

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 3, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 3, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Members Absent: Bennett Millstein, Vice Chairman
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 28, 2013 and MAY 29, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of May 28, 2013 and May 29, 2013. The motion passed unanimously.

COMMUNICATIONS

PRB File #13- 005. The Board received a copy of a letter from the Office of Policy & Management dated May 31, 2013 to the City of Hartford regarding PRB File #13-005.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	13-116	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Connecticut State Employees Credit Union, Inc.		
Property:	4 Holmes Road, Middletown		
Project Purpose:	Lease-Out of Building known as the "Old Police Station"		
Item Purpose:	Lease-out for a 5-year term to allow for the continued use of a 959 SF building with adjacent surface lot parking located at 4 Holmes Road for the purposes of the Connecticut State Employees Credit Union.		

Staff reported that the Connecticut State Employees Credit Union, Inc. (CSECU) began leasing the facility known as the "Old Police Station" in 1986. The subsequent lease (PRB #03-240) was executed

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, June 3, 2013

Page 2

by DPW, with the Department of Mental Health & Addiction Services (DMHAS) negotiating the lease terms with CSECU. DPW was unaware of the 1986 Agreement and the Board did not receive a Lease-Out Proposal or a lease to review until 2003. In 1986, the fixed annual rent was \$3,200/year (\$3.34/SF). This was increased to \$9,590/year (\$10.00/SF) in 2002; and to \$11,508/year (\$12.00/SF) when renewed in 2007.

The previous Lease Agreement expired 8/31/2012. In submitting the current proposal, DAS indicates that the lease terms, essentially the same as the 2002 terms, were established by DMHAS. The lease form is the standard DAS lease-out agreement that meets the current statutory requirements regarding non-discrimination, audits, record keeping, and campaign contributions.

Staff recommended Board approval of the lease-out for a five-year term, with an option to renew for an additional five years. The proposed lease rate of \$12.00/SF appears to be reasonable for this type of commercial use. The most likely alternative use would be a lease to a non-profit, and these agreements frequently are for a nominal amount.

PRB #	13-117	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	42-291-3A		
Grantee:	Town of East Hartford		
Property:	Various areas along Prospect Street, East Hartford		
Project Purpose:	Assignment of land to the Town of East Hartford		
Item Purpose:	Assignment of various areas totaling approximately 3,679 ± SF of land, 11,014 ± SF of drainage right of way and 23,689 ± SF of easement area to the Town of East Hartford for highway purposes as part of the Reconstruction of Prospect Street Project.		

Staff recommended Board approval for the release of this real estate to the Town of East Hartford. 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 property which was originally acquired for the Reconstruction of Prospect Street Project. The project is complete and it now necessary for the State to assign the land to the Town per Section 10 of Agreement No. 04.23-02(99). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise forty-nine (49) property takings which totaled approximately 3,679 SF of land; 11,014 SF of drainage right of way; and 23,689 SF of easement area. The project is complete and this is a release along a local road for highway purposes only.

PRB #	13-118	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	107-167-049		
Grantor:	Brian J. Ziegler		
Property:	234 Triangle Boulevard, Middlebury, CT		
Project Purpose:	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
Item Purpose:	Acquisition of 0.46+/- acres of land, in fee, together with all improvements		

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, June 3, 2013

Page 3

situated thereon, a "total take".

Staff reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

The subject property is the 45th in this project to come before the Board and is located in the project's Phase 5 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$285,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-116- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-116. The motion passed unanimously.

PRB FILE #13-117- Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-117. The motion passed unanimously.

PRB FILE #13-118- Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-118. The motion passed unanimously.

The meeting adjourned.

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