

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On April 25, 2022 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on April 25, 2022 remotely via telephone conference at (866)-692-4541, passcode 85607781.

### **Members Present:**

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

### **Members Absent:**

### **Staff Present:**

Dimple Desai  
Thomas Jerram

### **Guests Present**

Shane Mallory, Administrator DAS Leasing

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. Berger seconded a motion to approve the minutes of the April 21, 2022 Meeting. The motion passed unanimously.

### **2. COMMUNICATIONS**

Mr. Berger summarized the most recent information available on pending legislation that may impact the SPRB.

Staff informed Board Members of a Friday, 4-22-22, Teams meeting with DoAG regarding two forthcoming Proposals. Staff reminded all Members of tomorrow's Special Meeting to conduct a Site Visit for a DoAG Proposal being reviewed under PRB #22-058-A.

### **3. REAL ESTATE- UNFINISHED BUSINESS**

### **4. REAL ESTATE – NEW BUSINESS**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:46. The motion passed unanimously. Mr. Mallory DAS was invited to attend the Executive Session at 10:15 and left the meeting at 10:32.

### **EXECUTIVE SESSION**

<b>PRB #:</b>	22-038
<b>Transaction/Contract Type:</b>	RE/ License Agreement
<b>Origin/Client:</b>	DAS/DCF

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

**PRB #:** 22-068  
**Transaction/Contract Type:** RE/ Purchase  
**Origin/Client:** DAS/DAS

**Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(24)**

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:36. The motion passed unanimously.

**OPEN SESSION**

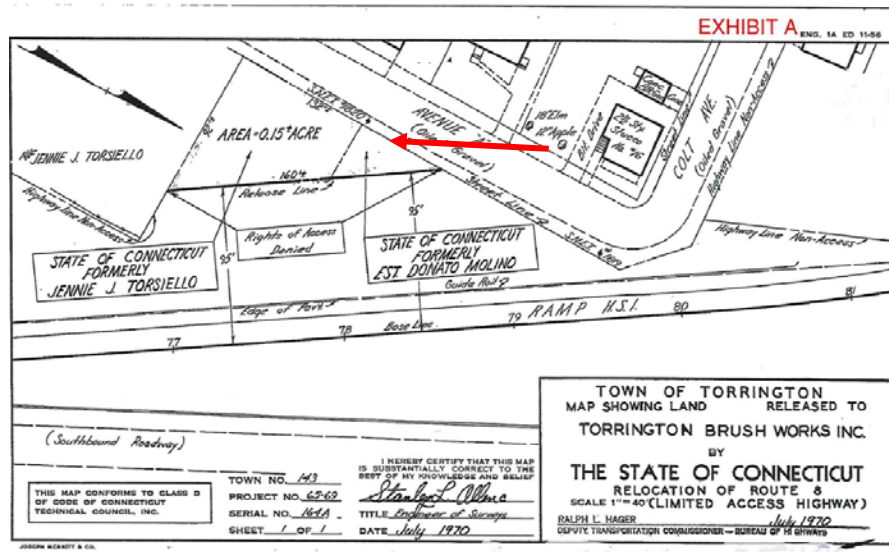
**PRB #** 22-039  
**Transaction/Contract Type:** RE – Sale  
**Origin/Client:** DOT/DOT  
**DOT Project #:** (143) 65-69-164A  
**Grantee:** Torrington Brush Works, Incorporated  
**Property:** Torrington, Avenue A (0.15 acre)  
**Project Purpose:** Sale by Sole Abutter Bid  
**Item Purpose:** QC Deed

**CONVEYANCE FEE: \$1,000**

**Project Background**

The subject State land was conveyed to The Torrington Brush Works, Incorporated on September 18, 1970. Subsequently, the deed and release map were never filed. On behalf of The Torrington Brush Works, Incorporated, Attorney Michael Magistrali has requested the Department of Transportation to prepare duplicate documentation for filing.

Under this Proposal (PRB #22-039) DOT is now seeking SPRB approval of a Quit Claim Deed for this Sale by Sole Abutter Bid for \$1,000, to address a 1970 conveyance that was not recorded in the Torrington Land Records.



The Release Area consists of remnant parcel of land containing 0.15± acre (6,534± square feet) with 132' of frontage on the street and is located in the Industrial (I) zone. The Release

Parcel, as per the provided map, is triangular in shape. The land is level and is generally cleared of trees and common underbrush. The parcel has limited utility for structural development on its own given the irregular site shape, total area, and general configuration. There are no indications of wetland soils nor flood zone encumbrances impacting the property. Rights of Access are denied to the Route 8 southbound on ramp.

**Recommendation** – Staff recommend approval of this proposed Sale by Sole Abutter Bid in the amount of \$1,000, to correct a 1970 conveyance that was never recorded in the local land records.



**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

PRB #22-051 – Update to DOT Project #132-97-25B Legislative Conveyance. This is to inform Board Members that after the Board’s approval of this conveyance, the AG had requested the addition of a paragraph to clarify the States retention of an easement for drainage and maintenance of a 30” reinforced concrete pipe (RCP). No further action by the Board is required.

**8. VOTES ON PRB FILE:**

**PRB FILE #22-038** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #22-038. The motion passed unanimously.

**PRB FILE #22-068** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-068. The motion passed unanimously.

**PRB FILE #22-039** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-039. The motion passed unanimously.

**9. NEXT MEETING** – Tuesday, April 26, 2022 – Special Meeting.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary