

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 14, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 14, 2013 in the State Office Building.

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

**Members Absent:** Mark A. Norman

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

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF FEBRUARY 4, 2013 and FEBRUARY 7, 2013.** Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of February 4, 2013 and February 7, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 12-303 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 020-006-003C  
**Grantee:** George T. Carpenter, et al.  
**Property:** Located along the southerly side of CT RTE 4, Spielman Highway, Burlington  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 16,851+/- SF of vacant land to Grantee as a result of a sole-abutter bid.

Staff reported that subsequent to the Board's approval of the above referenced item, the Assistant Attorney General required that the corresponding deed be re-executed.

The item concerns the sale to sole abutter of approximately 16,851 SF of land located on the southerly side of Route 4, Spielman Highway, in Burlington. In the Quitclaim Deed, the location has been corrected from Litchfield County to Hartford County; the deed now references that the map was revised on September 19, 2012; and the words "a portion of" have been deleted from the second paragraph on page 2 to clarify the location of an easement for existing utilities.

Staff recommended approval of the item.

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**PRB #** 12-316 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 51-130-21C  
**Grantee:** Micheline Lentini  
**Property:** 445 Maple Hill Avenue, Newington  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 0.489-acres of vacant land to Grantee as a result of a public bid.

Staff reported that subsequent to the Board's approval of the above referenced item, the Assistant Attorney General required that the corresponding deed be re-executed.

The Quitclaim deed concerns the sale through public bid of approximately 0.489 acre of land located at 445 Maple Hill Avenue, Newington. In the legal description, the first course has been corrected to correspond with the notation on the map. With this correction both the map and the deed refer to a "release line & highway line and release line & street line." The AAG also questioned the reservation of a slope easement, but that was given a satisfactory explanation by the DOT and no changes were made to the language regarding the slope easement.

Staff recommended approval of the item.

**REAL ESTATE- NEW BUSINESS**

**PRB #** 13-010 **Transaction/Contract Type:** RE / Lease  
**Origin/Client:** DOT / DOT  
**File No.:** 2.06-01(12)  
**Lessee:** United States Postal Service  
**Property:** Murphy Road, Hartford-Brainard Airport, Hartford  
**Project Purpose:** Parking Lease for USPS  
**Item Purpose:** New Lease Agreement for the United States Postal Service to lease approximately 21,000 SF consisting of 70-parking spots located adjacent to the Lessee's existing facility which shall be used solely for the second parties employees.

Ms. Goodhouse reported that Brainard Airport is under the auspices of the Connecticut Airport Authority (CAA). Until the DOT finalizes memoranda of understanding with the CAA regarding the general aviation airports, DOT will continue to obtain SPRB approval for real estate transactions as required by CGS §13b-4(12).

PRB #13-010 is a new 5 year ground lease agreement with USPS for a portion of a parking lot located at Brainard Airport. The 70 parking spaces are solely for the use of USPS employees. The lease commenced 11/1/2012 and terminates 10/31/2017, with no options for renewal. DOT provides snow plowing and utilities.

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The Board’s records indicate that USPS was leasing parking spaces from DOT Brainard Airport in 1989, when 20 spaces were lease for the use of USPS employees working at the adjacent USPS facility. The lease was renewed and expanded and in 2002 the SPRB reviewed and approved a ten year lease for the current use of 70 spaces, with pedestrian access across Lindbergh Drive to the USPS facility (PRB #02-13).

The ground lease document is a Federal USPS Ground Lease standardized form, and the terms are summarized in the following table.

<b>Item</b>	<b>Terms &amp; Conditions</b>
<b>Lease Premises</b>	<b>21,000 SF identified as Murphy Road Parking, Murphy Road, Hartford</b>
<b>Use</b>	70 parking spaces for USPS employees
<b>Lease Term</b>	Retroactive – 11/1/12 – 10/31/17
<b>Annual Rent</b>	\$30,800 payable in equal monthly installments (\$36.67/space/month; \$1.47/SF)
<b>Renewal Options</b>	No
<b>Lease Termination</b>	Lessor & Lessee may cancel lease at any time with 90-days prior written notice. Lessee will vacate if Lessor needs to repair or reconstruct the parcel on an emergency basis.
<b>Indemnification</b>	The USPS is within the Federal Government’s sovereign umbrella. Section 8 of the General Conditions sets forth a claims process in the event the state has any cause for a claim against the tenant.
<b>Insurance Summary</b>	No requirements
<b>Lessee’s Surety</b>	No requirements

Staff reported that the Brainard ground rental rates are set by DOT finance bureau, based on negotiation with second party. There are no future plans to use this parcel. The rate is approximately 50% below rates for surface lots in Hartford, non-CBD, which seems reasonable as a location adjustment. Most of the facilities in the subject neighborhood have adequate on-site parking causing no competing demand for the parking spaces and the DOT does not require the area for any other purpose.

At Brainard Airport, the Board approved ground leases as follows:

PRB #	Lessee	Area Leased	Ground Rent
11-204	Connecticut Lighting Center	11,149 +/- SF strip of land	\$0.35/SF + plowing & utilities
11-125	Central Auto & Transport	11,685 +/- SF strip of land	\$0.35/SF + plowing & utilities
08-144	Hartford Tees, Inc.	180,176 ± SF (hangars)	\$0.19/SF

The City of Hartford 2011 Grand List bases the real estate assessment for Brainard Airport (land only) on a fair market value of \$23,324,800 for 198.32 acres, or \$117,612/acre.

Ms. Goodhouse recommended Board approval of the ground lease agreement between DOT and the United States Postal Service. The rate of \$36.67/space/month is approximately 50% below rates for surface lots in Hartford, non-CBD, which seems reasonable as a location adjustment. The rental rate appears to provide a good rate of return for this use of the site. The DOT can terminate the agreement if the site is needed for another purpose.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

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**ARCHITECT-ENGINEER – NEW BUSINESS**

**PRB#** 13-011 **Transaction/Contract Type:** AE / Commission Letter  
**Project Number:** BI-2B-034 **Origin/Client:** DCS/DAS  
**Contract:** BI-2B-034-ARC Commission Letter #3  
**Consultant:** Hoffman Architects, Inc.  
**Property:** 25 Sigourney Street, Hartford  
**Project Purpose:** Garage Repairs and Renovations to 25 Sigourney Street Garage  
**Item Purpose:** Commission Letter #3 to provide the State of Connecticut a credit for a modified and reduced design services scope required for the plaza deck repairs.

Mr. Dillon reported that Commission Letter #3 is a credit in the amount of (-\$88,633) and is intended to compensate the State for the reduced scope and fees for the consultant to provide design development and construction administration required to renovate and repair the circular plaza entrance to the Sigourney Street Parking Garage, Hartford. The work is also intended to include the associated underground telecommunications vault at the 25 Sigourney Building.

On February 5<sup>th</sup>, SPRB and DCS staff met to discuss this submittal. Based on these discussions, SPRB staff recommended that the Board suspend this item pending receipt of more information from DCS related to the revised scope of the project, particularly since the tenant agencies may relocate in the near future. SPRB staff has also requested that DCS provide additional information concerning the determination of the amount of the credit due to the State.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #12-303** - Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #12-303. The motion passed unanimously.

**PRB FILE #12-316** - Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #12-316. The motion passed unanimously.

**PRB FILE #13-010** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-010. The motion passed unanimously.

**PRB FILE #13-011** - Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #13-011, pending receipt of additional information related to the project. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary