

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 12, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 12, 2013 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 NOVEMBER 4, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 4, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-228 **Transaction/Contract Type:** RE / MOU
Origin/Client: DAS/DSS/DCF
Property: 249 Thomaston Avenue, Waterbury
Project Purpose: Memorandum of Understanding for the use of leased space
Item Purpose: Approval for an amendment to the Memorandum of Understanding between the Department of Social Services (“DSS”) and the Department of Children and Families (“DCF”) to reduce the amount of space occupied by DCF from 5,129 NUSF to 2,000 NUSF.

Staff reported that the DSS leases 42,249 NUSF of office space at 249 Thomaston Avenue, Waterbury (PRB #07-64). The DSS lease has expired but continues on a holdover basis. The rental rate stated in the base lease was \$16.00/NUSF plus heat, electricity and ADT Security System.

In June 2008, DSS entered into a Memorandum of Understanding (“MOU”) that provided 5,129 NUSF of office space to DCF and 1,267 NUSF to be used in common with DSS, for which DCF paid DSS its pro-rata share of base rent and additional rent.

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Staff noted that at 249 Thomaston Avenue, the Department of Labor occupies 24,256 NUSF under a 10-year lease agreement (PRB #11-016).

DAS is requesting Board approval pursuant to CGS 4b-29 of an MOU reducing the DCF space from 5,129 NUSF to 2,000 NUSF. DCF will continue to have use of 1,267 NUSFS of common area. The new, reduced assignment to DCF commenced on 8/1/13 and will continue on a month-to-month basis. DCF will have the use of 9 parking spaces. DCF will pay to DSS \$55,272 annually (\$16.92/SF) plus its pro-rata share (7.7%) of additional rent due under the base lease.

DCF requires less space due to the relocation of some DCF staff from 249 Thomaston Avenue to State owned space at 396 Main Street, Waterbury.

Staff recommended Board approval of the Memorandum of Understanding.

PRB #	13-230	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	107-167-052		
Grantor:	Nicholas L. Seferi, et al.		
Property:	1290 Christian Road, Middlebury, CT		
Project Purpose:	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
Item Purpose:	Acquisition of 0.64+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 51st in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$290,000.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Discussion with Representatives from the Department of Transportation regarding Transit Oriented Development projects pursuant to CGS 13b-79kk. At 10:00 a.m., Terrence J. Obey, DOT Rights of Way Director, and Thomas Maziarz, DOT Bureau Chief of Policy & Planning joined the meeting. The DOT is drafting a purchase and sale agreement in connection with the planned transit

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oriented development surrounding the Meriden Train Station. The DOT proposes to convey property at 24 Colony Street, Meriden retaining air rights for the construction of a parking garage for the use of commuters. The property has an area of 30,992 sq. ft. and will be conveyed to the Housing Authority of the City of Meriden. The current proposal is to merge 24 Colony Street with property at 38 and 44 Colony Street for the construction of a parking garage. The state will receive the air rights in connection with 24, 38 & 44 Colony Street, and ownership of all but the first floor of the garage. In total, the garage will have 273 spaces. It will be designed to have separate entrances for commuters and residents; it will also be designed and the state is granted the rights to build additional parking levels should the need arise. The proposed garage would provide parking to support 63 residential affordable housing units.

CGS §13b-79kk authorizes the Commissioner of DOT to participate in transit oriented development projects to the extent that such projects result in the development or improvement of public transportation facilities. Any lease, sale or purchase of state land or facilities in connection with a transit oriented development must be approved by the State Properties Review Board.

Mr. Obey and Mr. Maziarz left the meeting at 10:35 a.m.

The Board took the following votes in Open Session:

PRB FILE #13-228 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-228. The motion passed unanimously.

PRB FILE #13-230 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-230. The motion passed unanimously.

The meeting adjourned.

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