

Developing a State of Minds

RESOLUTION

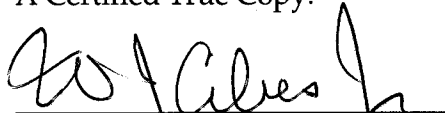
concerning

THE EXCHANGE OF PROPERTY
IN NEW BRITAIN, CONNECTICUT
BETWEEN THE CITY OF NEW BRITAIN
AND THE BOARD OF TRUSTEES
FOR THE CONNECTICUT STATE UNIVERSITY SYSTEM

July 14, 2000

- WHEREAS, Central Connecticut State University has completed two roadway construction projects to resolve a variety of vehicular and pedestrian traffic issues, and
- WHEREAS, Ella Grasso Boulevard and Paul J. Manafort Drive were designed and constructed to the specifications outlined by the City of New Britain, and
- WHEREAS, The City of New Britain subsequently closed Wells Street to vehicular traffic, and
- WHEREAS, The City of New Britain will transfer Wells Street and Sefton Drive to the Board of Trustees for Connecticut State University System, and
- WHEREAS, The Board of Trustees for the Connecticut State University System will transfer Ella Grasso Boulevard and Paul J. Manafort Drive and the State of Connecticut will convey three properties on Kilbourne Avenue to the City of New Britain, and
- WHEREAS, A Highway Transfer Agreement between Central Connecticut State University and the City of New Britain will govern the transfer of properties and outline easements between the parties, and
- WHEREAS, The property transfer will occur with no monetary consideration, therefore be it
- RESOLVED, That the Board of Trustees approve the transfer of Paul J. Manafort Drive and Ella Grasso Boulevard in conjunction with the transfer of three properties on Kilbourne Avenue by the State of Connecticut, in return for Wells Street and Sefton Drive from the City of New Britain, and such conveyance of interest in land as may be a part of the Highway Transfer Agreement heretofore cited.

A Certified True Copy:



 William J. Gibes, Jr.
 Chancellor

ITEM

The exchange of property in New Britain, Connecticut between the City of New Britain and the Board of Trustees for the Connecticut State University System.

BACKGROUND

The Central Connecticut State University roadway project was conceived, designed and implemented by university officials to resolve vehicular and pedestrian traffic issues arising as a result of Central Connecticut State University's rapid growth in a primarily residential area of New Britain. At the heart of the plan was the notion of creating a perimeter roadway system around CCSU, thereby removing the threat of fast moving vehicular traffic from large volumes of pedestrian traffic. The first stage of the project required the construction of the northern bypass road, the relocation of Eddy Glover Boulevard opposite the new road and the closing of Wells Street. The second stage consisted of the construction of the southern bypass road at its intersection with Stanley Street and East Street.

In 1973 the Board of Trustees approved the closure of Wells Street as it bisects the Central Connecticut State University campus. In 1988, the northern bypass road, Ella Grasso Boulevard, and in July 1994, the southern bypass road, Paul J. Manafort Drive were constructed at the perimeter of the main campus of Central Connecticut State University. Both roads were designed and constructed to meet the stringent design guidelines established by the City of New Britain to allow for their eventual transfer.

ANALYSIS

Negotiations for transfer of properties have been ongoing with the City of New Britain for several years and have finally culminated in a "Highway Transfer Agreement". This agreement stipulates that the City of New Britain will convey Wells Street and Sefton Drive to the Board of Trustees for the Connecticut State University System and in return the Board of Trustees for the Connecticut State University System will convey Ella Grasso Boulevard and Paul J. Manafort Drive to the City of New Britain. Previously the Board of Trustees approved the transfer of three properties located on Kilbourne Avenue to the Department of Public Works (BR#97-55). These properties will be conveyed to the City of New Britain from the Department of Public Works as part of the Transfer Agreement.

Also included in the Transfer Agreement are easements to be granted to the City of New Britain and the State of Connecticut upon transfer of the roadways. A 20' wide water main easement by the State will allow the city access to its own sanitary and storm water lines that bisect the CCSU campus. Another easement from the City to the State will allow CCSU to access beneath, along and across Ella Grasso Boulevard for utility connections, drainage, curb cuts, etc.

CHANCELLOR'S RECOMMENDATION

Approve the property transfer of Paul J. Manafort Drive and Ella Grasso Boulevard in conjunction with the transfer of three properties on Kilbourne Avenue by the State of Connecticut, in return for Wells Street and Sefton Drive from the City of New Britain, and such conveyance of interest in land as may be a part of the Highway Transfer Agreement heretofore cited.

