

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 7, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 7, 2016 in the State Office Building.

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

Members Absent: 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 February 29, 2016. Mr. Josephy moved and Mr. Millstein seconded a motion to approve the minutes of February 29, 2016. The motion passed unanimously, except for Mr. Norman who abstained from voting.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated March 2, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of February 2015.

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 # 16-039-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

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The Board commenced its discussion of the proposed purchase at 9:35 a.m. and concluded at 9:45 a.m.

PRB # 16-049 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DAS/ DVA
Property: 287 West Street, Rocky Hill
Lessee: Veterans of Foreign of Wars of the United States

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

The Board commenced its discussion of the proposed lease-out at 9:45 a.m. and concluded at 9:57 a.m.

PRB # 16-050 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DAS/ DVA
Property: 287 West Street, Rocky Hill
Lessee: American Legion Auxiliary, Department of Connecticut, Inc.

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

The Board commenced its discussion of the proposed lease-out at 9:57 a.m. and concluded at 10:10 a.m.

PRB # 16-060 **Transaction/Contract Type:** RE / Renewal
Origin/Client: DAS/ DAS

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

The Board commenced its discussion of the proposed renewal at 10:10 a.m. and concluded at 10:20 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

PRB # 16-051 **Transaction/Contract Type:** RE/MOU
Origin/Client: DAS/DORS
Property: 450 Columbus Boulevard, Hartford
Project Purpose: Assignment of Agencies to State Facilities
Item Purpose: Approval for the assignment of 8,447-GSF of space for the purposes of operating a cafeteria and 336-GSF for a store within a new state facility pursuant to a Memorandum of Understanding and CGS 4b-29.

The Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for the Department of Rehabilitation Services (“DORS”) to operate a cafeteria and store each comprising approximately 8,447-GSF and 336-GSF respectively. Each of these operations will be located within the new state office space at 450 Columbus Boulevard.

The MOU between DAS and DORS will allow the ongoing renovation project at 450 Columbus Boulevard to fund up to \$250,000 of infrastructure improvement within the demised premises. DORS will

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also agree to allocate \$250,000 of agency operating funds for the purchase of cafeteria equipment and furniture. DORs will also agree to repay the \$250,000 of infrastructure improvements in \$50,000/year annual payments for 5 years.

DAS has concurred with agreement to provide this space to DORs at no charge and DORs has accepted the requirements, policies and procedures to utilize the space. The MOU may be terminated by either agency with 180 days' notice.

Staff recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

PRB FILE #16-039-A – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #16-039-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #16-049 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-049. The motion passed unanimously.

PRB FILE #16-050 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-050. The motion passed unanimously.

PRB FILE #16-051 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-050. The motion passed unanimously.

PRB FILE #16-060 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #16-060, consistent with the Board's March 3, 2016 recommendation to DAS that the DAS Commissioner execute the renewal option. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary