

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 5, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on November 5, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 29, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 29, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	15-246	Transaction/Contract Type:	RE / License Agreement
Origin/Client:	DAS/DCF		
Licensee:	Town of Hamden		
Property:	825 Hartford Turnpike, Hamden		
Project Purpose:	License Agreement for use of Athletic Fields at the High Meadows Facility		
Item Purpose:	Month to Month license agreement for the Town of Hamden to use the athletic fields and up to 20 parking spots at the High Meadows Facility.		

DAS is requesting approval of a new license agreement with the Town of Hamden to use the soccer fields located at the High Meadows DCF facility, 825 Hartford Turnpike, Hamden. The Board previously reviewed and returned this item to DAS for corrections to Exhibit A, which is a description of the licensed area.

SPRB Staff recommended approval of the License Agreement for the non-exclusive, temporary use of the Athletic Fields and parking area as identified in Exhibit A. The DAS Commissioner has authority under CGS §4b-38 to lease state-owned land and facilities to municipalities for municipal use when such land is not needed for State use and such action is in the public interest. The Legislative Council of the Town of

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 5, 2015

Page 2

Hamden approved the agreement on 5/4/2015. DCF approved the License Agreement on 5/22/2014; OPM on 7/29/2015. OPM acknowledged approval of the revised document on 10/30/2015.

REAL ESTATE – NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 15-251 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ DOC

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

The Board commenced discussion of the lease at 9:40 a.m. and concluded at 9:55 a.m.

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

OPEN SESSION

PRB # 15-252 **Transaction/Contract Type:** RE / License Agreement Re
Origin/Client: DAS/DAS
Licensee: Emanuel Lutheran Church
Property: 233 Capitol Avenue, Hartford
Project Purpose: License Agreement for non-exclusive use of 100 Parking Spaces
Item Purpose: License agreement for the Emanuel Lutheran Church to have non-exclusive use of 100 parking spots on weekends and week nights at 233 Capitol Avenue.

CGS Section 4b-38 allows the commissioner to execute agreements for state facilities to private individuals or concerns for private use, when such land, such action is deemed to be in the public interest. In 2005, DPW (now DAS) entered into a license agreement which formalized the long-standing use of the state parking lot at 233 Capitol Avenue by the church. In 2010, the Board approved PRB #10-311, a five-year license agreement with one option to renew. The fee is \$1.00 per term, and the agreement provides parking for parishioners and attendees of church events on Saturdays & Sundays from 8:00 a.m. to 10:00 p.m.; and Monday through Friday from 7:00 p.m. to 10:00 p.m.

Board approval is recommended for the renewal for a five year term of the License Agreement. The Licensee, Emanuel Lutheran Church, notified DAS of intention to renew agreement as authorized to renew by a corporation certified resolution dated June 23, 2015. OPM has approved the renewal.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 5, 2015

Page 3

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-246 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-246. The motion passed unanimously.

PRB FILE #15-251 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-251. The motion passed unanimously.

PRB FILE #15-252 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-252. The motion passed unanimously.

The meeting adjourned.

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