

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On August 5, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 5, 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  
John P. Valengavich

**Staff Present:** 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 29, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 29, 2013. The motion passed unanimously.

### COMMUNICATIONS

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 13-147 **Transaction/Contract Type:** Amendment  
**Origin/Client:** DAS/ DAS

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

Mr. Patrick O'Brien of the Office of Policy & Management and Mr. Shane Mallory of the Department of Administrative Services joined the meeting at 9:31 a.m. when the discussion of the proposed amendment to a purchase and sale agreement commenced. Messrs. O'Brien and Mallory left the meeting at 9:45 a.m., at which time The Board concluded its discussion of the proposed amendment.

**PRB #** 13-167 **Transaction/Contract Type:** Holdover Agreement  
**Origin/Client:** DAS/ DAS

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

The Board commenced discussion of the proposed holdover agreement at 9:46 a.m. and concluded at 9:50 a.m.

**PRB #** 13-168 **Transaction/Contract Type:** New Lease

**Origin/Client:** DAS/ DAS

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

The Board commenced discussion of the proposed lease agreement at 9:51 a.m. and concluded at 9:55 a.m.

**PRB #** 13-169-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights

**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)**

The Board commenced discussion of the proposed purchase at 9:56 a.m. and concluded at 10:09 a.m.

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

**OPEN SESSION**

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-147, Amendment** - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-147, Amendment, stating that this approval is being provided based on the Board's review and understanding of the requirements to acquire the necessary parking to support the State's acquisition of 450 Columbus Boulevard - Connecticut River Plaza Complex ("CRP") under PRB File #13-005 as well as the additional information provided by DAS's outside counsel in an email dated 8/1/2013. The Board continues to evaluate PRB File #13-147 in conjunction with the underlying costs and terms for the acquisition of the CRP. The Board concurs that this proposal inclusive of this contract amendment still represents the best approach in securing long term parking to support the acquisition of PRB File #13-005 and relocating State Agencies to downtown Hartford. The motion passed unanimously.

**PRB FILE #13-167-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-167. The motion passed unanimously.

**PRB FILE #13-168-** Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-168, pending receipt of additional information regarding the proposed lease agreement. The motion

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passed unanimously.

**PRB FILE #13-169-A** - Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-169 -A, pending but not limited to the results of a site inspection. The motion passed unanimously.

The motion passed unanimously.

The meeting adjourned.

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