



General Assembly

February Session, 2022

Raised Bill No. 463

LCO No. 3625



Referred to Committee on FINANCE, REVENUE AND BONDING

Introduced by:
(FIN)

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, seek to redevelop the state-owned
6 property located at 233 Maxim Road in Hartford, identified as parcel
7 333077003. To further such redevelopment and identify the related
8 costs, the Capital Region Development Authority created pursuant to
9 section 32-601 of the general statutes shall conduct an analysis of any
10 obstacles that would prevent or hinder the redevelopment of said
11 property and identify the most prudent avenues to mitigate such
12 obstacles.

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

14 (1) Identification of any federal, state or local governmental obstacles
15 to the redevelopment of the property, the possible avenues to remove
16 each such obstacle and the associated costs of pursuing each avenue;

17 (2) Identification of any environmental obstacles to the
18 redevelopment of the property, including the conducting of any
19 required testing of the site, and the possible avenues and associated
20 costs to render the property environmentally developable; and

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

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

29 (d) The Connecticut Airport Authority, established pursuant to
30 section 15-120bb of the general statutes, shall assist and work
31 collaboratively with the Capital Region Development Authority to
32 accomplish the analysis. On and after July 1, 2022, the Connecticut
33 Airport Authority shall not enter into any agreements or incur any
34 obligations that would further encumber the property or that would
35 prohibit or impinge the conversion of such property from its current use
36 or the site's future development.

37 (e) Not later than January 1, 2023, the authority shall submit a report
38 of the findings of the study to the joint standing committee of the
39 General Assembly having cognizance of matters relating to finance,
40 revenue and bonding.

41 Sec. 2. (*Effective July 1, 2022*) The sum of one million five hundred
42 thousand dollars is appropriated to the Department of Economic and
43 Community Development from the General Fund, for the fiscal year
44 ending June 30, 2023, for the Capital Region Development Authority to

45 produce the report under section 1 of this act, which shall include the
46 engagement of consultants to conduct the analysis required under said
47 section.

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

Statement of Purpose:

To require an analysis to be conducted by the Connecticut Regional Development Authority of the obstacles to and opportunities for the redevelopment of certain state-owned real property and provide an appropriation to produce the required report, including the engagement of consultants for such analysis.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]