

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 25, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on February 25, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Edwin S. Greenberg, Chairman

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Vice Chairman Josephy called the meeting to order.

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES: February 21, 2019.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of the February 21, 2019 meetings. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

PRB #	19-016
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	33-8001-16
Grantee:	Robert & Mary Cieri
Property:	Cromwell, Ryan CT (2)
Project Purpose:	Reconstruction of Coles Rd from Route 9 to Route 3
Item Purpose:	Voucher

DAMAGES: \$37,000.00

UPDATE: February 21, 2019

At its meeting held on February 14, 2019 the State Properties Review Board voted to suspend this item pending but not limited to the following reasons:

- Why a “Cost to Cure” was excluded from analysis in light of the Total Severance (\$35,600)
 - The appraiser excluded a cost to cure in his analysis due to the fact the acquisition will remove 100± linear feet of fully mature, 10’± high arborvitae which cannot be replaced.

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Additionally, a zoning variance permit from the town of Cromwell would be required in order to replace the trees with fencing along the perimeter.

- ❖ Staff further discussed this with DOT regarding the Cost-to-Cure as a test of reasonableness with the DOT Appraiser's adjustment for a diminished view amenity due to the taking. It was noted that an earlier Estimate of Compensation was completed by the DOT Acquisition division that valued the taking at \$9,900 which was rejected by the owner due to loss of privacy provided by the mature arborvitae.
- Please show where the town's right of way is on Coles Road
 - DOT provided a map highlighting the town's right of way.
- Clarify if these trees are within the Town's right of way
 - The DOT surveyor stated that the arborvitae are not located within the town right of way.

Staff inquired if DOT had investigated relocating the mature arborvitae away from the easement area. DOT responded that based on prior projects there is a failure rate associated with tree relocation and rather than require contractors to revisit the site to replace dead trees it is more efficient to compensate the owners for the loss of the trees. Furthermore, the location of a pipe fence and subterranean electronic dog fence were located in the area immediately adjacent to the easement area and would require relocation of the fencing and there is an unknown expense for relocating the fencing. And finally, DOT discussed an issue for sight lines at the intersection with town policy requiring a 25-setback from the road.

Staff reiterated their concerns to DOT regarding the appraiser's adjustment for the diminished view amenity – responding to the owner's concern of the loss of mature arborvitae and privacy for second floor bedroom window. Staff acknowledge that the mature arborvitae do provide screening to west-bound traffic on Coles Road, there is no privacy afforded the dwelling to east-bound traffic. Staff also reiterated concern regarding lack of support for the appraiser's adjustment for the diminished view amenity utilized in the appraisal.

RECOMMENDATION: Staff recommends **SUSPENSION** and require that DOT re-negotiate the payment after establishing a base line for cost to replant the trees within the easement area.

February 14, 2019 Memo

DOT PROJECT: The town of Cromwell will perform minor widening, drainage improvements, pavement rehabilitation and sidewalk installation on Coles Road from Shunpike to the Route 9 underpass. Based upon a preliminary assessment, the construction cost will be approximately \$2,349,880. The Federal Highway Administration and State of Connecticut will provide 100% of the construction cost with the Town providing funding for design.

The Department is involved with this local road improvement project as it is part of the state's Local Transportation Capital Improvement Program (LOTICIP). This program provides State funds to urbanized area municipal governments in lieu of Federal funds otherwise available through Federal transportation legislation. LOTICIP is provided for in Section 74 of Public ACT 13-239. The LOTICIP program is established with substantially fewer constraints and requirements than currently exist when using Federal Title 23 USC funds. The host municipality must request DOT's assistance with Rights of Way acquisitions.

Subject Property Description, Before the Taking: The subject property consists of a 0.57 acre corner lot with 122.8± feet of frontage on the westerly side of Ryan Court and an additional 183.05± feet of frontage on the northerly side of Coles Road. The site is improved with a 2,386 square foot, colonial-style dwelling with 7 rooms, 3 bedrooms and 2 full baths and 2 half-baths. The dwelling was constructed in 2000.

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The Taking: DOT will acquire the following: #1. A 232± SF parcel of land; and #2. A right to install temporary sedimentation control system over an area of 190± LF.

One hundred fifty-five feet of mature arborvitae will be removed from the site due to the installation of the Right to Install Sedimentation Control System. The DOT Appraiser noted the arborvitae cannot be replaced as a zoning variance likely will not be approved. The DOT Appraiser opines the loss of arborvitae will diminish the “view amenity” of the property, and adjusted accordingly in the “After” valuation.

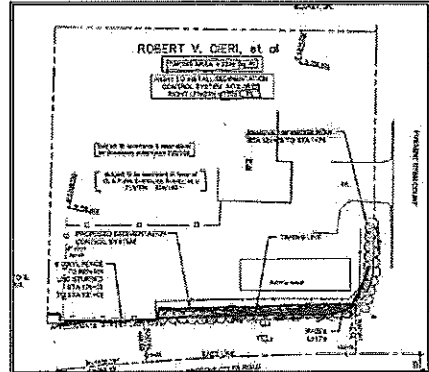
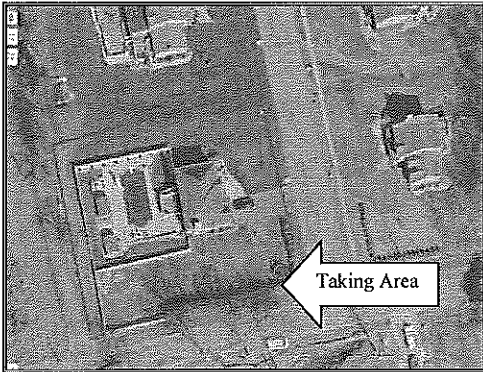
Valuation: A Uniform Residential Appraisal Report (Form 1004) was done by DOT Appraiser Michael Aletta, as of 10/09/2018. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (dwelling and land) was \$435,000 (\$182.31/sf).

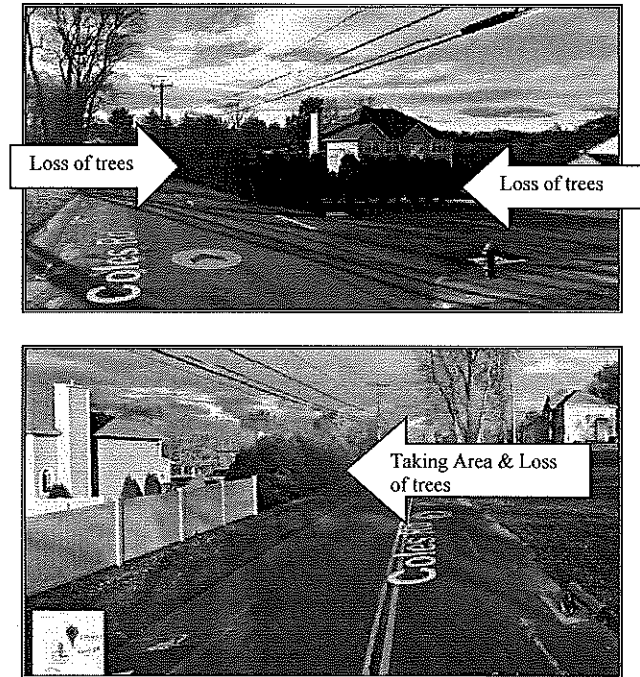
<i>Item</i>	<i>Damages</i>
Market Value – Before the Taking:	\$435,000
Market Value – After the Taking:	\$398,000
Total Damages:	\$37,000
DOT Estimate of Value of Land – partial take	\$1,400
DOT Estimate of Damages due to Severance	\$35,400

Staff had the following inquiries regarding this proposal:

- Why a “Cost to Cure” was excluded from analysis in light of the Total Severance (\$35,600)
- Please show where the town’s right of way is on Coles Road
- Clarify if these trees are within the Town’s right of way

RECOMMENDATION: Staff recommend **SUSPENSION** until written responses are received regarding staff inquiries.





4. REAL ESTATE – NEW BUSINESS

PRB #	19-032
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	302-014-003
Grantor:	McKenzie Real Estate Group, LLC
Property:	Norwalk, Glover Ave (59 & 63)
Project Purpose:	Merritt 7 Railroad Station Improvements
Item Purpose:	Acquisition of Defined Easement (30 sq.ft.), Easement for Highway Purposes, Right to Grade, construct driveways and install catch basins

PROJECT: The Department of Transportation proposes improvements to the Merritt 7 Railroad Station in Norwalk. Project improvements include construction of a 510-foot long high-level ADA compliant platform to allow level boarding of trains. A pedestrian bridge over the track with connecting elevators and stairs will allow passengers to access the station from both the Merritt 7 Office Complex and the Glover Avenue side of the track. A full-length canopy, real-time train information, and ticket vending will be provided, among other amenities, for the comfort and convenience of station patrons.

SITE & TAKING DESCRIPTION: The subject consists of two distinct parcels of land. 59 Glover Avenue is a commercially-zoned parcel of land containing a total of 0.17 acre (7,405 sq.ft.). The site is improved with a two-story masonry construction apartment building containing approximately 3,000 rentable square feet. The building shares a common wall with 63 Glover Avenue. 63 Glover Avenue is a commercially-zoned parcel of land containing a total of 0.29 acre (12,632 sq.ft.). The site is improved with a two-story steel frame construction office building containing approximately 14,560 rentable square feet.

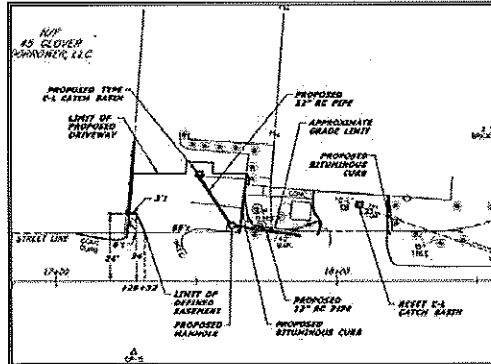
The building improvements are not impacted by the easements. Site improvements including landscaping, paving and fencing will be affected.

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The Appraiser opined the highest and best use of the property is for continued use of the existing very good quality office and apartment building. As the two buildings shared a common wall and under same ownership, the appraiser treated the two parcels as a single lot for purposes of valuation.

DOT requires acquiring the following:

- An defined easement for highway purposes –30± sf
- Easement for highway purposes and appurtenances thereto acquired
- Right to Grade, construct driveways, and install catch basins, manhole and pipes acquired – 1,252± sf.



Valuation: An appraisal was done by Independent Fee Appraiser Howard B. Russ, as of 10/18/2018. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$50.00/sf of land area.

The table shows the appraiser’s summary of damages:

Item	Estimated Value (Rounded)
Before: 20,037 sf @ \$50.00/sf =	\$1,001,850
Affected Site Improvements (landsc., paving, fencing)	\$6,500
Buildings	N/A
Fair Market Value Before	\$1,008,350

After: 20,007 sf in Fee @ \$50.00/sf =	\$1,000,350
Defined Easement: 30 sf @ \$50.00/sf x 1% =	\$15
Affected Site Improvements (landsc., paving, fencing)	\$0
Buildings	N/A
Total Site – After (rounded)	\$1,000,365
Damages (Value of Acquisition)	\$7,985
Rounded	\$8,000

RECOMMENDATION: Board approval is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT estimate of compensation.



PRB # 19-033
Transaction/Contract Type: RE – Voucher
Origin/Client: DOT/DOT
Project Number: 161-141-001
Grantor: Wilton Project Associates, LLC
Property: Wilton, Danbury Rd (59 & 65)
Project Purpose: Safety & Operational Improvements on Route 7 at Grumman Hill Rd
Item Purpose: Partial Take (3,093 sf), Defined Sight Line Easement (1,778 sf), Easement for Sidewalk, Right to Install Curbing & remove tree

DAMAGES: \$78,000.00

PROJECT: The improvements on Route 7 (Danbury Road) at the intersection of Grumman Hill Road will include roadway widening to accommodate northbound and southbound left-turn lanes and a minimum of 4-foot shoulders. The widening will take place on the west side of Route 7 and sidewalks will be installed on the east side of Route 7. The traffic signal for the intersection of Route 7 and Grumman Hill Road will be replaced to better accommodate the proposed left-turn lanes. Short, left-turn slots will also be installed on Route 7, south of the Grumman Hill Road intersection, at Hollyhock Lane and the commercial driveway opposite to Hollyhock Lane (per DOT, November 2017).

SITE & TAKING DESCRIPTION: The subject consists of a 3-unit commercial condominium complex situated on 11.7865± acres (513,420± sf), with 487 feet of frontage on the east side of Danbury Road. The property is located in the DE-5 (Designed Enterprise District) zone and conforms to zoning. Average daily traffic counts (ADT) were 27,900 cars/day in 2014. There is a full traffic control signal at the entry to the site.

- Unit A (65 Danbury Rd) within the condominium is improved with a 110,844 square foot self-storage facility (Westy's) constructed in 2007.
- Unit B (59 Danbury Rd) within the condominium is improved with a 35,270 square foot multi-tenant office building constructed in 1959.
- Unit C is an undeveloped rear portion dedicated to conservation along the Norwalk River.

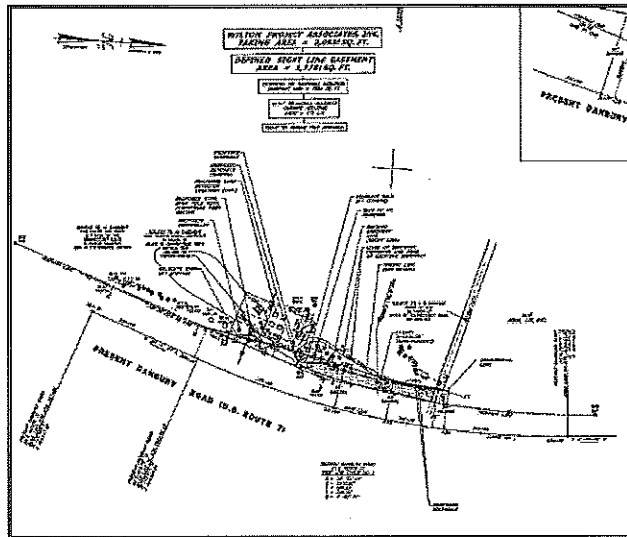
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The building improvements are not impacted by the easements. Site improvements including trees, shrubs landscape plantings and lawn within the taking and easement as well as the right to remove a 20-inch diameter pine tree outside the affected areas.

The Appraiser opined the highest and best use of the property, either vacant or improved, is for commercial/industrial development.

DOT requires acquiring the following:

- A partial take in fee-simple – 3,093± sf
- A defined sight line easement – 1,778± sf
- Easement for sidewalk acquired - 752± sf
- Right to install concrete curbing acquired – 11± lf.
- Right to remove tree.



Valuation: An appraisal was done by DOT Appraiser Thomas L. Fox, as of 9/25/2018. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the entire property (land only) is \$12.00/sf of land area.

The table shows the appraiser’s summary of damages:

Item	Estimated Value (Rounded)
Before: 513,420 sf @ \$12.00/sf =	\$6,161,040
Affected Site Improvements (tree, plantings, lawn, etc)	\$25,000
Buildings	N/A
Fair Market Value Before	\$6,186,040
Rounded	\$6,186,000

After: 508,549 sf in Fee @ \$12.00/sf =	\$6,102,588
Defined Sight Line Esmt: 1,778 sf @ \$12/sf x 25% =	\$5,334
Defined Sidewalk Esmt: 752 sf (inc in remaining fee land)	\$0
Affected Site Improvements (tree, plantings, lawn, etc)	\$0
Buildings	N/A
Total Site – After (rounded)	\$6,108,000
Damages (Value of Acquisition)	\$78,000

Staff had the following inquiries regarding this proposal:

- Please clarify why the DOT is acquiring a Right to remove tree outside the easement area.
- Please provide a breakdown of valuation of site improvements and background support for the appraiser's valuation of \$25,000 in Site Improvement.

RECOMMENDATION: It is recommended that the Board **SUSPEND** this item pending written responses to Board inquiries are received and reviewed.

PRB #	19-048
Transaction/Contract Type:	RE – Voucher
Origin/Client:	DOT/DOT
Project Number:	135-307-006
Grantor:	PR Partnership, LLC
Property:	Darien, Boston Post Rd (2748)
Project Purpose:	Replacement of Bridge No. 00315 US Route 1 Over Noroton River
Item Purpose:	Construction Easement (1,376± sf) Right to Construct Driveway (138± sf), Right to Temporarily Relocate Overhead Wires (7± lf)

DAMAGES: \$400,000.00

PROJECT: The Department's Bridge Safety and Evaluation Unit has identified this bridge as being in need of replacement. The bridge is not structurally deficient since it is in fair condition, however; the bridge is scour critical.

The recommended bridge replacement consists of a new 44 foot single-span steel multi-girder superstructure with a concrete deck, on new cast-in-place concrete abutments supported on piles. The proposed horizontal alignment of US Route 1 will match the existing and the proposed vertical profile will be raised approximately 2.5 feet at the bridge to meet the minimum hydraulic opening requirements. The proposed roadway will result in approximately 550 feet of construction.

The proposed west approach roadway section is 62 feet wide with four 11 foot travel lanes, one 10 foot left turn lane and two 4 foot shoulders. A 6 foot sidewalk is proposed along the south side of the roadway and the north side of the roadway will have a sidewalk varying in width.

During the construction of the proposed bridge, two lanes of traffic along US Route 1 will be maintained on a temporary bridge north of the existing structure while an additional lane of traffic will be maintained on the existing bridge. Brookside Drive will be closed at its intersection with US Route 1 and traffic will be detoured to Anthony Lane to Hillside Avenue to US Route 1.

SITE DESCRIPTION: The subject property consists of an irregularly-shaped 1.8552 ±AC (80,812± sf) parcel improved with a 14,365 square foot two-story commercial building with partially finished basement utilized as a restaurant/banquet facility (owner-occupied), constructed in 1976, in overall good condition. The site includes parking to the rear and utilizes state-owned land for parking of approximately nine vehicles in front of the building.

The Appraiser opined the highest and best use of the property is for continued restaurant/banquet facility use.

DOT requires acquiring the following:

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- A construction easement for the purpose of access, installing bridge abutment footing, riprap and installing temporary earth retaining system, barriers, utility pole, overhead wires, guy wires and removal of granite curb during the replacement of Bridge #00315 – 1,376± sf
- Right to construct driveway acquired – 138± sf
- Right to temporarily relocate overhead utility services wires – 7± lf

Subject Property Description, After the Taking: The subject property will be subject to a construction easement encompassing the northwest corner of the property. Included within the construction easement area are temporary barriers and utility relocation, all present during the three-year construction period. The existing parking in front of the building (9 spaces within ROW) will be lost and not replaced upon completion of the three-year construction period.

The improvements are not permanently affected by the State's easement acquisition. The appraiser states site improvements affected by the easement include loss of landscaping, rockbeds and a sign base and wiring valued at \$5,000 is affected by the easement.

Valuation: A before and after appraisal was done by independent fee appraiser Steven E. MacCormack, as of 11/13/2017. Based on the sales data comparison approach, the appraiser concluded that the fair market value of the subject land before the taking is \$3,250,000. The fair market value of the land and improvements (building & site) is \$4,810,000. After the taking the property is appraised at \$4,805,000, with damages estimated at \$5,000.

The table shows the appraiser's summary of damages:

Item – Before	Estimated Value (Rounded)
Land: 1.8552 acres @ \$1,750,000/acre (\$40/sf)	\$3,250,000
Site Improvements	\$65,000
Building: 14,365 @ \$104/sf (depreciated)	\$1,495,000
Fair Market Value Before	\$4,810,000
After:	
Land: 1.8552 acres @ \$1,750,000/acre (\$40/sf)	\$3,250,000
Site Improvements	\$60,000
Building: 14,365 @ \$104/sf (depreciated)	\$1,495,000
Fair Market Value After	\$4,805,000
Damages (Value of Acquisition)	\$5,000

In addition to the Damages based on the value of the acquisition, Appraiser MacCormack estimated Temporary Damages.

The State will be acquiring a construction easement for the purpose of replacing Bridge #00315 over the Noroton River. The construction easement will be restored by the removal of all temporary appurtenances/equipment and by grading and landscaping disturbed areas as well as adding concrete sidewalks and pavement. The easement will be extinguished upon completion of the project, unless sooner extinguished by the State.

Appraiser MacCormack calculated Temporary Damages due to the Temporary Construction Easement as follows:

$$\text{Temporary Damages } 1,376\pm\text{sf (0.3159 ac)} \times \$1,750,000/\text{ac} \times 10\% \times 3 \text{ yrs} = \$16,584$$

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Appraiser MacCormack calculated Temporary Severance Damages to the property as currently improved. MacCormack estimated the market value of the property at \$4,810,000 (\$335/sf), with the damages estimated at 20%, if permanent, or \$962,000. Based on the subject property being a restaurant/banquet facility, a typical holding period for investors of this type of property would be 10 years, therefore, temporary damages factor could be calculated to arrive at a factor of 30% (3/10), calculated as follows:

$$\$4,810,000 \times 20\% \times 10\% \times 3 = \$288,600$$

Total Temporary Damages are then \$16,584 + \$288,600 = \$305,184.

Total Permanent and Temporary Damages are then \$5,000 + \$305,184 = \$310,184, rounded to \$310,000.

An offer of \$310,000 was made to the owner. The owner requested and obtained the DOT appraisal and subsequently obtained an appraisal performed by Christopher Kerin, MAI (provided to DOT), that valued the property at \$5,150,000 (\$359/sf).

Appraiser Kerin calculated Temporary Damages due to the Temporary Construction Easement as follows:

$$\text{Temporary Damages } 1,376\pm\text{sf (0.3159 ac)} \times \$2,100,000/\text{acre} \times 7\% \times 3 \text{ yrs} = \$13,931$$

Appraiser Kerin then calculated Temporary Severance Damages by estimating a loss in rental value due to the construction as follows:

Market Value / 7.0% OAR = \$360,500		
		Rental Loss
Year #1	-35%	-\$126,175
Year #2	-35%	-\$126,175
Year #3	-35%	-\$126,175
Year #4	-20%	-\$72,100
		-\$450,625

Appraiser Kerin's estimate of damages, from all sources, is then as follows:

Damages Summary	
Temporary Easement	\$13,931
Severance Damages	\$450,625
Loss of Site Improvements	\$5,000
Total Damages	\$469,556

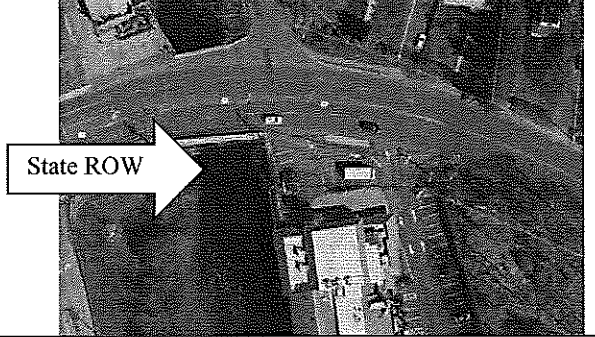
Subsequent negotiations between the parties arrived at a settlement amount of \$400,000, which is \$90,000 greater than DOT's initial offer.

Staff have requested clarification of the following concerns:

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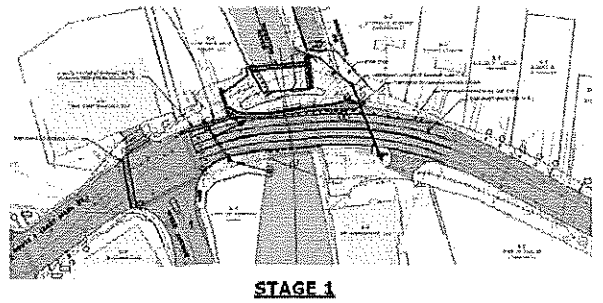
#1. Is there an Agreement currently in place for the property owner's use of state-owned land for exclusive parking and access to his property?

#2. Please clarify if DOT sought compensation during the negotiations for the property owner's use of parking within the State ROW.



#3. Please clarify at what point during the 36-month construction period, access to the owner's property will be restricted to a single driveway.

#4. Please clarify if the acquired Construction Easement permits staging of construction equipment within the easement area.



#5. In light of the significant differences in the value conclusions by both appraisers, please clarify if a formal review of the owner's appraisal report (Kerin appraisal) was performed by DOT.

MacCormack (DOT Appraiser)	Kerin (owner appraiser)
Loss of Site Improvements = \$5,000	Loss of Site Improvements = \$5,000
Land value = \$1,750,000/acre or \$3,250,000	Land value = \$2,100,000/acre or \$3,910,000
Temporary Damages (10%, 3-yr) = \$16,584	Temporary Damages (7%, 3-yr) = \$13,931
Market Value @ \$334.49/sf = \$4,805,000	Market Value @ \$358.5/sf = \$5,150,000
Severance Damages (20%, 3-yr) = \$288,600	Severance Damages (Rental Loss, 4-yr) = \$450,625

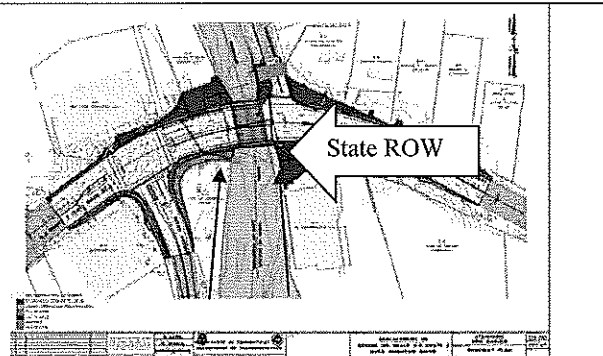
#6. Based on the appraiser's (Kerin) statements on pages 80-83 of the appraisal report, the appraiser calculated temporary severance damages by estimating a 35% decline in rental rate during the 3-yr construction period plus a 20% decline in the fourth year. Please clarify if appraiser's statements are accurate regarding ingress/egress in both the before and after as there are no restrictions acquired in this taking.

#7. Please clarify whether the appraiser's (Kerin) estimate of rental loss for the four years should be discounted to reflect a Present Value (sum of future values) as the owner theoretically has no suffered the "rental loss" in the current year.

#8. Upon completion of the project please clarify if an Agreement is required for the owner's exclusive use of land within the State ROW for access to the owner's driveway and parking area.

#9. Who paved the State ROW that is being used by the PR Partnership?

#10. Please clarify who will bear the expense to repave the area within the State's ROW for the owner's exclusive access to his property.



RECOMMENDATION: It is recommended that the Board **SUSPEND** this item pending written responses to Board inquiries are received and reviewed.

PRB # 19-049
Transaction/Contract Type: Lease Out Renewal
Origin/Client: DAS/DAS
Property Norwich, West Thames St (401) – Uncas on Thames Campus
Lessee: T-Mobile USA, Inc.
Project Purpose: 5-year renewal of lease out for continued cellular antennae use
Item Purpose: Renewal Option

Background

The original base lease was approved January 12, 2009 under PRB #08-402, and the first 5-yr renewal was approved January 21, 2014 under PRB #14-012.

The proposed 5-yr renewal before the Board is for continued use of 225 sq. ft. on the roof of the Campbell Building at the Uncas on Thames Campus to accommodate nine panel antennas on skid mounts on the elevator penthouse roof and three cabinets to house Lessee's equipment on the equipment platform on the building roof.

Description	Lease Proposal - Norwich
PRB #	Initial Term PRB #08-402; 1 st renewal PRB #14-012; 2 nd renewal PRB #19-049
Lessee	T-Mobile USA, Inc, successor to Omnipoint Communications, Inc.
Lease Premises	225 sf area on the roof of the Campbell Building, Uncas-On-Thames, Norwich.
Equipment	Nine 72" x 12" panel antennae mounted to steel frame over elevator penthouse; three BTS (base transceiver stations) to house equipment on building roof; with installation lines. (See attached roof plan.)
Use	To operate Lessee's wireless telecommunication facility, antennae, cabinets and equipment.
Lease Term	The initial 5 year term began 3/1/2009. This is the second 5-yr renewal. One 3-yr renewal remains. If exercised the final term ends 2/28/2028.
Base Rent	\$40,317.49/year increasing 3% each year thereafter. The current rent (year 10) is \$39,143.20.
Additional Rent	Lessee is responsible for cost of utilities, and any and all costs to install, service and operate the telecommunication facility; security systems applicable to the lessee's equipment.
Maintenance	Lessee shall maintain leased area, and make all repairs arising from performance, installation or use of equipment.
Insurance	Commercial General Liability: \$1,000,000, with state named as additional insured; Workers' Compensation and Employer's Liability Insurance in compliance with state law.
Termination	Lessor may terminate 120 days notice. Lessee may terminate if necessary government approvals are rejected, canceled or expire; if engineering determines that premises are unsatisfactory; if premises become unacceptable, inappropriate or unnecessary for the Lessee's operations for economic or technological reasons.

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The Lessee was required to hire a 3rd party engineer to prepare design documents and to certify that the Lessee's facility and equipment and installation lines do not exceed the load capacity of the Campbell Building. Lessee is responsible for any costs related to repair and maintenance of the premises in a good and weather-tight condition, including the leased portion of the penthouse roof and building façade that support the Lessee's telecommunications facility and equipment; likewise any and all utility costs to install, service and operate the facility, and any costs related to the building, construction maintenance and installation of a utility consumption meter and any other item expense related to the building, installation and maintenance of any renovations or improvements to the leased premises by the Lessee.

EXHIBIT B

Base Rent

Year	Annual Rent	Monthly Rent
1	\$30,000.00	\$2,500.00
2	\$30,900.00	\$2,575.00
3	\$31,827.00	\$2,652.25
4	\$32,781.81	\$2,731.82
5	\$33,766.26	\$2,813.77
6	\$34,778.22	\$2,898.19
7	\$35,821.57	\$2,985.13
8	\$36,896.22	\$3,074.68
9	\$38,003.10	\$3,166.93
10	\$39,143.20	\$3,261.93
11	\$40,317.49	\$3,359.79
12	\$41,527.02	\$3,460.58
13	\$42,772.83	\$3,564.40
14	\$44,056.01	\$3,671.33
15	\$45,377.69	\$3,781.47
16	\$46,739.02	\$3,894.92
17	\$48,141.19	\$4,011.77
18	\$49,585.43	\$4,132.12

SPRB staff recommend **APPROVAL** of this 5-yr renewal of the Lease Out to T-Mobile USA, Inc. for the following reasons;

1. The Lessee requested the extension on November 26, 2018, within the 90 day requirement pursuant to Section 2.3 of the Lease.
2. The cumulative total of rental payments over the term equals \$214,051.
3. OPM Secretary McCaw approved of the renewal on February 6, 2019.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILES: The Board took the following votes in Open Session:

PRB FILES #19-016 – No vote was taken on this file and it remains under suspension.

PRB FILE #19-032 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE # 19-032. The motion passed unanimously.

PRB FILE #19-033 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE # 19-033. The motion passed unanimously.

PRB FILE #19-048 – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB FILE # 19-048. The motion passed unanimously.

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PRB FILE #19-049 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE # 19-049. The motion passed unanimously.

9. NEXT MEETING – Thursday, February 28, 2019

The meeting adjourned.

APPROVED: *John Valengavich* **Date:** *2/28/19*
John Valengavich, Secretary