volume
37 1278 at Page 942 of said land records.

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

This act shall take effect as follows and shall amend the following sections:

Section 1	<i>July 1, 2023</i>	PA 05-279, Sec. 17
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GAE *Joint Favorable Subst.*