

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On June 15, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 15, 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 JUNE 8, 2015.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 8, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

<b>PRB #</b>	<b>15-127</b>	<b>Transaction/Contract Type:</b>	RE / Renewal
<b>Origin/Client:</b>	DAS/JUD		
<b>Lessee:</b>	Garde Arts Center, Inc.		
<b>Property:</b>	Surface Parking Lot, 70 Huntingdon Street, New London		
<b>Project Purpose:</b>	License Agreement for use of the “un-gated” surface parking lot		
<b>Item Purpose:</b>	License Agreement renewal for the continued use of 94 surface parking lot spots within the “ungated” area at the Judicial Branch Complex located at 70 Huntingdon Street, New London. Access by the Lessee shall be restricted to nights, weekends and state holidays.		

Staff recommended Board approval for the License Agreement for 94 Parking Spaces at 70 Huntingdon Street, New London for a term of 5-years and a fee of \$1/Term. DAS has provided adequate information that the proposed use does not negatively impact the State use of the property or require any additional expenses to maintain the demised premises. The Lessee has provided the required certification forms, resolutions and affidavits for executing the lease renewal. The parking lot is unfenced and located on the premises of the New London Courthouse. The Agreement was approved by the Office of Policy and Management on 5/12/2015. The area can be used as parking for theatre guests on nights, weekends and state holidays. The agreement may be terminated by either part at any time with 30 days prior notice.

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**PRB #** 15-134 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 69-079-001(A)  
**Grantee:** Town of Killingworth  
**Property:** Various areas along Reservoir Road, Killingworth  
**Project Purpose:** Assignment of land to the Town of Killingworth  
**Item Purpose:** Assignment of 220 ± SF of easement area located along Reservoir Road to the Town of Killingworth for highway purposes only as part of the Replacement of Bridge No. 04716 Reservoir Road over the Menunketesuck River Project.

Staff recommended Board approval for the release of this real estate to the Town of Killingworth. 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 acquired for the Replacement of Bridge No. 04716 Reservoir Road over the Menunketesuck River Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 7 of Agreement No. 02.06-01(08). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise two (2) original property takings which totaled approximately 220-SF of easement area.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Reimbursement of meeting and mileage fees.** Mr. Norman moved and Mr. Josephy seconded a motion to approve meeting and mileage fees for Mr. Valengavich in connection with travel to Woodstock on June 12, 2015, in connection with PRB File #15-132-A.

The Board took the following votes in Open Session:

**PRB FILE #15-127** – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-126. The motion passed unanimously.

**PRB FILE #15-134** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-133. The motion passed unanimously.

The meeting adjourned.

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