



General Assembly

**Substitute Bill No. 463**

February Session, 2022



**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.*