

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 10, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on February 10, 2015 in the State Office Building.

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

Members Absent: Pasquale A. Pepe

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 FEBRUARY 3, 2015 and FEBRUARY 4, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of February 3, 2015 and February 4, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 15-019-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:37 a.m. and concluded at 10:03 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 10, 2015

Page 2

PRB # 15-021 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
File Number: 117-112-103A
Grantee: Ryan Yeager
Property: 58 Picketts Ridge Road, Redding
Project Purpose: Lease of vacant land, DOT Agreement No. 10.16-03(14)
Item Purpose: Five-year lease with two-five year renewal options for 45,738 ± SF of vacant land for community gardening purposes.

Staff reported that the DOT proposes to lease 1.05 acres of residential land for community gardening purposes. The site is a vacant lot on the easterly side of Picketts Ridge Road, Redding, originally acquired for the Relocation of U. S. Route 7. The Lessee, Ryan Yeager, is the abutting landowner who purchased 62 Picketts Ridge Road from DOT, via the public bid in 2010. DOT received a request from Mr. Yeager to use the property for community gardening purposes, involving teaching area youth. If the property is farmed/gardened for personal use, DOT will cancel the lease, as allowed, with 30 days' notice. Currently, there is no encroachment by the neighbor. The lease term is five years.

Staff recommended approval of the item. The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 11/22/13) and the SPRB. The DOT rental rate is supported by a rental justification, which is based on the proposed use for gardening. The rental rate is derived from the Dept. of Agriculture/OPM Public Act 490 recommended land use values. The subject is appropriately compared to the Tillable C land category which is suitable for vegetables. In municipalities outside of the CT River Valley, the land value rate is \$400.00/acre. Using a rental rate of 12.5%, the indicated rent would be \$52.50/year. DOT has set the rate at \$480/year, which seems appropriate because the Lessee's use is limited to garden use.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-019 - A – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File#15-019-A. The motion passed unanimously.

PRB FILES #15-021 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB Files #15-021. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary