



Senate

General Assembly

File No. 566

February Session, 2022

Substitute Senate Bill No. 463

Senate, April 21, 2022

The Committee on Finance, Revenue and Bonding reported through SEN. FONFARA of the 1st Dist., Chairperson of the Committee on the part of the Senate, that the substitute bill ought to pass.

***AN ACT CONCERNING AN ANALYSIS OF THE AVENUES TO
MAXIMIZE THE VALUE OF CERTAIN STATE-OWNED REAL
PROPERTY.***

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

1 Section 1. (*Effective July 1, 2022*) (a) The state shall, consistent with and
2 supportive of the goals of promoting the health, welfare and safety of
3 the people of the state and increasing their quality of life, boosting
4 tourism, stimulating the economy and enhancing the ability of people
5 to enjoy the Connecticut River, assess the benefits and opportunity costs
6 to the city of Hartford and to the state of the current use of the state-
7 owned property located at 233 Maxim Road in the city of Hartford,
8 identified as parcel 333077003. To further such assessment and identify
9 the related costs, the Capital Region Development Authority created
10 pursuant to section 32-601 of the general statutes shall conduct an
11 analysis to estimate the benefits of, obstacles to and related costs of
12 maximizing the value of the property from the development of
13 alternative uses of the property, including commercial, residential and

14 recreational opportunities.

15 (b) The analysis shall include, but need not be limited to:

16 (1) Identification of any federal, state or local governmental obstacles
17 to the development of alternative uses of the property, the possible
18 avenues to remove each such obstacle and the associated costs of
19 pursuing each avenue;

20 (2) Identification of any environmental obstacles to the development
21 of alternative uses of the property, including the conducting of any
22 required testing of the site, and the possible avenues and associated
23 costs to render the property environmentally developable; and

24 (3) Identification of the property's commercial, residential and
25 recreational development opportunities that support the goals set forth
26 in subsection (a) of this section.

27 (c) To accomplish its goal, the authority shall issue a request for
28 qualifications to engage consultants, including legal, environmental and
29 economic development professionals, and shall select consultants
30 whose expertise best lends itself to conducting and accomplishing the
31 analysis.

32 (d) The Connecticut Airport Authority, established pursuant to
33 section 15-120bb of the general statutes, shall assist and work
34 collaboratively with the Capital Region Development Authority to
35 accomplish the analysis. On and after July 1, 2022, the Connecticut
36 Airport Authority shall not enter into any agreements or incur any
37 obligations that would further encumber the property or that would
38 prohibit or impinge the development of alternative uses of the property.

39 (e) Not later than January 1, 2023, the Capital Region Development
40 Authority shall submit a report of the findings of the study to the joint
41 standing committee of the General Assembly having cognizance of
42 matters relating to finance, revenue and bonding.

43 Sec. 2. (*Effective July 1, 2022*) The sum of one million five hundred

44 thousand dollars is appropriated to the Department of Economic and
 45 Community Development from the General Fund, for the fiscal year
 46 ending June 30, 2023, for the Capital Region Development Authority to
 47 produce the report under section 1 of this act, which shall include the
 48 engagement of consultants to conduct the analysis required under said
 49 section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2022	New section
Sec. 2	July 1, 2022	New section

Statement of Legislative Commissioners:

In Section 1(a), "to" was inserted before "the state" for clarity and "the city of" was inserted before "Hartford" for consistency with standard drafting conventions, and in Section 1(e), "authority" was changed to "Capital Region Development Authority" for clarity.

FIN *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact:

Agency Affected	Fund-Effect	FY 23 \$	FY 24 \$
Department of Economic & Community Development	GF - Cost	1.5 million	None

Note: GF=General Fund

Municipal Impact: None

Explanation

The bill appropriates \$1.5 million for the Capital Region Development Authority to produce a report that analyzes the benefits and opportunity costs to the city of Hartford and the state of the Brainard Airport property. The bill requires CRDA to include consultants in conducting the analysis.

sHB 5037, the revised FY 23 budget bill, as favorably reported by the Appropriations Committee, is under the spending cap by \$4.6 million in FY 23. The appropriation contained in the bill would result in the budget being under the spending cap by \$3.1 million in FY 23.

The Out Years

The cost of the analysis is one-time only in FY 23.

OLR Bill Analysis

sSB 463

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SUMMARY

The Office of Legislative Research does not analyze Special Acts.

COMMITTEE ACTION

Finance, Revenue and Bonding Committee

Joint Favorable Substitute

Yea 27 Nay 23 (04/05/2022)