

## STATE PROPERTIES REVIEW BOARD

### Minutes of Special Meeting Held On January 13, 2020 Norwalk Maritime Aquarium, 10 N. Water Street, Norwalk, Connecticut

The State Properties Review Board held a Special Meeting on January 13, 2020 in the Nautilus Room at the Norwalk Maritime Aquarium, 10 N. Water Street, Norwalk, Connecticut.

#### **Members Present:**

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

#### **Members Absent:**

William Cianci

#### **Staff Present:**

Thomas Jerram

#### **Guests Present**

James Mason, Transportation Principal Property Agent, DOT  
Tiffany Maldonado, Supervising Property Agent, DOT  
Jason Patlis, President and CEO, Norwalk Maritime Aquarium  
Dave Truedson, Chief Operating Officer Norwalk Maritime Aquarium  
John Joyce, Chief Financial Officer Norwalk Maritime Aquarium  
Clayton Fowler, Trustee, Norwalk Maritime Aquarium  
Chrissy Preval, Norwalk Maritime  
Alan Lo, City of Norwalk  
Michael Small, Construction Solutions Group  
Frank Fazekas, Sr. Project Executive, AP Construction

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**
- 2. COMMUNICATIONS**
- 3. REAL ESTATE- UNFINISHED BUSINESS**
- 4. REAL ESTATE – NEW BUSINESS**
- 5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**
- 6. ARCHITECT-ENGINEER - NEW BUSINESS**
- 7. OTHER BUSINESS**

**PRB #** 19-145  
**Transaction/Contract Type:** RE/ First Amendment to Administrative Settlement  
**Origin/Client:** DOT/DOT  
**Project Number:** 301-176-021  
**Grantor:** City of Norwalk  
**Property:** Norwalk, North Water St (10)  
**Project Purpose:** Walk Railroad Bridge  
**Item Purpose:** Site Visit

All guests noted above joined the meeting for the purpose of providing a construction update with respect to the Functional Replacement of the Referenced Improvements referenced in the First Amendment to Administrative Settlement.

James Mason initiated the discussion regarding Functional Replacement and then introduced Dave Truedson, COO who provided further discussion on the progress of the construction of the new 4-D Theatre and 150,000 gallon tank for the new Seal Exhibit. Site work is in progress with Substantial Completion anticipated in December 2020.

Jason Patlis, Aquarium President & CEO then provided an update on efforts taken by the Aquarium to address those Referenced Improvements in Phase 2 of the project should Phase 1 costs approach the \$40 million cap on the project.

A tour of the Aquarium facility took place showing the temporary locations of the Seal Exhibit and Meerkat Exhibit, as well as viewing the site work in progress for the new 4D Theater and Seal Exhibit.

8. **VOTES ON PRB FILE:** None.

9. **NEXT MEETING** – Thursday, January 16, 2020

The meeting adjourned.

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

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**APPROVED:** John Valengavich **Date:** 1/16/20  
John Valengavich, Secretary