

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 19, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 19, 2015 in the State Office Building.

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

Members Absent: Bruce Josephy, Secretary

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF FEBRUARY 13, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of February 13, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 14-293 **Transaction/Contract Type:** RE /Lease Amendment
Origin/Client: DAS/ DDS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the proposal at 9:35 a.m. At 9:50 a.m. the Chairman invited Mr. Shane Mallory of DAS Leasing; Mr. Patrick O'Brien of OPM, and Mr. Paul Hinsch of OPM to join the meeting. Mr. Mallory left the meeting at 10:37 a.m. and Mr. O'Brien and Mr. Hinsch left the meeting at 10:50 a.m. The Board concluded its discussion of this item at 10:53 a.m.

PRB # 15-013-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 19, 2015

Page 2

PRB # 15-014-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 above two items at 10:54 a.m. and concluded at 11:15 a.m.

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

OPEN SESSION

REAL ESTATE – NEW BUSINESS

PRB # 15-026 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 079-215-5D
Grantee: City of Meriden
Property: Located at the intersection of CT Route 71 & Summer Street, Meriden
Project Purpose: Assignment of Land to the City of Meriden
Item Purpose: Assignment of 8,191 ± SF of land located at the intersection of CT Route 71 & Summer Street to the City of Meriden for highway purposes as part of the Rehabilitation of Bridge No. 01080 CT Route 71 over Harbor Brook Project.

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

DOT acquired and is now releasing land which was originally acquired for the Replacement of Bridge No. 01080 CT Route 71 over Harbor Brook Project. The project is complete and the City of Meriden has requested that the property be released for “municipal open space purposes”. This is a release for municipal purposes and there is no monetary consideration. The project release areas comprises one original property taking which totaled approximately 8,191-SF of land area. The land is being released subject to a DROW Easement comprising 3,228-SF and the right to install metal beam rail both of which are in favor of the State of Connecticut.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 19, 2015

Page 3

PRB FILE #14-293 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File#14-293 with a comment that **Pursuant to CGS 4b-3(f) the State Properties Review Board is requesting that the Department of Administrative Services collaborate with its Staff and the OPM Asset Management Division to identify and evaluate the status of existing lease renewal options as well as the process by which these contracts are assessed during the lease period.**

The motion passed unanimously, except for Mr. Norman who abstained from voting.

PRB FILES #15-013-A & #15-014-A – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB Files #15-013-A and #15-014-A. The motion passed unanimously.

PRB FILE #15-026 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-026. The motion passed unanimously.

The meeting adjourned.

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