

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 14, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 14, 2011 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 July 7, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 7, 2011. The motion passed unanimously.

Report of Property Acquisitions. Mr. Dillon reported that the Board has been provided with a copy of a memorandum from John P. Randazzo, Division Chief Acquisition/Relocation, Office of Rights-of-Way dated July 11, 2011, which provides a list of land payment vouchers, not in excess of \$5,000.00, processed during the month of June, 2011.

FOI Commission: Mr. Dillon reported that the FOI Commission has submitted to the Board a Hearing date Notice of 7/26/2011 concerning docket number FIC 2011-141.

SPRB Audit: Mr. Dillon reported that the Board has received a response from DAS concerning the possibility of having the Board's annual savings reviewed. Mr. Dillon reported that he will evaluate options for the Board and look to discuss these further in the near future.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 11 - 137 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS / MD
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 14, 2011

Page 2

The Board commenced its discussion concerning the subject lease agreement at 9:50 a.m. and concluded at 10:09 a.m.

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

OPEN SESSION

PRB # 11 - 141 **Transaction/Contract Type:** RE / Assignment

Origin/Client: DOT / DOT

Project Number: 68-161-10A

Grantee: Town of Killingly

Property: Tracy Road and Park Road, Killingly, CT

Project Purpose: DOT, Assignment of Land to the Town of Killingly

Item Purpose: Assignment of approximately 160,183 SF of vacant land, 21,146 SF of drainage right of way and 105,116 SF of easement area to the Town of Killingly for highway purposes in connection with the Reconstruction of Tracy Road and Park Road.

Mr. Dillon explained that DOT acquired and is now releasing real property, easements and drainage rights-of-ways, which were originally acquired for the Reconstruction of Tracy Road and Park Road in Killingly. The project is complete and it now necessary for the State to assign the easements to the Town per Agreement No. 04.29-08(96) dated 10/15/1996. The project area comprises 160,183 SF of property takings, 7,172 SF of drainage ROW and 105,116 SF of slope easements which encompass all of the property which was part of the original taking. The area to be released comprises portions of twenty-two (22) separate parcels. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration. Mr. Dillon recommended approval of the item. 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 descriptions in the DOT acquisition deeds.

PRB # 11 - 142 **Transaction/Contract Type:** RE / Easement Agreement

Origin/Client: DAS/DCS / CTC

Grantee: Connecticut Water Company

Property: Tunxis Community College, 263 Scott Swamp Road, Farmington, CT

Project Purpose: Easement Agreement at Tunxis Community College

Item Purpose: Granting of a permanent utility easement to Connecticut Water Company for the purposes of an underground water line.

Mr. Dillon said that the Department of Public Works (“DPW”) now known as the Department of Construction Services (“DCS”) has been involved with ongoing construction projects related to the upgrade and expansion of Tunxis Community College over the past 6 years. The AG’s office has requested that DCS staff remove the 3rd paragraph from page 5 of the document approved by the Board under PRB #11-066. All other conditions of the agreement remain unchanged and this request will allow DCS to grant a permanent utility easement to the CT Water Company Inc. for the purposes of providing underground utility infrastructure through the premises. The project encompasses both a revision to an existing water line easement on the property and the proposed extension of the easement approximately 300 feet from an area adjacent to Building 200 to Scott Swamp Road.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, July 14, 2011

Page 3

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-137 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-137. The motion passed unanimously.

PRB FILE #11-141 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-141. The motion passed unanimously.

PRB FILE #11-142 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-142. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary