

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 4, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 4, 2012 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 SEPTEMBER 24, 2012. The draft minutes of the meeting of September 24, 2012 were distributed to the Board members, and this item will be taken up at the next regularly scheduled Board meeting on October 9, 2012.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated October 2, 2012 listing property acquisitions, not in excess of \$5,000, processed during the month of September 2012.

Freedom of Information Commission, Notice of Withdrawal, Docket #FIC 2012-314. The Board received notification that the above captioned compliant filed June 11, 2012, has been withdrawn, and the FOIC has closed its file.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-231	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	36-173-3A		
Grantee:	City of Derby		
Property:	Intersection of Canal Street and Roosevelt Drive, Derby		
Project Purpose:	Assignment of Land to the City of Derby		
Item Purpose:	Assignment of approximately 1,920-SF of easement area to the City of Derby for highway purposes in connection with the <i>Replacement of Bridge No.06036 on Canal Street Project.</i>		

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Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Derby for highway purposes. 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 deed. Item #9 in project Agreement No. 12.01-09(05) stipulates that at completion, properties and rights acquired for the construction of the project will be released to the municipality.

PRB # 12-232 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 114-80-2A
Grantee: Town of Prospect
Property: Various areas along Scott Road, Prospect
Project Purpose: Assignment of Land to the Town of Prospect
Item Purpose: Assignment of approximately 2,862-SF of easement area to the Town of Prospect for highway purposes in connection with the *Realignment of Scott Road Project*.

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Prospect for highway purposes. 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. Item #12 in project Agreement No. 11.18-01(05) stipulates that at completion, properties and rights acquired for the construction of the project will be released to the municipality.

PRB # 12-233 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 83-237-1A
Grantee: City of Milford
Property: Various areas along Gulf Street, Milford
Project Purpose: Assignment of Land to the City of Milford
Item Purpose: Assignment of approximately 504-SF of vacant land and 1,779-SF of easement area to the City of Milford for highway purposes in connection with the *Reconstruction of the Gulf Street Bridge over the Indian River Project*

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Milford for highway purposes. 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 deed. Item #11 in project Agreement No. 01.29-02(99) stipulates that at completion, properties and rights acquired for the construction of the project will be released to the municipality.

PRB # 12-234 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 83-156-4A
Grantee: Leonard S. Wisniewski Grantor Retained Annuity Trust
Property: Located along 2 Pearl Hill Street, Milford
Project Purpose: DOT, Sale of Excess Property

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Item Purpose: Release of approximately 6,580+/- SF of vacant land to Grantee as a result of a public bid

Ms. Goodhouse reported that the release parcel is the remainder of a 0.17 acre parcel acquired by DOT in 1979, formerly the site of a single family home. The lot's southerly boundary is the Metro-North Commuter Railroad. There is 48 feet of frontage on Pearl Hill Street, and 111 feet on Clark Street. All public utilities are available to the site. The zone is Res R-5, meaning that 5,000 SF is required for a residence. The lot conforms to the requirements of the zone. The land abutting the subject parcel at the rear drops down to the railroad track. The State is retaining a slope easement along the frontage on Pearl Hill Street and Clark Street.

DOT appraised the property three times in connection with two public bids and in order to evaluate the sale price now proposed by this Grantee. A 2008 appraisal concluded \$125,000. A 2010 appraisal concluded \$90,000. The most recent appraisal submitted with this proposal valued the property at \$65,000. The subject property location is adversely affected by noise and traffic from Metro-North Railroad, and heavily traveled Clark Street.

Two unsuccessful public bids were held in 2008 and 2010. The current bid of \$50,000 is 77% of the appraised value of \$65,000.

Staff recommended approval to Quit- Claim the subject 6,580 sq. ft. of vacant residential land at the sale price of \$50,000. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control. The Town of Milford declined to purchase. The legislative delegation was notified of the sale. The property was adequately exposed to the market since 2008. Two unsuccessful public bids were held. In accepting the current proposal, the State would receive 77% of appraised value. The sale would end the state's requirement to maintain the property and the Town of Milford would gain property tax income.

PRB #	12 - 257	Transaction/Contract Type:	RE / Lease
Origin/Client:	DOT / DOT		
File No.:	AERO-5600-48		
Lessee:	American Airlines, Inc.		
Property:	Bradley International Airport ("BIA"), Windsor Locks		
Project Purpose:	Short Term Air Carrier Lease and Operating Agreement		
Item Purpose:	Short Term Lease Agreement to provide the 2 nd Party space at BIA including passenger holding areas, ticket counters, passenger queuing areas, staff offices, baggage areas and operational space in addition to use/access payments for the airline apron area and jet bridge debt.		

Ms. Goodhouse said that American Airlines, Inc. is engaged in the business of commercial air transportation as a scheduled air carrier at Bradley International Airport (BIA). The primary purpose of the Agreement is to allow the airline to lease space in order to provide passenger service at BIA. The current operating agreement expired June 30, 2011.

The proposed Agreement provides for the use of the airfield area, terminal building, and apron areas. Regulations were adopted to provide DOT the ability to contract with carriers under Short-Term Lease

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Agreements. DOT Regulation §15-41-45 defines the BIA annual operating expenses to include the reasonable, necessary and verifiable current expenses, including every operating expense involved in administering, operating, securing, maintaining and repairing BIA. Costs of bonds, annual debt service, employee costs, and any costs and expenses related to the Airport are included.

The airlines pay fees to cover their pro-rata share of total airport operations. The Agreement identifies the fees such as terminal building rent, baggage claim rent, baggage conveyor rent, apron area rent, jet bridge fees, remote area parking fees, landing fees, Federal Inspection Service Building (FIS) fees.

This short-term Agreement will stay in place while a long term contract is negotiated.

Documentation being complete, Ms. Goodhouse recommended Board. The current operating agreements have expired. It is prudent for the State to have these short-term agreements in place, specifying the Second Party's demised premises and requirements for insurance, surety, and indemnification.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-231 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-231. The motion passed unanimously.

PRB FILE #12-232 - Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #12-232. The motion passed unanimously.

PRB FILE #12-233 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-233. The motion passed unanimously.

PRB FILE #12-234 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-234. The motion passed unanimously.

PRB FILE #12-257- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-257. The motion passed unanimously.

The meeting adjourned.

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