

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 1, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 1, 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

Members Absent: John P. Valengavich

Staff Present: 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 April 24, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of April 24, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	14-110	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	127-000-28B	
Grantee:	John S. DeWind, et al.	
Property:	Generally located along the southeasterly side of Briggs Hill Road, Sherman	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 3.44 +/- Acres of vacant land to Grantee as a result of a sole abutter bid.	

The subject release property, located in Sherman near the New York State Line, is a remnant of a highway corridor acquired by the State in 1932 when a new road, Quaker Hill Road, was planned to connect Briggs Hill Road with Route 37. The project was never undertaken. In 2012, the Grantees, heirs of the Estate of Adrian W. DeWind, petitioned the DOT to purchase the highway corridor. The release parcel is 3.44 acres, and is a corridor approximately 100 feet wide and 1,830 feet in length, that extends southeast through the DeWind property; thence the State owned corridor continues through land of the Naromi Land Trust. The planned roadway was to generally follow the course of an "abandoned" roadway, a portion of which is shown on the DOT compilation plan as "former old road."

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 1, 2014

Page 2

Consequently, the DeWind property is the sole abutting property, which is 120.1455 acres improved with a residence, detached garage, shed and site improvements. DOT Appraiser Anthony John DeLucco estimated a release value of \$19,000, which was based on a land value of \$5,500/acre for the abutting 120.1455 acre DeWind property. The DOT offered to sell and the buyer agreed to pay \$20,000 for the release parcel. This includes a DOT administrative fee.

Staff recommended approval for the sale to the Grantee for the following reasons. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The DOT divisions have concurred with the release of 3.44 acres as indicated on the compilation plan.

PRB # 14-112 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Yvonne Anderson
Property: Connecticut Valley Hospital Campus, Eddy Home, Middletown
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MHCVEH305AB
Item Purpose: Lease-out of 2-room dormitory style dwelling comprising approximately 336- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

PRB # 14-113 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Elnora Barnes
Property: Connecticut Valley Hospital Campus, Eddy Home, Middletown
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MHCVEH308AB
Item Purpose: Lease-out of 2-room dormitory style dwelling comprising approximately 336- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

PRB # 14-114 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Jerry Lewis
Property: Connecticut Valley Hospital Campus, Eddy Home, Middletown
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MHCVEH309AB
Item Purpose: Lease-out of 2-room dormitory style dwelling comprising approximately 336- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

PRB # 14-115 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Davis Moore
Property: Connecticut Valley Hospital Campus, Eddy Home, Middletown
Project Purpose: Employee Housing Lease-out – DAS Housing Unit #MHCVEH302AB
Item Purpose: Lease-out of 2-room dormitory style dwelling comprising approximately 336- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

Staff reported that items PRB #14-112 through #14-115 are standard lease-out agreements of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, May 1, 2014

Page 3

abuse or favoritism in the leasing of state-owned housing. The Program required that DAS commission market value appraisals of the housing at least once every 6 years. The market value would be discounted 30% for employees living on institutional grounds, and rent would be paid through payroll deduction. The rent reduction is intended to compensate employees for interruptions such as job-related calls, visits or emergencies that occur during off-duty hours and for the lack of a traditional neighborhood setting. The client agency must provide written justification indicating the occupant's eligibility for state housing. Housing may be authorized if it would (1) facilitate the employee's ability to direct, manage or maintain the health, safety and welfare of clients, patients, inmates, students or other employees where such responsibilities are part of the employee's duties; (2) expand the employee's ability to protect, safeguard or conserve facilities and/or equipment where such responsibilities are part of the employee's duties; (3) aid in the recruitment or retention of employees in those specific job classes or positions approved for housing inducements for recruitment or retention of employees.

Each rental unit is a 2-room dorm, unfurnished, located in Eddy Home on the campus of Connecticut Valley Hospital. When appraised in 2008, the market rent for each unit established at \$5,040/year. Consistent with the adopted policy, the rent is reduced 30% to 3,528/year. The monthly rent is \$294.00. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. Each of these tenants is a mental health worker at the facility. DMHAS certified that state housing would facilitate each employee's ability to perform job duties. DMHAS completed an inspection of the premises in January 2014.

Staff recommended that PRB #14-114 be suspended due to a possible error in the agreement regarding the rental rate. Staff recommended approval of PRB #14-112, #14-113 & #14-115.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-110 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-110. The motion passed unanimously.

PRB FILES #14-112, #14-113 & #14-115 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB Files #14-112, #14-113 & #14-115. The motion passed unanimously.

PRB FILE #14-114 – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #14-114, pending receipt of additional information concerning the rental rate. The motion passed unanimously.

The meeting adjourned.

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