

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 27, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 27, 2016 in the State Office Building.

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

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF October 20, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of October 20, 2016. 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 4, 2016 listing property acquisitions, not in excess of \$5,000, processed during the month of September 2016.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

| | | | |
|-------------------------|--|-----------------------------------|-----------------|
| PRB # | 16-235 | Transaction/Contract Type: | RE / Assignment |
| Origin/Client: | DOT/DOT | | |
| Project Number: | 135-269-018A | | |
| Grantee: | City of Stamford | | |
| Property: | Various areas located along West Avenue, Stamford | | |
| Project Purpose: | Assignment of land and easements to the City of Stamford | | |
| Item Purpose: | Assignment of land totaling 11,108.2± SF and easements totaling 2,775± SF to the City of Stamford for highway purposes, originally acquired for the Reconstruction of West Avenue Project. | | |

Staff recommended Board approval for the release of this real estate to the City of Stamford 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 description in the DOT acquisition deeds.

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DOT acquired and is now releasing the land and easements which were originally acquired for the widening and reconstruction of West Avenue, Stamford. The project is complete and it is necessary for the DOT to convey the property to the City of Stamford for highway purposes, per Item No. 11 of Agreement No. 04.17-02 (00). There is no monetary consideration.

PRB # 16-246 **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: One-year permit extension for the use of approximately 22.4-acres of land along Shaker 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.

CGS §22-6e authorizes the commissioner of agriculture to develop a program to encourage the use of vacant public land for gardening or agricultural purposes. Agriculture was required to identify vacant public lands and establish a procedure for issuing permits based on open competitive bidding. Permits were limited to 10 years, after which time the permittee is required to apply for a new or renewed permit. The permit holder must agree to maintain the land in a condition consistent with an approved land use plan. Any permit issued may be terminated by the commissioner, without cause.

Working with Agriculture, Enfield/Somers Correctional Institution identified land available for farm use (please see aerial photo). In 2006 a competitive bid process was conducted and the above referenced permittees were selected and the Board approved permit agreements. In 2013 the agreements were extended until October 31, 2015.

PRB #16-246 will extend the permit issued to Thomas Lyman for the 2016 growing season, expiring October 31, 2016. Agriculture is working with DOC to issue a new Request for Proposals for the 2017 growing season.

Board approval is recommended for the renewal of the Lyman agricultural permit, 22.4± acres in Enfield and Somers at the Correctional Institution, expiring 10/31/2016. CGS §22-6e authorizes the commissioner of agriculture to issue permits for the agricultural use of vacant public land. The statute allows for extensions/renewals of the subject permit. The statute allows the termination of the agreement, without cause, upon written notice to the permittee. Although the use of the property expired 10/31/2016, executing the corrected permit will protect the State from any liability resulting from the permittee's use of the property, and will put in place requirements that the permittee retain records 3 years after the expiration of the permit.

PRB # 16-247 **Transaction/Contract Type:** RE / Land Use Permit Extension
Origin/Client: DoAG/DOC
Permittee: Daniel Stocker d/b/a Stocker Farm
Property: Enfield Correctional Facility, Enfield

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Project Purpose: Agricultural Land Use Permit for State Land

Item Purpose: One-year permit extension for the 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.

PRB #16-247 will extend the permit issued to Daniel Stocker for the 2016 growing season, expiring October 31, 2016. Agriculture is working with DOC to issue a new Request for Proposals for the 2017 growing season.

Board approval is recommended for the renewal of the Stocker agricultural permit, 78± acres in Enfield and Somers at the Correctional Institution, expiring 10/31/2016. CGS §22-6e authorizes the commissioner of agriculture to issue permits for the agricultural use of vacant public land. The statute allows for extensions/renewals of the subject permit. The statute allows the termination of the agreement, without cause, upon written notice to the permittee. Although the use of the property expired 10/31/2016, executing the corrected permit will protect the State from any liability resulting from the permittee's use of the property, and will put in place requirements that the permittee retain records 3 years after the expiration of the permit.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #16-235 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-235. The motion passed unanimously.

PRB FILE #16-246 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-246. The motion passed unanimously.

PRB FILE #16-247 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-247. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary