

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 21, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 21, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 13, 2014 AND JANUARY 15, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 13 and January 15, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-010 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 144-108-089A
Grantee: Daniel A. Aquilante & Kathy L. Aquilante
Property: Northeasterly side of Bolin Circle adjacent CT RTE 25 Ramp B, Trumbull
Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 0.75-acres of vacant residential land via a public bid.

Staff recommended Board approval to Quit Claim 32,934 SF (0.756 acre) of vacant residential land at Bolin Circle, Trumbull for \$107,000 to the Grantee for the following reasons:

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. Because this property was purchased over 25 years ago, there is no requirement to notify the prior residential owner of the property's availability.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 21, 2014

Page 2

2. The property has been exposed to the market since June 2010, and the public bid process was conducted twice (2010 and 2012) resulting in 6 unacceptable bids. In September 2013 the Grantee submitted a bid of \$107,000. This is 73% of the \$145,000 appraised value (March 2012).
3. Staff research of online data finds that the sale price is reasonable, considering that the property is bounded on two sides by non-access highway lines, including an off-ramp serving CT Route 25. There is audible traffic noise at the subject parcel.
4. The sale would return the property to the Trumbull Grand List and end the state's requirement to maintain the property.

This surplus acreage had been used for a single family residence (address: 677 White Plains Road) in 1973 when it was acquired for Route 25, Ramp B. DOT was petitioned to release this property in 2009, and a release map was prepared. The Town of Trumbull Zoning Board of Appeals granted a variance (insufficient frontage) which allowed DOT to advertise the sale of the property as a single family residential lot.

The 32,934 SF parcel is mostly level, has 99 feet of frontage on Bolin Circle, and has an average depth of 212 feet. It is bounded by the Route 25 exit ramp, and by Route 127, White Plains Road with access denied to each highway. DOT has retained a slope easement along the Bolin Circle frontage. Public water is available to the site, but there is no public sewer line serving the property. Traffic noise is audible from Route 25 (350 feet distant) and Route 15 (1,300 feet distant).

The building lot was appraised for \$145,000 in March 2012. The appraisal reflected continued declining Trumbull property values due to the economic recession, the traffic influence, and the anticipated cost of \$20,000 to a perspective buyer to construct a septic system. All comparable sales had public sewer available. A staff search of data provided three additional lot sales that occurred following the most recent DOT appraisal that supported the purchase price of \$107,000 by the Grantee.

PRB #	14-011	Transaction/Contract Type:	RE / Conveyance
Origin/Client:	DOT / DOT		
Project Number:	82-104-001A		
Grantee:	City of Middletown		
Property:	Northerly side of Hunting Hill Ave. adjacent CT RTE 17, Middletown		
Project Purpose:	DOT conveyance of a drainage right of way easement		
Item Purpose:	DOT conveyance of a drainage right of way comprising approximately 1,706 SF as well as a temporary work area comprising approximately 887 SF to the City of Middletown. Such easements shall be used for the purpose of installing stormwater improvements along Hunting Hill Avenue.		

Board approval for the release of this real estate was recommended by Staff. The conveyance complies with Section 13a-80 of the CGS governing the conveyance of easement agreements by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the DOT submittal.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 21, 2014

Page 3

In August 2011, the DOT was contacted by HAKS Engineering, Inc. (“HAKS”) acting as consultants for the City of Middletown related to “drainage scour” issues on Huntington Hill Avenue. As part of the evaluation by HAKS, they contacted DOT to discuss the possibility of acquiring a drainage easement on the adjacent state property to allow for the proper outlet of the stormwater.

After reviewing the information, DOT conducted an internal evaluation of the DROW and concluded that it should be conveyed to the City of Middletown without consideration since it will alleviate an existing adverse drainage condition as well as potentially prevent erosion on the adjacent state property.

As such DOT has agreed to convey to the City of Middletown a drainage right of way (“DROW”) comprising approximately 1,706 SF as well as an 887 SF temporary construction easement which shall be extinguished upon the completion of work.

PRB # 14-012 **Transaction/Contract Type:** RE / Lease-out Renewal
Origin/Client: DAS/DAS
Grantee: T-Mobile Northeast, LLC
Property: Uncas on Thames Campus, 401 West Thames Street, Norwich
Project Purpose: Lease-out renewal for telecommunication antenna and equipment
Item Purpose: Renewal for an additional 5-year term for the lease-out of 225-SF of space on the Campbell Building rooftop. The lease-out area is required for the continued use of telecommunication equipment and an antenna.

Board approval was recommended by Staff for continuation of the lease-out for the installation and use of panel antennae and supporting equipment. The lease terms are as follows.

Description	Lease Proposal - Norwich
PRB #	08-402; renewal PRB #14-012
Lessee	T-Mobile Northeast LLC, successor to Omnipoint Communications, Inc.
Premises	225 sf area on the roof of the Campbell Building, Uncas-On-Thames CC, Norwich.
Equipment	Nine 72” x 12” panel antennae mounted to steel frame over elevator penthouse; three BTS (base transceiver stations) to house equipment on building roof; with installation lines. (See attached roof plan.)
Use	To operate wireless telecommunication facility, antennae, cabinets and equipment.
Lease Term	The initial 5 year term began 3/1/2009. This is the first of three renewals: 5 years, 5 years and 3 years. If exercised the final term ends 2/28/2028.
Base Rent	\$30,000/year increasing 3% each year thereafter. The current rent (year 6) is \$34,778.22 (\$2,898.19/month) as shown on Exhibit B (attached).
Additional Rent	Lessee is responsible for cost of utilities, and any and all costs to install, service and operate the telecommunication facility; security systems applicable to the lessee’s equipment.
Maintenance	Lessee shall maintain leased area, and make all repairs arising from performance, installation or use of equipment.
Insurance	Commercial General Liability: \$1,000,000, with state named as additional insured; Workers’ Compensation and Employer’s Liability Insurance in compliance with state law.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, January 21, 2014

Page 4

The rental rate is supported by market information concerning antennae leases on existing structures. Annual increases of 3%, 4% or linked to the CPI are standard. The 2009 proposal is comparable to lease-outs to Sprint Spectrum at Mystic Educational Center, Groton and 200 Folly Brook Boulevard, Wethersfield, which renewals were approved by SPRB.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-010 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-010. The motion passed unanimously.

PRB FILE #14-011 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-011. The motion passed unanimously.

PRB FILE #14-012 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-012. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary