

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 14, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 14, 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 JUNE 6, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 6, 2012. Messrs. Greenberg, Millstein, Norman, and Valengavich voted in favor of the motion. Mr. Josephy and Mr. Pepe abstained from voting. The motion passed.

ACCEPTANCE OF MINUTES OF JUNE 7, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 7, 2012. Messrs. Greenberg, Millstein, Norman, Pepe and Valengavich voted in favor of the motion. Mr. Josephy abstained from voting. The motion passed.

REAL ESTATE- NEW BUSINESS

Mr. Shane Mallory, DAS Administrator of Leasing and Property Transfer, joined the meeting at 9:45 a.m.

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

EXECUTIVE SESSION

PRB # 12-162 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS / DSS

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

The Board commenced its discussion of the proposed lease agreement at 9:46 a.m. Mr. Mallory left the meeting at 10:10 a.m. The Board concluded its discussion of the proposal at 10:16 a.m.

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

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OPEN SESSION

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated June 1, 2012 listing property acquisitions, not in excess of \$5,000, processed during May 2012.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-153 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 63-95-765A
Grantee: Elizabeth M. Wheeler
Property: Located along South Road and the southerly side State Route 531, Farmington
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 15,484+/- SF of vacant land to Grantee as a result of an abutter bid.

Ms. Goodhouse reported that this property is a portion of a 51,114 SF parcel that was acquired through Eminent Domain proceedings in 1966 for \$26,000. An abutter, Elizabeth Wheeler, petitioned DOT to release 15,484 SF. The DOT divisions reviewed the request and DOT concurred that the parcel was surplus to DOT's needs, provided that a non-access highway line was retained along the southerly boundary which is the Route 4 Connector to I-84. Because the release parcel does not meet the requirements of the R-40 residential zone, DOT offered it for sale through the abutter bid process to the two abutters.

Ms. Goodhouse recommended Board approval to Quit Claim 15,484 SF (0.355 acre) of vacant residential land for \$15,000 to the Grantee because (1) the sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property; (2) the sale price reflects the fact that there are only two possible purchasers, and only one entered a bid. Consequently, it is reasonable that the DOT should accept \$15,000 for the release parcel, which is 75% of appraised value; and (3) the release will end the state's liability and obligation to maintain land that is not needed for highway purposes and will return the property to the Farmington Grand List.

PRB # 12-154 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 124-155-1A
Grantee: Town of Seymour
Property: Day Street, Seymour, CT
Project Purpose: Assignment of Land to the Town of Seymour
Item Purpose: Assignment of three (3) release areas of vacant land comprising approximately 5,112 SF in total and 4,980 SF of easement area to the Town of Seymour for highway purposes in connection with the Rehabilitation of Bridge No. 04192 on Day Street over Bladens River Project.

Mr. Dillon recommended Board approval for the release of this real estate to the Town of Seymour. 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 following land which was originally acquired for the Rehabilitation of Bridge No. 04192 on Day Street over Bladens River. The project is complete and it now necessary for the State to assign the land to the Town per Agreement No. 03.07-02(00) dated 3/28/2000. The project release area comprises 3 specific areas totaling 5,112 SF of land SF and two defined easement areas totaling 4,980 SF. These original areas were all acquired by the State through condemnation and were all under the ownership of the same entity Kerite Company Inc. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration.

PRB # 12-155 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 8.27.09-(96)
Grantee: Town of East Hartford
Property: Park Avenue, East Hartford, CT

Project Purpose: Assignment of Land to the Town of East Hartford
Item Purpose: Assignment of approximately 10,181 SF of vacant land and 191 SF of easement area comprised of various release areas to the Town of East Hartford for highway purposes in connection with the *Park Avenue Reconstruction Project*.

Mr. Dillon recommended Board approval for the release of this real estate to the Town of East Hartford. 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.

In 1997 DOT conducted various takings and acquired numerous easements in connection to the proposed *Park Avenue Reconstruction Project* in East Hartford. Under the project Agreement, No 8.27-09(96) for Federal Project STPN 2251(5), Section 10 requires that "That all properties and rights acquired will be released to the municipality for highway purposes upon completion of the project." In 2011, the project was completed and DOT began the process of assigning the real estate within the project area back to the Town of East Hartford. The areas to be released comprise portions of twelve separate (12) separate parcels. This is a release along a town street for highway purposes only.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-166 **Transaction/Contract Type:** AE / Task Letter
Project Number: BI-2B-344 **Origin/Client:** DCS/DAS
Contract: OC-DPW-ARC-0033 Task Letter #7
Consultant: Silver Petrucelli & Associates, Inc.
Property: Various Locations, Hartford
Project Purpose: Building and Structure Property Due Diligence Project
Item Purpose: Task Letter #7 to compensate the consultant for due diligence studies related to the evaluation of three building sites.

Mr. Dillon reported that this project involves the completion of technical due diligence studies for the evaluation of the following buildings and structures located in Hartford; 350 Church Street, 55 Farmington Avenue and the Parking Garage at 155 Morgan Street. This task letter will complement a task letter previously issued to Tecton

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Architects Inc. (“TAI”) by the Department of Construction Services (“DCS”) for three other buildings currently under review in the City of Hartford.

The analysis for each property will include a building conditions assessment report with an emphasis on the building system functionality, needed maintenance and repairs, useful life/replacement costs, anticipated 20-year capital investment plan and code deficiencies

Silver Petrucelli & Associates (“SPA”) will be tasked with providing a review of all existing studies, development of As-Built floor plates, preparation of a digital photo log for each site, BOMA calculations, ADA & code reviews, elevator system analysis, annual energy/utility life cycle costing forensic testing of the existing parking garages and a building systems reports per the Construction Specification Institute (“CSI”) format.

The Architect’s total fee for the Task Letter #7project is \$181,204, which is intended to compensate the Architect for completion of property due diligence evaluations for three (3) specific properties identified in the task letter. The proposal also includes the use of the following sub-consultants; Leach Consulting, LLC for cost estimating, Desman Associates, Inc. for structural and parking garage evaluations and Sterling Elevator Consultants, LLC for an analysis of the existing elevator systems.

Mr. Dillon recommended that SPRB approve Task Letter #7 for SPA to provide consulting services related to property due diligence reports for the State of Connecticut to complete an analysis of two buildings and one parking garage.

OTHER BUSINESS

Approval for payment of meeting and mileage fees. Mr. Josephy moved and Mr. Millstein seconded a motion to approve payment to Chairman Greenburg and Mr. Pepe for meeting in New Haven on June 13, 2012 including mileage reimbursement associated with review of PRB File #12-162. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #12-153 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-153. The motion passed unanimously.

PRB FILE #12-154 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12- 154. The motion passed unanimously.

PRB FILE #12-155 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-155. The motion passed unanimously.

PRB FILE #12-162 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-157. The motion passed unanimously.

PRB FILE #12-166 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-166. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary