

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 11, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 11, 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

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 JUNE 4, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 4, 2015. The motion passed unanimously.

### COMMUNICATIONS

**Department of Transportation Report of Property Acquisitions.** As required by CGS Section 13a-73(h), the Board received a report from DOT dated June 3, 2015 listing property acquisitions, not in excess of \$5,000, processed during the month of May 2015.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

**PRB #** 15-126 **Transaction/Contract Type:** RE / Lease Out  
**Origin/Client:** DAS/DAS  
**Lessee:** Kathryn Connelly  
**Property:** Connecticut Valley Hospital Campus, Cottage #2, Middletown  
**Project Purpose:** Employee Housing Lease-out – DAS Housing Unit #MHCVC02  
**Item Purpose:** Lease-out of 7-room colonial style dwelling comprising approximately 2,080- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.

Staff reported that this item is a standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing.

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PRB #15-126 is Unit MHCVC02 on the campus of Connecticut Valley Hospital (CVH). The leased premises are a 2,080 SF single family colonial style house. When appraised in 2014, the market rent was established at \$19,200/year. Consistent with adopted policy, the rent is reduced 30% to 13,440/year. The monthly rent is \$1,120.00. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is an IT Manager at the CVH Campus Facility, DHMAS has certified that state housing would facilitate this employee's ability to perform his duties. Staff recommended approval of this submittal.

**PRB #** 15-133      **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 2-121-002(B)  
**Grantee:** Town of Derby  
**Property:** Various areas along Division Street, Derby  
**Project Purpose:** Assignment of land to the Town of Derby  
**Item Purpose:** Assignment of various parcels of land totaling approximately 3,653 ± SF as well as 8,689 ± SF of easement area to the Town of Derby for highway purposes only as part of the *Reconstruction of Division Street from Clifton Avenue to Pershing Drive Project*

DOT acquired and is now releasing the following land which was originally acquired for the **Reconstruction of Division Street from Clifton Avenue to Pershing Drive Project**. The project is complete and it is now necessary for the State to assign the land to the Town per Section 10 of Agreement No. 005.30-04(96). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise five original property takings which totaled approximately 3,653-SF of land and 8,689-SF of easement area. The project is complete and this is a release along a local road for highway purposes only. SPRB staff recommended approval of this assignment.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #15-126** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-126. The motion passed unanimously.

**PRB FILE #15-133** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-133. The motion passed unanimously.

The meeting adjourned.

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