

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 4, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 4, 2015 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 28, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 28, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED 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 # 15-003-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 purchase at 9:32 a.m. and concluded at 9:42 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

REAL ESTATE – NEW BUSINESS

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PRB # 15-118 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 072-000-056(C)
Grantee: The Norwich Lumber Company
Property: Southeasterly Side of River Road (CT Route 12), Lisbon
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 17,179+/- SF of vacant land via a sole abutter bid. The property is located along the southeasterly side of River Road adjacent to the western boundary of 470 River Road.

Staff reported that the Department of Transportation requested that this file be returned to DOT for administrative purposes.

PRB # 15-119 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 112-000-060
Grantee: Peter M. Johnson
Property: Adjacent to 644 Main Street, Portland
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 516+/- SF of vacant land via a sole abutter bid. The release area is located on the westerly side of CT Route 17 along the frontage of 644 Main Street in Portland.

Staff reported that the release parcel is a portion of the right of way for Main Street, CT Route 17A, in Portland. The release will slightly alter the highway line to accommodate the construction of a delivery ramp for a package store at 644 Main Street, Portland called Guildersleeve Spirit Shop. The DOT compilation plan shows that the package store is an old wood-frame building that sits on the highway line.

The buyer's site is 0.15 acre; the release parcel is 7 feet x 52 feet x 13 feet x 50 feet, and has an area of 516 SF. The assemblage is not necessary for the buyer to conduct business, but it will allow for the installation of a ramp and stairs at the entrance of the building allowing for improved access for deliveries and customers.

The DOT completed an appraisal of the site, before (\$55,500) and after the proposed sale (\$60,000) based on \$8.50/SF, indicating the property value would increase \$4,500 with the assemblage. Due to the fact that the 516 SF has no value to any other party, the appraiser applied a discount of 50%, and recommended the land be released to the sole abutter for \$2,250. The parties eventually agreed on \$2,800.

Staff recommended Board approval for the sale to the Grantee. The DOT divisions have concurred with the release as shown on the compilation plan. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The Town of Portland and the legislative delegation were notified of the sale as required by CGS §3-14b and §13a-80(a). The sale price is supported by the DOT appraisal report prepared in February 2014. The sale will allow the property owner to construct a set of steps, a ramp and hand rail for better and safer access for store deliveries and customers.

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PRB # 15-131 **Transaction/Contract Type:** RE / Quitclaim Deeds
Origin/Client: DOT / CAA
Grantor: State of Connecticut
Grantee: Connecticut Airport Authority (CAA)
Property: Bradley International Airport and the General Aviation Airports
Project Purpose: Transfer of Ownership pursuant to PA 11-84
Item Purpose: To transfer real property comprising seven (7) parcels of land including 6 surface parking lots and a parking structure at Bradley International Airport from the State of Connecticut DOT to the CAA as outlined in the Eight Memorandum of Understanding between the Office of the State Treasurer, DOT and CAA executed May 2015.

Public Act 11-84 authorized the DOT to transfer the ownership, jurisdiction and authority to control, operate and maintain the airports; Public Act 12-196 exempts the conveyance of Bradley Airport from the Connecticut Transfer Act, and holding CAA harmless from any liability arising from any defects in existence as of the date of transfer from DOT to CAA. The conveyance of fee simple ownership from the DOT requires the approval of the State Properties Review Board and the Office of the Attorney General.

The Office of the Treasurer, DOT and CAA have entered into a series of MOUs to facilitate the transfer of the airports to the CAA as required by the Public Acts, codified as CGS §15-120aa, et seq.; and in June 2013, deeds transferring all the real property comprising the six airports from DOT to CAA were approved by SPRB under PRB #13-146, except that at Bradley International Airport the land comprising the parking garage and the surface parking lots were not included in the asset transfer.

CAA is now requesting Board approval of the transfer of 7 parcels of land including 6 surface lots and the parking garage facility at Bradley International. The Quitclaim Deed conveys the following real property from the State of Connecticut to the Connecticut Airport Authority:

<i>Lot #</i>	<i>Location</i>	<i>Acres</i>
13	Schoephoester Road	4.29
14	Schoephoester Road, Parking Garage Facility	22.56
15	Schoephoester Road	6.37
16	Schoephoester Road & CT Route 75	5.29
17	CT Route 75	3.41
18	CT Route 75	5.11
19	CT Route 75	7.93
	<i>Total</i>	<i>54.96</i>

DOT, CAA and the Office of the Treasurer have executed an MOU concerning the transfer of the property and the assignment to CAA of the Parking Garage Lease; and CAA's assumption of the duties required regarding timely payments to the Treasurer from the Parking Garage Fund. The CAA will pay all amounts necessary to pay debt service on all Parking Garage Bonds; pay all other obligations of the State under the Parking Garage Lease and related documents; assume all responsibilities, liabilities and obligations of the State under the lease, without limitation; and indemnify the State from all liability and expense, without limitation, relating to the Parking Garage Lease and Parking Garage Funds.

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Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 11-84 Section 12(b); and Public Act 12-196 Section 4. The Quitclaim Deed was signed by the Treasurer on May 13, 2015; and by OPM Secretary Barnes on May 21, 2015.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-003-A – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-003-A. The motion passed unanimously.

PRB FILE #15-118 – Mr. Pepe moved and Mr. Norman seconded a motion to return PRB File #15-118, as requested by the Department of Transportation. The motion passed unanimously.

PRB FILE #15-119 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-119. The motion passed unanimously.

PRB FILE #15-131 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-131. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary