

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 18, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 18, 2014 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 AUGUST 11, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 11, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-210 **Transaction/Contract Type:** RE / Mutual Exchange
Origin/Client: DEEP/DEEP
Grantee: Heidi Zibello
Property: Generally located along 5 Lakeside Road, Morris
Project Purpose: Mutual Exchange of Property
Item Purpose: Mutual Exchange of approximately 1,116-SF of land generally located along the eastern and western boundaries of 5 Lakeside Road. This exchange of property is pursuant to Section 5 of Special Act No. 14-23.

Staff recommended Board approval for this mutual exchange of real estate pursuant to Special Act 14-23 Section 5. SPRB Staff has contacted DEEP and has received additional information that this request is being made to address issues related to a failing septic system at this location.

This exchange includes approximately 1,116-Sf (0.026-acres) of vacant land located at both the western and eastern boundary of the residential dwelling located at 5 Lakeside Road (Route 109) in Morris. The western 0.026-acres is currently owned by the State of Connecticut and the eastern 0.026 acres is currently owned by Ms. Heidi Zibello.

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This mutual conveyance will authorize the State to swap the westerly 0.026 acres for the easterly 0.026 acres. This proposed conveyance was originally inserted into SA#06-10 but was revised under SA 14-23 for corrections to the survey, replacement of DEP with DEEP and the removal of Richard Zibello from the conveyance language.

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 # 14-211 **Transaction/Contract Type:** RE / Lease Renewal
Origin/Client: DAS/ JUD

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

The Board commenced its discussion of the proposal at 9:36 a.m. and concluded at 9:41 a.m.

PRB # 14-212 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD

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

The Board commenced its discussion of the proposal at 9:40 a.m. and concluded at 9:49 a.m.

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

OPEN SESSION

PRB # 14-217 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DOT/DOT
Project Number: 51-130-12B, 12D, 12E
Grantee: City of New Britain
Properties: Various Areas in New Britain and Newington
Project Purpose: Acquisition of Property by the State of Connecticut & Conveyance of Property to the City of New Britain
Item Purpose: Acquisition of Property by the State of Connecticut & Conveyance of Property to the City of New Britain pursuant to Section 4 of Special Act No. 13-23 which files can be generally described as follows:

- 051-130-012D: The Department will acquire from Gary A. Fortier (Trustee, Co-Executor) and Julie A. Shemeth (Co-Executor) 67.21 acres of land (via the Trustees Deed and map to be filed on the Newington Land Records).
- 051-130-012E: The Department will acquire six (6) easements for conservation purposes from the City totaling 23.89± acres (via the Easement Instrument and maps to be filed on the New Britain Land Records).
- 051-130-012B: The Department will release to the City 15.498 acres of land (via the Quit-Claim Deed and map to be filed on the Newington Land

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Records). The Department is reserving a full and perpetual easement unto itself for conservation purposes under, over and across 8.19 acres of the land conveyed, as shown on the map.

Christina Smith and Shandi Wong from the Department of Transportation, and Attorney Mimi Lines representing Costco, Inc., joined the meeting at 9:46 a.m.

Staff recommended Board approval for the above referenced acquisitions and conveyance of real estate pursuant to Special Act 13-23 Section 4. A summary of each transaction follows.

File Number 051-130-012D: The Department will acquire from Gary A. Fortier (Trustee, Co-Executor) and Julie A. Shemeth (Co-Executor) 67.21 acres of land (via the Trustees Deed and map to be filed on the Newington Land Records). SPRB has been provided a copy of the Executor's Deed conveying the 67.21-acres to the Department of Transportation. The acquisition is generally consistent with the Survey Plan Prepared by BL Companies Connecticut, Inc. whereas 66.51-acres are detailed to be "Preserved Under The Conservation Restriction" and 0.70-acres along the eastern boundary of the site have been retained for "Future Transportation Purposes" which area is along an existing Amtrak Right of Way.

File Number 051-130-012E: The Department will acquire six (6) easements for conservation purposes from the City totaling 23.89± acres (via the Easement Instrument and maps to be filed on the New Britain Land Records). SPRB has been provided a copy of the Conservation Easement Deed granting the Department of Transportation conservation easements on 23.89± acres of land currently owned by the City of New Britain. These easement conveyances are generally consistent with the Survey Plans Prepared by BL Companies Connecticut, Inc. and can be more generally described as follows:

- Easement Area #1 – 0.30± acres along 65 Kilbourn Avenue and Ella Grasso Boulevard. Further identified as Plan Sheet #1 and Parcel Area 5.
- Easement Area #2 – 4.20± acres along Barbour Road and Hazelmere Road. Further identified as Plan Sheet #2 and Parcel Area 6.
- Easement Area #3 – 6.50± acres along Barbour Road and Stanley Golf Course. Further identified as Plan Sheet #3 and Parcel Area 7.
- Easement Area #4 – 7.30± acres along Par Drive and Stanley Golf Course. Further identified as Plan Sheet #4 and Parcel Area 8.
- Easement Area #5 – 2.50± acres along State of Connecticut Land and Stanley Golf Course. Further identified as Plan Sheet #5 and Parcel Area 9.
- Easement Area #6 – 3.46± acres along State of Connecticut Land and Stanley Golf Course. Further identified as Plan Sheet #6 and Parcel Area 10.

File Number 051-130-012E: The Department will release to the City 15.498 acres of land (via the Quit-Claim Deed and map to be filed on the Newington Land Records). The Department is also reserving a full and perpetual easement unto itself for conservation purposes under, over and across 8.19 acres of the land being conveyed. This conveyance is generally consistent with the Survey Plans Prepared by BL Companies Connecticut, Inc.

In addition, DOT has also provided SPRB a copy of the permit modification agreement between the Army Corp of Engineers, the Connecticut Department of Transportation and the City of New

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Britain. The scope of the agreement is generally consistent with the Special Act Legislation and the file transmittal provided by DOT.

DOT has also provided a copy of the Purchase and Sale Agreement inclusive of Amendments 1, 2 and 3 between the City of New Britain and Costco Inc. The agreement is generally consistent with real estate conveyances approved by the Legislature as well providing the timelines for the transaction, purchase cost and additional requirements such as the renovations to Stanley Golf Course, Access Easement Agreements and Work Force Assistance Programs.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

PRB FILE #14-210 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-210. The motion passed unanimously.

PRB FILE #14-211 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #14-211, pending receipt of additional information. The motion passed unanimously.

PRB FILE #14-212 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-212. The motion passed unanimously.

PRB FILE #14-217 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-217. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary