

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 12, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 12, 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  
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 MAY 5, 2014.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of May 5, 2014. The motion passed unanimously, except for Mr. Valengavich, who abstained from voting.

### 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 #** 14-120 **Transaction/Contract Type:** RE / Amendment  
**Origin/Client:** DAS/ JUD

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

The Board commenced its discussion of the proposed Amendment at 9:31 a.m. and concluded at 9:46 a.m.

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

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**OPEN SESSION**

**PRB #** 14-121 **Transaction/Contract Type:** RE / Lease Out - Renewal  
**Origin/Client:** DAS/DAS  
**Lessee:** The Connecticut State Employees Credit Union, Inc.  
**Property:** Uncas-On-Thames Campus, 401 West Thames Street, Norwich  
**Project Purpose:** Lease-out of the basement level of the Campbell Building  
**Item Purpose:** Lease-out renewal for approximately 1,580 SF of office and storage space to be used solely for credit union purposes.

Staff recommended Board approval of the above referenced lease of 1,500 SF at an annual fixed base rent of \$8.00/SF and 80 SF storage space at the rate of \$3.00/SF for a term of 5 years. The rate is based upon Public Works determination of the cost of maintaining the demised premises. Rent for the term which expires 6/30/14 has been \$7.00/SF, office; \$3.00/SF, storage. Article 2.3 of the lease requires Lessor receive notice of renewal on or before April 1, 2014. The DPW received written notice on March 25, 2014. The renewal was approved by the OPM Secretary on April 11, 2014.

**PRB #** 14-122 **Transaction/Contract Type:** RE / Lease Out - Renewal  
**Origin/Client:** DAS/DAS  
**Lessee:** Gilead Community Services, Inc.  
**Property:** 86 Middlesex Avenue, Chester  
**Project Purpose:** Lease-out for adult counseling services  
**Item Purpose:** Lease-out renewal for the continued use of 1.86 acres of land improved with a two-story colonial dwelling comprising approximately 3,534-SF for general adult psychological counseling services.

Staff recommended Board approval of the above referenced lease. The leased premises consist of 1.86 acres improved with a 2 story colonial style house. The property was acquired by the State for \$170,000 in 1985 and was a group home until budget constraints compelled a lease-out in 1992. The Lessee is a non-profit corporation that provides general adult psychological counseling services. The rent is \$1.00 for the five-year term.

The proposed lease out succeeds a 5-year leases approved in July 2009 (PRB #09-161), two one-year lease agreements (see PRB#08-167) and the initial lease in November 2002 (PRB# 02-489).

**PRB #** 14-123 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 84-000-87  
**Grantee:** Aaron J. McGoldrick, et al.  
**Property:** Located along the westerly boundary of 758 Monroe Turnpike, Monroe  
**Project Purpose:** DOT, Sale of Excess Property  
**Item Purpose:** Release of approximately 750 +/- SF of vacant land to Grantee as a result of a sole abutter bid

The release parcel is a portion of the CT Route 111 highway right of way. It is a 750 SF triangular parcel, approximately 95 feet in length, and 16 feet wide at its southerly line. It is located on the east side of Monroe Turnpike, near the corner of Church Street.

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The DOT file indicates that in 2012 the sole abutter requested that the property be released. The abutter's parcel is 0.63 acres, improved with their 5-bedroom, post Colonial era residence (circa 1820) located opposite the Monroe Green. After assemblage, the owners will benefit from being able to control the site. They plan to extend a stone wall. The stone wall will protect their property from moving vehicles that "fail to negotiate the curve on northbound State Rte 111."

DOT Appraiser Anthony John DeLuco determined a value for the abutting 0.63 acre site, land only, of \$5.28/SF (\$145,000 site value = \$230,159/acre) using the Sales Comparison Approach. His report presents three Monroe residential lot sales that occurred between June and August 2013. The release value calculation, well supported by the appraisal report, recommended that the DOT receive \$4,000 for the 750 SF parcel. The DOT offered to sell and the buyer agreed to pay \$5,000 for the release parcel.

Staff recommended Board approval for the sale to the Grantee. The DOT divisions have concurred with the release of 750 SF as shown on the compilation plan. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The sale price is supported by the DOT appraisal report prepared in October 2013 by Anthony John DeLuco. The sale will marginally increase the Grand List for local property taxation.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-120** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-120. The motion passed unanimously.

**PRB FILE #14-121** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-121. The motion passed unanimously.

**PRB FILE #14-122**– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-122. The motion passed unanimously.

**PRB FILE #14-123** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-123. The motion passed unanimously.

The meeting adjourned.

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