

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 24, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on June 24, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

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

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Shane Mallory, DAS Administrator Leasing & Property Transfer (9:35-10:10AM)
Thomas Pysh, DAS Property Agent 2 (9:35-10:10AM)
Cameron Weimar - Director of Farmland Preservation (10:10-10:5613AM)

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Halpert seconded a motion to approve the minutes of the June 20, 2019 meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:34. The motion passed unanimously. Besides those named above, also invited into Executive Session were Shane Mallory, DAS Administrator Leasing & Property Transfer and Thomas Pysh, Property Agent 2.

EXECUTIVE SESSION

PRB #:	19-111
Transaction/Contract Type:	RE/ Purchase & Sale Agreement
Origin/Client:	DAS/DAS
Property:	Hartford, Sigourney St (25)

Statutory Disclosure Exemption: 1-210(b)(24)

Shane Mallory and Thomas Pysh left the meeting at 10:10AM.

Cameron Weimer, DoAG Director of Farmland Preservation was invited into Executive Session.

PRB #: 19-052-A
Transaction/Contract Type: RE/ PDR
Origin/Client: DoAG/DoAG
Property: Hartford, Sigourney St (25)

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Cameron Weimer left the meeting at 10:56AM.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 11:13. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB # 19-112
Transaction/Contract Type: RE/ Lease Out Renewal
Origin/Client: DAS/DAS
Lessee: Cellco Partnership d/b/a Verizon Wireless
Property: Groton, Oral School Rd (240) – Mystic Oral School
Project Purpose: Renewal of Lease Out for 5-year term
Item Purpose: Approval of Renewal Option

On November 16, 1998, the Board approved an original 10-year lease under PRB #98-347. The Lease was approved by the AG on October 15, 1999, commencing on July 15, 2009. The original rent was \$18,000/year during years 1-5, increasing 20% to \$21,600/year during years 6-10.

On July 20, 2009, the Board approved a 5-year lease under PRB #09-149. The new rent was increased 16% to \$25,000/year, increasing 3%/year. The Lease included three, 5-year renewal options, each increasing the rent by 3%/year.

On March 4, 2014, the Board approved the first 5-year renewal under PRB #14-034 during years 1-5, increasing 20% to \$21,600/year during years 6-10.

The proposed 5-yr renewal before the Board is for continued use of 351 SF within the Administration Building at Mystic Oral School a portion of the penthouse and Rooms 307, 308 & 309 of the Administration Building for continued operation of Lessee’s cellular antennae and supporting equipment.

The lease terms are as follows.

Description	Lease Out Renewal Proposal – Groton
Prior PRB #	#09-149 Original Lease; #14-034 Five-Year Renewal
Leased Premises	351 SF, which is a portion of the penthouse and rooms 307, 308, & 309, Administration Building, Mystic Oral School, 240 Oral School Road, Groton; together with a (non-exclusive) right of ingress and egress 24 hours a day, 7 days a week.
Equipment	3 sectors with 4 antennae in each sector on one antenna; one GPS antenna; all mounted on one antenna on exterior of building wall

	and roof; and plus necessary equipment (wires, cables, conduits, pipes) including electricity consumption meter
Use	Wireless telecommunication facility
Lease Term	5 years, beginning 7/14/19, with renewals, as listed in Exhibit B
Base Rent	\$2,799.83/month = \$33,597.91/year 1, increasing 3% per year thereafter.
Additional Rent	Lessee is responsible for electricity and security systems applicable to their equipment, and all taxes or special permits or assessments, if any
Maintenance	Lessee shall maintain leased area, and make all repairs arising from performance, installation or use of equipment, including utility costs to operate the equipment
Insurance	Commercial General Liability: \$1 million; Workers' Compensation as required by law; Employer's Liability Insurance (Lease, Article 10.2)
Assignment	Lessee may not assign or sublet without prior written consent, which consent may be withheld at Lessor's sole discretion.
Termination	Lessor may terminate with 120 days prior notice.

RECOMMENDATION: SPRB staff recommend **APPROVAL** of this 5-yr renewal of the Lease Out to Cellco Partnership d/b/a Verizon Wireless for the following reasons;

1. The Lessee requested the extension on March 21, 2019, within the 90 day requirement pursuant to Section 2.3 of the Lease.
2. The cumulative total of rental payments over the term equals \$178,375.87.
3. OPM Acting Deputy Secretary Weisselberg approved of the renewal on May 16, 2019.

EXHIBIT B

Base Rent

Year	Annual Base Rent	Monthly Base Rent
1.	\$25,000.00	\$2,083.33
2.	\$25,750.00	\$2,145.83
3.	\$26,522.50	\$2,210.21
4.	\$27,318.18	\$2,276.51
5.	\$28,137.72	\$2,344.81
Renewal Term		
1.	\$28,981.85	\$2,415.15
2.	\$29,851.31	\$2,487.61
3.	\$30,746.85	\$2,562.24
4.	\$31,669.25	\$2,639.10
5.	\$32,619.33	\$2,718.28
Renewal Term		
1.	\$33,597.91	\$2,799.83
2.	\$34,605.85	\$2,883.82
3.	\$35,644.02	\$2,970.34
4.	\$36,713.34	\$3,059.45
5.	\$37,814.74	\$3,151.23
Renewal Term		
1.	\$38,949.68	\$3,245.77
2.	\$40,117.66	\$3,343.14
3.	\$41,321.19	\$3,443.43
4.	\$42,560.83	\$3,546.74
5.	\$43,837.65	\$3,653.14

PRB # 19-115
Transaction/Contract Type: RE/ Legislative Conveyance
Origin/Client: DOT/DOT
Project Number: Public Act 17-238 (8)
Grantee: City of New Haven
Property: New Haven, Rosette St (16 & 18)
Item Purpose: Legislative Conveyance pursuant to PA 17-238 (8) –
QC Deed

A summary of the conveyance is as follows:

1. Section 8 of Public Act 17-238, requires the Commissioner of Transportation to convey approximately two parcels of land located at 16 & 18 Rosette Street, containing approximately 4,609 sq.ft. of land to the City of New Haven at the administrative cost of such transaction (\$1,000). The land abuts the DOT Metro North Rail Line
2. The conveyance includes a restriction that the property be utilized for 'open space purposes and includes a reverter clause if not used for this purpose, or if any portion of the property is sold or leased.

The Public Act Language is as follows:

Sec. 8. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven two parcels of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. The first parcel of land has an area of approximately .05 acre and is identified as 16 Rosette Street at Lot 2900 in Block 26 on city of New Haven Assessor's Map 266. The second parcel of land has an area of approximately .07 acre and is identified as 18 Rosette Street at Lot 2800 in Block 26 on city of New Haven Assessor's Map 266. The conveyance shall be subject to the approval of the State Properties Review Board.

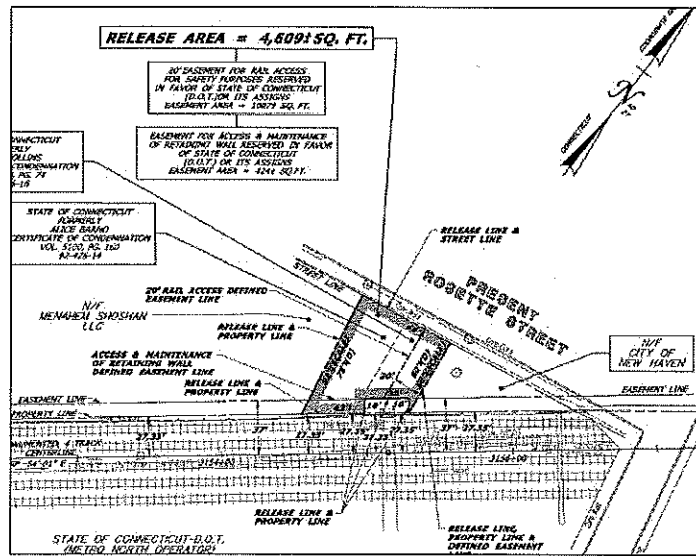
(b) The city of New Haven shall use said parcels of land for open space purposes. If the city of New Haven:

- (1) Does not use said parcels for said purposes;
- (2) Does not retain ownership of all of said parcels; or
- (3) Leases all or any portion of said parcels,

the parcels shall revert to the state of Connecticut.

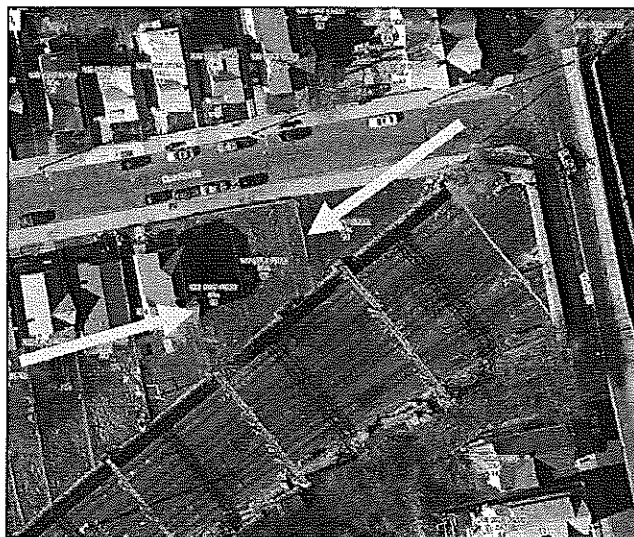
(c) The Commissioner of Transportation shall retain an easement for rail access for safety purposes on the parcels of land to be conveyed by the commissioner, which shall total approximately twenty feet.

(d) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsections (b) and (c) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.



RECOMMENDATION: Board approval for the conveyance of real estate pursuant to Pursuant to Public Act 17-238 Section 8 is recommended for the following reasons:

1. The conveyance is consistent with Section 8 of Public Act 17-238, which stipulates the transfer of the property to the City of New Haven at the administrative cost of \$1,000.00. The parcel to be conveyed contains approximately 4,609 sq.ft. of land located at 16 & 18 Rosette Street in New Haven. This information is consistent with the legislative act.
2. As required by statute, the deed specifies that property will revert to the State in the event (a) the property is not used for "open space purposes"
3. The deed description is consistent with the DOT Map.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
6. ARCHITECT-ENGINEER - NEW BUSINESS
7. OTHER BUSINESS

8. VOTES ON PRB FILES:

PRB FILE #19-111 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-111. The motion passed with Chairman Greenberg, Secretary Valengavich and Mr. Halpert voting in favor and Vice Chairman Josephy voting against.

PRB FILE #19-052-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-052-A. The motion failed with Secretary Valengavich voting in favor and Chairman Greenberg, Vice Chairman Josephy and Mr. Halpert voting against.

PRB FILE #19-112 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #19-112. The motion passed unanimously.

PRB FILE #19-115 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB FILE #19-115. The motion passed unanimously.

9. NEXT MEETING – Thursday, June 27, 2019

The meeting adjourned.

APPROVED: John Valengavich Date: 6/27/19
John Valengavich, Secretary