

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 7, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 7, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary E. Goodhouse, Real Estate Examiner
Anna L. Candelario, Executive Secretary

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 JANUARY 31, 2011. Mr. Norman moved and Mr. Pepe seconded a motion to accept the minutes of January 31, 2011. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 012 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DOT / DOT
Project Number: 156-167-4A
Grantee: City of West Haven

Property: Land and Easements located along Woodmont Road, WEST HAVEN CT

Project Purpose: Conveyance of Land and Assignment of Easements, West Haven

Item Purpose: Conveyance of land and assignment of easements and drainage rights-of-way to Grantee/City, a town road release file designation, as agreed upon between the State and City, Agreement No. 8.04-02(99), dated September 29, 1999.

Mr. Dillon said that in accordance with DOT Agreement No. 08.04-02(99), all properties acquired and rights acquired by the State for the reconstruction of Woodmont Road, West Haven, that are within the highway lines of the reconstructed road shall be released to the City upon completion of the project." The project is complete and DOT proposes to release 4,827 sq. ft. of land, 8,667 sq. ft. of

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 7, 2011

Page 2

easements, and 3,227 sq. ft. of drainage rights of way to the town. Mr. Dillon recommended approval of the agenda item.

PRB # 11 - 013 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
File No.: AERO-5600-1208
Lessee: Huntleigh USA Corporation
Representative: Robert E. Shupe, Chief Financial Officer

Property: Bradley International Airport, WINDSOR LOCKS CT

Project Purpose: DOT, Office Lease-Out Agreement (dated June 22, 2010) [Agreement No. 6.10-02(10)]

Item Purpose: To renew lease of office space, consisting of 122 sq. ft., retroactive to June 1, 2010, in Terminal "A" for use for administrative functions and in conjunction with Lessee's operations at the Airport.

Ms. Goodhouse reported that the Department of Transportation (DOT) Aviation and Ports proposes to once again lease 122 sq. ft. of space in the lower level of Terminal A for office space for Huntleigh USA Corporation, which offers "sky cap" services at Bradley International Airport.

The annual lease payment of \$6,630.70 (54.35 per sq. ft.) is adjusted annually on July 1st and represents the tenant's pro-rata share of the bond debt cost and the operational expense of Bradley Airport. The lease space fees are the same for all tenants who rent airport terminal space. The lease term is for three years commencing June 1, 2010. Ms. Goodhouse recommended approval of the item.

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

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11 - 015 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DPW / DMHAS

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject Lease-out Agreement at 9:53 a.m. and concluded at 10:00 a.m.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 7, 2011

Page 3

PRB # 11 - 016 **Transaction/Contract Type:** RE / Lease
Origin/Client: DOL / DOL

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject Lease Agreement at 10:01 a.m. and concluded at 10:10 a.m.

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

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-012 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-012. The motion passed unanimously.

PRB FILE #11-013 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-013. The motion passed unanimously.

PRB FILE #11-015 – Mr. Norman moved and Mr. Millstein seconded a motion to return PRB File #11-015 pursuant to a letter received from Secretary Benjamin Barnes containing notification that all leases of State property to non-State entities would require OPM review and approval. The motion passed unanimously.

PRB FILE #11-016 – Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-016 in order for the Board to continue its review of the proposed lease terms. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc

APPROVED: _____

Bruce Josephy, Secretary

Date: _____