

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On December 26, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 26, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert

**Staff Present:** Mary Goodhouse, Real Estate Examiner

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

**ACCEPTANCE OF MINUTES OF December 18, 2017.** Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of December 18, 2017. The motion passed unanimously, except that Mr. Valengavich abstained from voting due to his absence from the meeting.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 17-341-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA/DOA

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

The Board discussed the proposed purchase commencing at 9:35 a.m. and concluding at 9:56 a.m.

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

### OPEN SESSION

**PRB #** 17-342 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT/DOT  
**Project Number:** 146-200-001  
**Grantor:** John A. Capozza

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**Property:** 19 Overbrook Drive, Vernon  
**Project Purpose:** Replacement of Bridge No. 04576 over Hockanum River Project  
**Item Purpose:** Acquisition for highway purposes of 1,959± SF of land and additional compensation affected site improvements in connection with the bridge replacement project.

This project involves replacing a culvert bridge over the Hockanum River in Vernon, with 80% funding from the Federal Local Bridge Program administered by DOT. The subject site is located on the northeast side of Pleasantview Drive near its intersection with Overbrook Drive, Vernon, where the Hockanum River flows under the roadway. The affected property at 19 Overbrook Drive is 0.93 acres of residential land improved with a single-family residence. DOT requires 1,959 SF of land located along the property frontage for the bridge replacement project.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$2.75/SF. The land taking was valued at \$5,400; with \$1,100 in damages for the value of a metal fence and privet hedge to be taken for the project. The total amount of compensation offered was \$6,500.

The owner rejected this amount because the project will take 150 linear feet of privet hedge bushes. Regarding the value of the hedge, the owner provided DOT with a \$5,290.91 estimate from Creative Exteriors, LLC, a local landscape construction company. The estimate was to plant 38 privet shrubs, with soil amendmets, fertilizer and mulch to replace the existing hedge. The parties agreed to increase the compensation for the plantings from \$1,000 to \$2,500 for total compensation of \$8,000.

Staff recommended Board approval of the item. 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. The damages award is supported by the DOT estimate of compensation; the payment for the landscaping is supported by the estimate provided by the landscape construction company.

**PRB #** 17-350      **Transaction/Contract Type:** RE / Public Act Conveyance  
**Origin/Client:** DAS/DMHAS  
**Grantee:** City of Middletown  
**Property:** Shepherd Home, 112 Bow Lane, Middletown  
**Item Purpose:** Conveyance of 3.38± acres of land and improvements, pursuant to Section 4, Public Act 16-1, May Special Session; premises are conveyed to the city, subject to the requirement that the property will be used for permanent supportive housing with a focus on veterans.

For many years DAS has leased the Mary Shepherd Home to the City of Middletown. The City subleases the property to Mercy Housing and Shelter Corporation to provided transitional housing (PRB #13-149). The State has agreed to transfer the property to the City for the purpose of redevelopment. The focus of the project is to reduce homelessness in the City, with an emphasis on providing for the City's homeless veterans.

Staff recommended that the Board approve the Quit Claim Deed which will convey 3.38 acres and the Mary Shepherd Home on the CVH Campus (Department of Mental Health & Addiction Services) to the City of Middletown as required by Public Act 16-1, §4 May Special Session.

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A summary of the conveyance is as follows:

1. The conveyance deed is consistent with §4 of Public Act 16-1, which stipulates the transfer of the property to the City of Middletown at the administrative cost of such transaction. The parcel to be conveyed comprises approximately 3.38 acres of land and the improvements known as the Mary Shepherd Home. The parcel is bounded by Eastern Avenue, Bow Lane, and Harvey Drive; a survey map has been prepared for DAS by Garg Consulting Services dated 4/27/2015 showing the parcel to be conveyed to the City.
2. The deed stipulates that the property is conveyed subject to the requirement that the Grantee use the property as permanent supportive housing with a focus on veterans, and that if at any point the Grantee does not use the property for that purposes, the property will revert to the State of Connecticut.
3. The legislation and the conveyance allows the City to enter into an agreement with an organization; and may convey the property to an organization that will use the property as required; with title reverting to the State if the organization does not use the property as required. The deed stipulates that the organization assume responsibility for all costs and liabilities related to separating any buildings located on the property and the parcel of land itself from any connected mechanical systems including water, heating and cooling systems, but excluding sewerage systems.
4. The legal description in the Quit Claim Deed is consistent with the survey map.

Agreement for Redevelopment of the Property: Following an RFP process requesting proposals for the redevelopment of the property, the City of Middletown selected the Shepherd Home Limited Partnership to act as the Developer of the property, in conjunction with its General Partner, Shepherd Home Supportive Housing, LLC. Columbus House, Inc., a non-profit organization located in New Haven, is the member of the LLC. The City and Columbus House worked with the legislative delegation to secure the Public Act for the transfer of the State property to the City; and then to the Developer. The project will consist of 26 one-bedroom and 6 studio units; it will not include any two-bedroom or greater units, nor will it include the construction of any new buildings or units on the grounds of the property outside of the existing Mary Shepherd Home. The Developer has obtained financing through CHFA, federal Low Income Housing Tax Credits (LIHTC) and state and federal historic tax credits. All units will be eligible for Section 8 vouchers and rental subsidies from the Middletown Housing Authority. DAS has provided a copy of the agreement with the Developer, which is recorded in the Middletown Land Records Book 1910, Page 166.

## The Public Act 16-1, May Special Session language is as follows:

*Sec. 4. (Effective from passage) (a) Notwithstanding any provision of the general statutes and after receiving notification from the city of Middletown of an agreement entered into pursuant to subsection (b) of this section, the Commissioner of Mental Health and Addiction Services may convey to the city of Middletown the Shepherd Home and the parcel of land containing the Shepherd Home, in the city of Middletown, at a cost equal to the administrative costs of making such conveyance. Said parcel is located at 112 Bow Lane in the city of Middletown and shall be specifically identified by a survey approved by the commissioner. The conveyance shall be subject to the approval of the State Properties Review Board.*

*(b) Notwithstanding any provision of the general statutes, the city of Middletown may enter into an agreement with an organization to convey the Shepherd Home and the parcel of land containing the Shepherd Home referenced in subsection (a) of this section to such organization*

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*for use as permanent supportive housing with a focus on veterans. Such agreement shall include terms requiring such organization to assume responsibility for all costs and liabilities related to separating such buildings and parcel of land from any connected mechanical systems, including, but not limited to, water, heating and cooling systems but excluding sewerage systems.*

*(c) The city of Middletown or the organization that is a party to the agreement entered into pursuant to subsection (b) of this section shall use said parcel of land and the Shepherd Home for permanent supportive housing with a focus on veterans. If at any point said parcel is used for a purpose other than permanent supportive housing with a focus on veterans, the parcel and any building thereon shall revert to the state of Connecticut.*

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #17-341-A** – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB File #17-341-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #17-342** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-342. The motion passed unanimously.

**PRB FILE #17-350** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-350. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary