

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On June 27, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 27, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

#### OPEN SESSION

**ACCEPTANCE OF MINUTES OF June 20, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 20, 2016. The motion passed unanimously.

#### COMMUNICATIONS

**2015 Statements of Financial Interests.** The Board received a letter dated June 23, 2016 from Carol Carson, Executive Director, Office of State Ethics, commending the Board for timely submission of the 2015 Statements of Financial Interests.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW BUSINESS

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

#### EXECUTIVE SESSION

**PRB #** 16-102-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 on the proposed purchase at 9:40 a.m. and concluded at 9:51 a.m.

**PRB #** 16-142 **Transaction/Contract Type:** Amendment

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**Origin/Client:** DAS/ DAS

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

The Board commenced its discussion on the proposed amendment at 9:51 a.m. and concluded at 10:05 a.m.

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

**OPEN SESSION**

**PRB #** 16-152 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 048-197-003  
**Grantor:** 10 Water Street, LLC  
**Property:** 504 Hazard Avenue & North Side of 504 Hazard Avenue, Enfield  
**Project Purpose:** Rehabilitation of Bridge No. 05579 – Route 190 Project  
**Item Purpose:** **504 Hazard Avenue:** Acquisition of 10,244±SF drainage right of way, 2,965±SF access easement, two construction easements comprising 3,174±SF and 5,964±SF respectively as well additional compensation for the contributory value of site improvements.  
**Northerly Side of Hazard Avenue:** Acquisition of a 654±SF access easement.

For the Rehabilitation of Bridge No. 05579, Route 190 over Terry Brook, Enfield, the DOT will construct a drainage right of way, and acquire permanent easements to access a drainage right of way. The subject property is in 2 parcels, located on both sides of Route 190, Hazard Avenue, Enfield. At 504 Hazard Avenue: The project requires the partial takings referenced above. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. For this project, DOT estimated damages at \$6,000.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The award for damages in the amount of \$6,000 is supported by the DOT Estimates of Compensation, dated 6/2016.

**PRB #** 16-153 **Transaction/Contract Type:** RE / Lease Out  
**Origin/Client:** DAS/DDS  
**Lessee:** Kimberly Dubois  
**Property:** Southbury Training School Campus, Cottage 42, Southbury  
**Project Purpose:** Employee Housing Lease-out – DAS Housing Unit #MRSC42-13  
**Item Purpose:** Lease-out of a 1-room dormitory style dwelling comprising approximately 225-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. The Program required that DAS commission market value appraisals of

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the housing at least once every 6 years. The market value would be discounted 30% for employees living on institutional grounds, and rent would be paid through payroll deduction. The client agency must provide written justification indicating the occupant's eligibility for state housing. Housing may be authorized if it would (1) facilitate the employee's ability to direct, manage or maintain the health, safety and welfare of clients, patients, inmates, students or other employees where such responsibilities are part of the employee's duties; (2) expand the employee's ability to protect, safeguard or conserve facilities and/or equipment where such responsibilities are part of the employee's duties; (3) aid in the recruitment or retention of employees in those specific job classes or positions approved for housing inducements for recruitment or retention of employees.

PRB #16-153 is Unit MRSC42-13 on the campus of Southbury Training School (STS). It is a 225 SF dormitory room located in Cottage 42. The market rent was established at \$5,880/year. Consistent with the adopted policy, the rent is reduced 30% to 4,116/year. The tenant is required to carry \$100,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is a developmental service work who participates on the STS volunteer fire department; DDS certified that state housing would facilitate this employee's ability to perform his duties. Staff recommended approval of the item.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-102-A** – Mr. Pepe moved and Mr. Valengavich seconded a motion to suspend PRB File #16-102-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #16-142** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-142. The motion passed unanimously.

**PRB FILE #16-152** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-152. The motion passed unanimously.

**PRB FILE #16-153** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-153. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary