

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 13, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 13, 2013 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: 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 6, 2013. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 6, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session and into Executive Session. The Board invited Mr. Patrick O'Brien and Mr. Paul Hinsch from the Office of Policy and Management as well as Mr. Shane Mallory from the Department of Administrative services to join them in executive session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-105 **Transaction/Contract Type:** RE / Sale
Origin/Client: DAS / DAS
Project Number: SB 11-05 through SB 11-08
Grantee: Thames River Landing, LLC
Property: Portion of Former Norwich Hospital Campus, Route 12, Norwich
Project Purpose: DAS Sale of Surplus State Property
Item Purpose: Release of approximately 49.65± acres of the former Norwich Hospital Campus to the Grantee as the result of a public bid.

Statutory Disclosure Exemptions: 1-210(b)(24)

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The Board commenced its discussion of PRB File #13-105 at 9:35 a.m. and concluded at 10:02 a.m.

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

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 13-124 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT / DOT
Project Number: 156-165-3B
Grantee: City of West Haven
Property: Generally located along 46 Prindle Road, West Haven
Project Purpose: DOT Conveyance of Drainage Right of Way
Item Purpose: Conveyance of approximately 625± SF of drainage right of way to the Grantee for the purposes of constructing drainage improvements required after the completion of the *Reconstruction of Prindle Road Project*.

Staff reported that in 2012, the Department of Transportation (“DOT”) was contacted by the City of West Haven related to ongoing flooding at 46 Prindle Road. The city expressed concerns that the *Reconstruction of Prindle Road Project* had created an adverse drainage condition on this property which was causing subsequent flooding. The City agreed to install additional drainage improvements on the property to alleviate the issue. As such the City requested that DOT convey to the City a *drainage right of way* (“DROW”) for the purposes of constructing the improvements.

Based on survey plans provided by DOT, the State will convey to the City of West Haven a 625 +/- SF DROW. The proposed DROW will be comprised of an 84 +/- LF easement with a 4-inch pipe underdrain system. After reviewing the information, DOT conducted an internal evaluation of the DROW and concluded that it should be conveyed to the City without consideration since it will relieve a potential liability created by the State during the *Reconstruction of Prindle Road Project*.

The DROW is being provided to the City as a municipal road release and is being conveyed at this time to allow the drainage improvements to be constructed in timely manner. The transfer of any other remaining right-of-ways and easements associated with the *Reconstruction of Prindle Road Project* will be transferred at a later date. This transfer is consistent with the terms of FHWA Agreement No. 11.13-06(97). Staff recommended approval of this submittal.

PRB # 13-125 **Transaction/Contract Type:** RE / Conveyance
Origin/Client: DOT / DOT
Project Number: 56-42-176A
Grantee: Greenwich Historical Society, Inc.
Property: Located along the northwesterly side of Strickland Road, Greenwich
Project Purpose: DOT Mutual Release and Grant of Restrictions
Item Purpose: Conveyance of approximately 0.44-acres of land to the Grantee pursuant to Public Act 12-2 Section 147. The Grantee is required to use the parcel

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of land for purposes consistent with the mission of the Greenwich Historical Society.

Staff reported that this conveyance was originally enacted by SA 08-8 and approved by the Board under PRB File #08-295. This conveyance includes approximately 0.44-acres of vacant land and is located along the northwesterly side of Strickland Road in the Town of Greenwich.

In 2008, the property was inserted into SA 08-8 Section 1 as a legislative conveyance to the Historical Society of the Town of Greenwich. The conditions of the conveyance were that the property be used as parking. In addition the deed contained a reversion clause should the property not be used for the purposes outlined in the conveyance.

In 2012 PA 12-2 Section 147 amended this approval and provided for a mutual release and grant of restrictions whereas, the Grantee is now known as the Greenwich Historical Society Inc. and that the *“Historical Society of the Town of Greenwich shall use the property for purposes consistent with the mission of the Greenwich Historical Society.* If the Greenwich Historical Society does not use said parcel for said purposes, does not retain ownership of all of said parcel; or leases all or any parts of the property it shall revert back to the State.

The legislative language requires the property to be conveyed for an administrative fee which DOT has determined to be \$1,000 for this transaction. SPRB staff recommended approval of this item.

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

EXECUTIVE SESSION

PRB # **13-128** ***Transaction/Contract Type:*** New Lease
Origin/Client: DAS/ DAS

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

OPEN SESSION

The Board commenced its discussion of PRB File #13-128 at 10:22 a.m. and concluded at 10:40 a.m.

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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-105 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #13-105. The motion passed unanimously.

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PRB FILE #13-124- Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-124. The motion passed unanimously.

PRB FILE #13-125- Mr. Josephy moved and Mr. Norman seconded a motion to approve PRB File #13-125. The motion passed unanimously.

PRB FILE #13-128 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-128. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary