

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 9, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 9, 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

Members Absent: 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 OCTOBER 2, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 2, 2014. The motion passed unanimously.

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, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of September 2014.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-245 **Transaction/Contract Type:** RE / Land Use Permit
Origin/Client: DoAG/DOC
Permittee: Daniel Stocker
Property: Five parcels of land along Taylor Road & Bilton Road, Enfield
Project Purpose: Permit Extension of an Agricultural Land Use Permit for State Land
Item Purpose: Two year permit extension for the continued use of approximately 78-acres of land located along Taylor Road and Bilton Road under an Agricultural Land Use Permit pursuant to CGS 22-6e for the purposes of raising and harvesting hay, corn crops and/or other vegetables.

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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. The agreement allows the permittee to raise and harvest hay, corn crops and/or vegetables from land at the Enfield – Somers Correctional Facility. The approximate area is 78.6 acres. The 2005 permit allowed the use of 66± acres; the current estimate of 78.6± acres is more or less the same area with a more accurate measurement; and the addition of 3.7± acres to the parcel on the west side of Bilton Road. The permittee, Daniel Stocker, has beef cattle at his home farm on Collins Road, Enfield. The prison land provides hay and corn for his cattle and the Agreement is critical to the continuation of his home farm operation. Mr. Stocker has cooperated with the correctional facility by plowing other land that the facility is using to grow vegetables that are consumed at the facility.

The rate remains \$20.00/acre for the growing season, paid in advance by April 30 2014 & 2015, for a total annual rate of \$1,572. The \$20/acre/season rate was established by public bid in 2005 when the original agreement was written. 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 Stocker agricultural permit, 78.6 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; additionally this farmer prepares land for spring planting for vegetables grown by the facility.

PRB #	14-246	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	Richard Grechika		
Property:	Southbury Training School, Personnel Village #24, Southbury		
Project Purpose:	Employee Housing Lease-out – DAS Housing Unit #MRSPV24		
Item Purpose:	Lease-out of 6-room cape style dwelling comprising approximately 1,352- SF for a monthly tenancy under a two year lease term consistent with DAS State Employee Housing Policies.		

Staff reported that this item is a standard lease-out agreement of the State Employee Housing Program, whose policies and regulations were established in 2005 in order to prevent abuse or favoritism in the leasing of state-owned housing.

PRB #14-246 is Unit MRSPV24 on the campus of Southbury Training School (STS). The leased premises are a 1,352 SF single family Cape style house. When appraised in 2008, the market rent was established at \$15,600/year. Consistent with adopted policy, the rent is reduced 30% to 10,920/year. The monthly rent is \$910.00. The tenant is required to carry \$500,000 of liability insurance to cover any injuries or property damage occurring on the leased premises. The tenant is a member of the STS Volunteer Fire Department; DDS certified that state housing would facilitate this employee's ability to perform his duties. DDS completed an inspection of the premises in October 2013 (Lease Exhibit A).

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Staff recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	14-254	Transaction/Contract Type:	AE / Amendment
Project Number:	BI-RT-843	Origin/Client:	DCS/DOE
Contract:	BI-RT-843-ARC		
Consultant:	Tai Soo Kim Partners, LLC		
Property:	H.C. Wilcox Technical High School, Meriden		
Project Purpose:	Carpentry Shop Sound Attenuation Project		
Item Purpose:	Contract Amendment #3 to compensate the consultant for the completion of a sound attenuation evaluation and design recommendations for noise mitigation.		

Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space which was not previously completed and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed contract amendment remain at \$52,874,765 and \$77,568,765 respectively.

Contract Amendment #3 in the amount of \$5,200 is proposed to modify Tai Soo Kim Partners, LLC ("TSKP") contract for additional services required for the completion of a sound attenuation evaluation and design recommendations for noise mitigation. Portions of this work will be performed by Jaffe Holden, Inc. SPRB Staff recommended approval of Amendment #3 for TSKP to provide additional project related services.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-245 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-245. The motion passed unanimously.

PRB FILE #14-246 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-246. The motion passed unanimously.

PRB FILE #14-254 – Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #14-254. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary