

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 18, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 18, 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

Members Absent: 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JUNE 11, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of June 11, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-135 **Transaction/Contract Type:** RE / Lease Agreement
Origin/Client: DAS/JUD
Lessor: Windham RT. 6 Partners, LLC
Property: 81 Columbia Avenue, Willimantic, CT
Project Purpose: Lease to Purchase Contract Amendment
Item Purpose: Lease to Purchase Agreement - Contract Amendment #1 which will revise the property legal description to remedy a discrepancy between the boundary survey and agreement for this project.

The Department of Administrative Services (“DAS”) and the Judicial Branch are requesting SPRB approval for the Willimantic Juvenile Matters Court – Lease to Purchase Agreement – Contract Amendment #1. The Juvenile Matters Court has been located at this location under a lease agreement since the facility was constructed approximately 15-years ago. Back in 2012, it was determined by DAS and the Judicial Branch that courthouses are unique structures and uses to the state and as such should be owned whenever practical. DAS completed an evaluation of remaining in the existing lease, constructing a new facility on state property or executing a “lease to purchase” agreement at this location.

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Upon completing an analysis of the various scenarios for continuing to operate this court facility, DAS and the Judicial Branch determined that a "Lease to Purchase Agreement" could be justified from an economic, business and long term planning perspective provided certain metrics were achieved. DAS and the Judicial Branch then conducted a series of building, real estate and economic evaluations related to this proposal.

During its review process, SPRB staff identified a discrepancy between the proposed project area under the "Lease to Purchase Agreement" and the legal description of the parcel provided with the submittal. While the entire parcel encompassed 2.87-acres it was envisioned that the Judicial Branch would take title to an area comprising approximately 1.87-acres as part of this project. DAS concurred with this finding.

This item amends the Agreement to include a legal description that is consistent with the area to be purchased by the state.

SPRB Staff recommended approval of the item to amend the Lease to Purchase Agreement for the Juvenile Matters Court located at 81 Columbia Avenue in Willimantic.

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|-------------------------|--|---|
| PRB # | 15-136 | Transaction/Contract Type: RE / Sale |
| Origin/Client: | DOT / DOT | |
| Project Number: | 092-94-287(A) | |
| Grantee: | NHR-2013, LLC | |
| Property: | Northeasterly Side of 545 East Street, New Haven | |
| Project Purpose: | DOT Sale of Excess Property | |
| Item Purpose: | Release of approximately 1,880+/- SF of vacant land via an abutter bid. The property is located along the northeasterly side of 545 East Street and adjacent to Interstate 91. | |

NHR-2013, LLC petitioned the DOT for ownership of an adjacent triangular shaped parcel of 1,880 SF. As abutter NHR-2013 LLC encroached on State property, fencing it in, and using it as part of the rear yard for the three-family residence at 545 East Street, New Haven.

In July 2014 DOT prepared a compilation plan showing the proposed release parcel, which is triangular in shape and borders the Interstate 91 corridor; it was purchased in 1961 for the construction of I-91. The parcel is non-conforming and can be sold through the abutter bid process. There are 4 abutters, including NHR-2013, LLC on the south; which is the most "logical" abutter, for valuation purposes.

DOT sent letters to the abutters, stating an asking price of \$5,000. One response was received from NHR-2013 LLC, offering \$7,500; which was accepted by DOT.

Staff recommended approval of the item. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming DOT excess property. The legislative delegation received notice as required. In order, (a) the city did not exercise a first right of refusal to purchase the property; and (b) as stipulated by statute, the non-conforming parcel was offered to all (4) abutters. The project is not within the 100 year flood plain of the Mill River, as indicated by the DEEP flood encroachment map provided. The sale price of \$7,500 (\$3.99/SF) exceeds the estimate of value (\$1.07/SF) recommended by the DOT Appraiser Edward Sass. The content and form of the Quitclaim Deed are congruent with the compilation plan, including non-access highway line adjacent to I-91 corridor.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-135 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-135. The motion passed unanimously.

PRB FILE #15-136 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-136. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary