

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 21, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 21, 2015 in the State Office Building.

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

Members Absent: Bennett Millstein, Vice Chairman

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 SEPTEMBER 16, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 16, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-213 **Transaction/Contract Type:** RE / Land Use Permit Extension
Origin/Client: DoAG/DOC
Permittee: Thomas Lyman d/b/a Rushmore Farm
Property: Enfield Correctional Facility, Enfield
Project Purpose: Agricultural Land Use Permit for State Land
Item Purpose: Two-year permit extension for the use of approximately 22.4-acres of land within two parcels. Parcel #1 comprises 14.2-acres and is located along the northerly side of Shaker Road and Parcel #2 comprises 8.2-acres and is located along the southerly side of Bilton Road. The property will be utilized for raising and harvesting hay, corn and other vegetables under an Agricultural Land Use Permit pursuant to CGS 22-6e.

Staff reported that this is a two year extension of a permit originally issued in 2005 by the Department of Agriculture, in cooperation with the Department of Corrections (PRB #05-362). The agreement allows the Permittee to raise and harvest hay, corn crops and/or vegetables from land at the Enfield Correctional Facility, Shaker Road. The approximate total area is 22.4 acres, including a 14.2 acre field on the north

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side of Shaker Road, Enfield, and 8.2 acre field on the south side of Bilton Road, in both Enfield and Somers.

The rental rate remains \$20.00/acre for the growing season, paid in advance, for a total annual rate of \$448. The \$20/acre/season rate was established by public bid in 2005.

Conservation practices are required, including an annual rye cover crop by October 15 of each year. Any erosion must be corrected in accordance with USDA-NRCS standards. The permittee must carry \$1 million in commercial general liability insurance to include the premises, the permittee's operations there, the work of any contractors, and the products grown.

Staff recommended Board approval for the 2-year extension of the Thomas Lyman agricultural permit, 22.4 acres in Enfield and Somers. CGS §22-6e authorizes the commissioner of agriculture to issue permits for the agricultural use of vacant public land. The statute allows for a 2-year extension of the subject permit. The statute allows the termination of the agreement, without cause, upon written notice to the permittee. The lease benefits DOC in that the farmer's use of the land reduces maintenance costs for mowing.

PRB #	15-214	Transaction/Contract Type:	RE / Consent to Assignment
Origin/Client:	DAS/DDS		
Project #	LP 12-09		
Lessor:	HUB Properties Trust		
Property:	35 Thorpe Avenue, Wallingford		
Project Purpose:	Department of Developmental Services Regional Office		
Item Purpose:	Assignment of the existing lease comprising 27,091 NUSF office space and 510 NUSF storage space for a ten year term with parking for 130 vehicles from HUB Properties Trust to LSREF4 REBOUND, LLC as stipulated under Article 11.02 of the Agreement approved by the Board under PRB File #13-164.		

Staff recommended Board approval for this Consent to Assignment of a lease for space occupied by the Department of Developmental Services, 35 Thorpe Avenue, Wallingford.

The consent complies with Article 11.02 of the executed Lease approved under PRB #13-164.

DAS has provided a completed Exhibit G as stipulated in the current lease. This submittal is required in the State Standard Lease for approval of the Assignment. LSREF4 REBOUND, LLC has also provided DAS an executed Connecticut Non-Discrimination Form, OPM Iran Certification Form, Connecticut Gift and Campaign Contribution Certification and a Statement of Financial Interest.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Discussion Draft 2015 SPRB Annual Report. Board members reviewed with SPRB staff a draft of the Board's annual report to the Governor, prepared in accordance with Connecticut

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General Statutes §4b-2(a).

The Board took the following vote in Open Session:

PRB FILE #15-213 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-213. The motion passed unanimously.

PRB FILE #15-214 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-214. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary