

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 14, 2020 – 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 May 14, 2020 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

Chairman Greenberg inquired if there were any public participants. None responded.

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. Berger seconded a motion to approve the minutes of the May 11, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-068
Transaction/Contract Type:	RE/ License Agreement
Origin/Client:	DAS/BOR
Licensee:	Capital Workforce Partners
Property:	Bristol, North Main Street (430)
Project Purpose:	Co-location at Tunxis Community College (TXCC)
Item Purpose:	New License Agreement

At the December 6, 2016 SPRB Meeting, under PRB #16-276, the SPRB approved a new Lease for the continued use of 8,003 square feet of office space by the Board of Regents and TXCC at 430 North Main Street, Bristol. The Lease commenced on December 19, 2016, and will terminate on December 28, 2021. The rent for this space is \$122,445.96/year, or \$15.30/sf, fixed for the five year term. Lessee expenses include natural gas, water, sewer, electricity, janitorial and light and lamp replacement and 18% of taxes over base lease year rate (2017)

Under this Proposal (PRB #20-068), DAS and BOR are seeking SPRB approval to co-locate Capital Workforce Partners (CWP) within 2,500 square feet of the Leased space at 430 North Main Street. The co-location of TXCC with CWP (which operates an American Jobs Center) will benefit regional programs for workforce education and job training. The proposed License Agreement has the following terms:

DESCRIPTION	PRB #20-068 Agreement for Shared Space/Expenses
Parties to Agreement	DAS-BOR-CWP
Shared Areas	2,500 sq.ft. within the Leased Premises as identified in Exhibit A.
License Fee	\$48,000/year, payable in \$4,000 monthly installments (\$19.20/sf)
Term	One year upon AG approval, automatic one-year renewal terms
Shared Expenses	CWP shall reimburse TXCC for actual operating expenses, other than electricity, $(2,500 \div 8,003 = 31\%)$.
Telephone, Data, Copier	CWP is responsible for all photocopier, telephone & IT resources.
Termination Clause	Either party may terminate with 30 days advanced written notice.

The License Agreement has been approved by each party as follows:

- BOR initial request to DAS for License Agreement: August 23, 2018;
- Capital Workforce Partners: April 22, 2019;
- Board of Regents: April 30, 2019;
- DAS Commissioner: May 13, 2019;
- Office of Policy & Management: March 2, 2020; and
- Submission to SPRB: April 24, 2020.

Staff inquired with DAS for clarification of the following issues:

1. Please clarify whether CWP staff is already utilizing space within this location, without the benefit of a License Agreement, based on their advertising this location on their website: <https://capitalworkforce.org/american-job-centers/>.
DAS Response: Yes, BOR didn't want to lose the opportunity so they went ahead with it.
Staff Response: The BOR's initial request to DAS for this License Agreement was on August 23, 2018. In your response below you indicate that BOR didn't want to lose the opportunity so they permitted the co-location. Please clarify when the co-location commenced and whether CWP has been paying rent and reimbursing their pro-rata share of increased operating expenses since their occupancy commenced.
DAS Response: Awaiting response from BOR.
2. Please provide an electronic copy of the existing Lease for this location.
DAS Response: Attached OK
3. Please clarify if there is sufficient reserved/unreserved parking included in the Lease to accommodate additional CWP staff and is there any financial impact with the Lessor if the addition of CWP staff exceeds the parking included in the Lease.
DAS Response: All parking is sufficient. No financial impact with the lessor. OK
4. Please clarify how Capital Workforce Partners (CWP) will reimburse TXCC for operating expenses in light of the DAS memo stating CWP will reimburse TXCC for any increase in operating expenses, excluding electric, and the License Agreement states "Licensee shall also reimburse Licensor actual operating expenses other than electricity for the License Area."
DAS Response: Tunxis will identify the increase to the CWP in writing as it occurs for inclusion into the lease payment. DAS will be cc'd on the correspondence. Costs are based on a prorated share. OK
5. Regarding operating expenses, please clarify if the CWP reimbursement based on their pro-rata share of occupied space, or some other basis?
DAS Response: The CWP occupies 2,500 s.f. within the leased space of 8,006 s.f. The prorated share of the total is 31%

6. Please clarify if CWP will have access to the Leased Premises beyond TXCC normal business hours.

DAS Response: No OK

7. Please confirm if Exhibit C (Campaign Contribution and Solicitation Limitations) is current in light of the AG identifying outdated language in Exhibit L (Campaign Contribution and Solicitation Limitations) in the most recent Worker's Compensation Lease.

DAS Response: No, it is not, we anticipate getting it slip sheeted on or before this Thursday. OK

RECOMMENDATION: It is recommended that SPRB **suspend** the License Agreement with CWP to co-locate within TXCC space at 430 North Main Street, Bristol pending resolution of the following issues:

- Clarification of when the co-location commenced and whether CWP has been paying rent and reimbursing their pro-rata share of increased operating expenses since their occupancy commenced.
- Submission of an updated Exhibit C (Campaign Contribution and Solicitation Limitations) to include current statutory language.

PRB #	20-070
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	042-317-002
Grantor:	Connecticut Light & Power d/b/a Eversource Energy
Property:	East Hartford, Riverside Drive (53)
Project Purpose:	Resurfacing, Bridge and Safety Improvements along Route 2
Item Purpose:	Voucher

DAMAGES: \$8,000.00

DOT PROJECT: The limits of the project on Route 2 begin at Maple Street and extend west to the vicinity of Pitkin Street for a length of approximately 2.8 miles. The purpose of the project is to extend the service life of the facility by resurfacing the highway and providing safety and bridge improvements within the project limits. The proposed scope of work includes rehabilitation of the underlying concrete pavement and resurfacing with a bituminous concrete overlay on the mainline and ramps, and reconstructing the median to install a concrete barrier and provide wider shoulders. The existing drainage system will be modified/upgraded and will require replacement of existing outlets at the Connecticut River. The existing guide rail will be upgraded to current standards. Overhead sign supports and luminaires will be replaced. Bridge improvements include bridge deck repairs and upgrading concrete parapets to current design standards.

Construction is anticipated to begin in 2019 based on the availability of funding, acquisition of rights of way and approval of permits. The estimated construction cost for this project is approximately \$55 million. This project is anticipated to be undertaken with 100 percent State funds.

As part of this project, the DOT is proposing permanent closure of the ramps at Exit 5B (Cambridge St. onramp and Sutton Avenue off-ramp) to improve safety and traffic operations along this section of Route 2. A recent Traffic Study was performed and it was determined that there are no significant impacts due to the ramp closures. Proposed improvements associated with the ramp closures include extending the acceleration and deceleration lanes on Route 2 in vicinity of the ramp closures and providing intersection improvements on Main Street at the Main St off-ramp (Exit 5A) intersection and at the intersection with Main St at Maple Street/Broad Street.

Property Description, Before the Taking: The subject property (per appraisal) consists of 148,639 sq. ft. (3.41 acre) parcel with 425.48 feet of frontage on the west side of Riverside Drive. The property is

level at road grade, sloping downward to the property’s westerly boundary along the Connecticut River. The property is improved with an electrical substation (CLP) and a boathouse utilized by Trinity College.

The property is located in the I-3 Industrial Zone and conforms to zoning. The Appraiser opined the highest and best use is continuation of the current uses.



Before Valuation: A Value Finding appraisal report that valued the land only was done by DOT Appraiser Matthew Malia as of December 23, 2019, as the improvements are not impacted and assigned an “X” value.

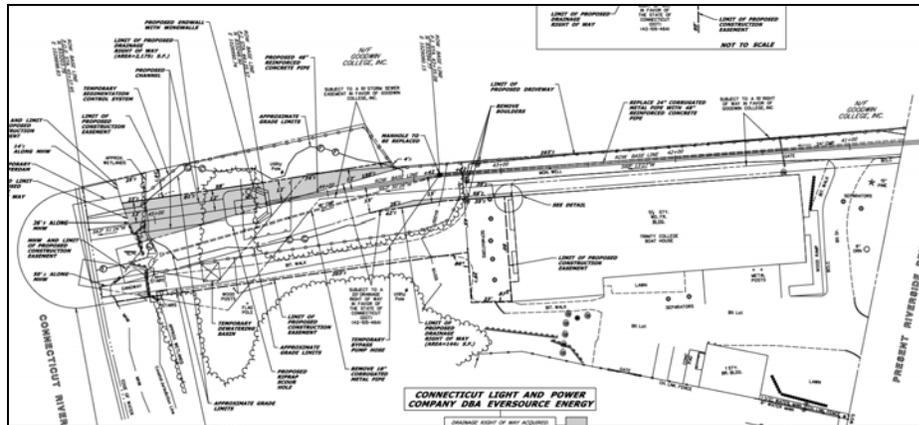
Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of industrially-zoned land; two in South Windsor and one in Manchester and concluded that the fair market value of the subject land was \$2.10/square foot, or 148,639 sq.ft. x \$2.10/sq. ft.

Item	Calculation	Value
Fee Simple	148,639 sf x \$2.10/sf	\$312,142
Cont. Value affect site improvements	Lump Sum	\$1,500
	Total	\$313,642
	Rounded	\$313,650

Improvements on the site are not impacted and assigned an “X” value.

The Taking: DOT will acquire the following:

1. Drainage right of way acquired over an area of 2,319± sq. ft. of land;
2. Construction easement for the purpose of access, grading, installing temporary cofferdam, sedimentation control system, dewatering basin, bypass pump hose and removing boulders acquired over an area of 6,351± sq. ft. of land, not to impede access to on the westerly side of the Boathouse;
3. Right to grade acquired over an area of 1,153± sq. ft.; and
4. Right to install sedimentation control system acquired over an area of 155± LF.



After Valuation:

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land included was \$2.10/square foot.

Item	Calculation	Value
Fee Simple	146,320 sf x \$2.10/sf	\$307,272
Drainage right of way	2,319 sf x \$2.10/sf x 50%	\$2,435
Cont. Value affect site improvements	Lump Sum	\$0
	Total	\$309,707
	Rounded	\$309,700

Improvements on the site are not impacted and assigned an “X” value.

Calculation of Permanent Damages

Item	Value
Before Valuation	\$313,650
After Valuation	\$309,700
Permanent Damages	\$3,950

Calculation of Temporary Damages

Construction Easement Area	6,351 sf x \$2.10/sf x 10% x 3 years	\$4,001
	Total	\$4,000
	Rounded	\$4,000

Total damages are then Permanent Damages plus Temporary Damages, \$3,950 + \$4,000 = \$7,950, rounded to \$8,000.

SPRB Staff had asked following clarification regarding this proposal.

- In the DOT Acceptance Agreement (Voucher –‘For Internal Use’) and DOT correspondence to the property owner, the property is identified as 53 & 55 Riverside Drive. The Appraiser identifies the property as 53 Riverside Drive. Should the Acceptance Agreement and correspondence be modified to accurately reflect the identity of the property?

FOR INTERNAL USE ONLY REVISED: 11/01/17

Invoice Date: _____ Invoice #: _____ CORE P.O. #: _____ CORE Receipt #: _____

Payee: (Name & Address) Connecticut Light & Power Company dba Eversource Energy 107 Seldon Street Berlin, CT 06087	Payee's FEIN/SSN: 06-0303850 Invoice Amount: \$8,000.00 Property Location: 53 & 55 Riverside Drive, East Hartford, CT 06118
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2800 BERLIN TURNPIKE, P.O. BOX 317546
 NEWINGTON, CONNECTICUT 06131-7546
 Phone: (860)-594-2489

OWNER: Connecticut Light & Power Company PROPERTY FILE NO.: 042-317-002

ADDRESS: 53 & 55 Riverside Drive TOWN: East Hartford

DOT Response: The acquisition agent enters what is listed as the “legal address” on the title search so I wasn’t sure what happened here. I spoke with Tony DeLuco last night and he circled back to the appraiser who completed this reports to see why we wouldn’t match here’s the short answer:

Serial No. 1 and 3 actually have more than one title search because the acquisitions were effecting more than one piece. On Serial No. 1, one of those searches was actually done later. In both cases, the acquisition agent must have only pulled the address from one search rather than all of them, as it’s unusual to have more than one search per file.

Serial No. 2 the appraiser said his report cover is actually incorrect and it should be 53 & 55 Riverside Drive. However, he did include both field cards in his report.

OK

RECOMMENDATION: Board approval of damages in the amount of \$8,000 is recommended for the following reasons:

1. 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.
2. The damages are supported by the DOT Appraiser’s estimate of value.

PRB #	20-071
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	042-317-003
Grantor:	Goodwin College, Inc.
Property:	East Hartford, Riverside Drive (125, 133 & 195)
Project Purpose:	Resurfacing, Bridge and Safety Improvements along Route 2
Item Purpose:	Voucher

DAMAGES: \$37,400.00

DOT PROJECT: The limits of the project on Route 2 begin at Maple Street and extend west to the vicinity of Pitkin Street for a length of approximately 2.8 miles. The purpose of the project is to extend the service life of the facility by resurfacing the highway and providing safety and bridge improvements

within the project limits. The proposed scope of work includes rehabilitation of the underlying concrete pavement and resurfacing with a bituminous concrete overlay on the mainline and ramps, and reconstructing the median to install a concrete barrier and provide wider shoulders. The existing drainage system will be modified/upgraded and will require replacement of existing outlets at the Connecticut River. The existing guide rail will be upgraded to current standards. Overhead sign supports and luminaires will be replaced. Bridge improvements include bridge deck repairs and upgrading concrete parapets to current design standards.

Construction is anticipated to begin in 2019 based on the availability of funding, acquisition of rights of way and approval of permits. The estimated construction cost for this project is approximately \$55 million. This project is anticipated to be undertaken with 100 percent State funds.

As part of this project, the DOT is proposing permanent closure of the ramps at Exit 5B (Cambridge St. onramp and Sutton Avenue off-ramp) to improve safety and traffic operations along this section of Route 2. A recent Traffic Study was performed and it was determined that there are no significant impacts due to the ramp closures. Proposed improvements associated with the ramp closures include extending the acceleration and deceleration lanes on Route 2 in vicinity of the ramp closures and providing intersection improvements on Main Street at the Main St off-ramp (Exit 5A) intersection and at the intersection with Main St at Maple Street/Broad Street.

Property Description, Before the Taking: The subject property (per appraisal) consists of three abutting properties: 125 Riverside Dr., 133 Riverside Dr. and 195 Riverside Dr, East Hartford. All three are located on the western side of Riverside Drive and are owned by Goodwin College, Inc.

1. 125 Riverside Drive is a rectangular-shaped parcel consisting of 1.7897-acre (77,959 sf) site with 300' frontage on the west side of Riverside Drive. The Connecticut River abuts its rear perimeter. The parcel has a generally level topography although the rear portion of the land slopes significantly downward toward the Connecticut River. The site contains 18,000+/- square feet of asphalt parking per assessor records. It is within an Industrial (I-3) zone. The site is improved with a 3,858 square foot commercial building, constructed in 1900, last utilized as a restaurant. The Appraiser estimates the building is in poor overall condition and vacant.
2. 133 Riverside Drive is an irregular-shaped parcel consisting of 2.042- acre (88,950 sf) site with 314' of frontage on the west side of Riverside Drive. The topography is generally level at the front of the site although it slopes downward, gently at first and then steeply toward the Connecticut River. It is within a Design Development District (DDD- 1) zone with an Industrial (I-3) underlay zone. The site is improved with 18,000 sq.ft. of asphalt-paved parking and a single-story commercial building containing 3,600 square feet, constructed in 1952 and utilized as an ancillary facility for Goodwin College.
3. 195 Riverside Drive is a rectangular-shaped 4.5707 acre (199,100 sf) site with 626' frontage on the west side of Riverside Drive. The Connecticut River abuts its rear perimeter. The parcel has a generally level topography although the rear portion of the land slopes significantly downward toward the Connecticut River. It is within a Design Development District (DDD-1) zone with an underlying Industrial (I-3) zone. This parcel is improved with two commercial buildings: a single-story structure containing 13,274 square feet that was built in 2010; and a two-story structure containing 17,222 square feet, built in 2011. Both buildings appear to be in good condition and in use by Goodwin College as school/college facilities.



Before Valuation: A Value Finding appraisal report that valued the land only was done by DOT Appraiser Matthew Malia as of November 22, 2019, as the improvements are not impacted and assigned an “X” value.

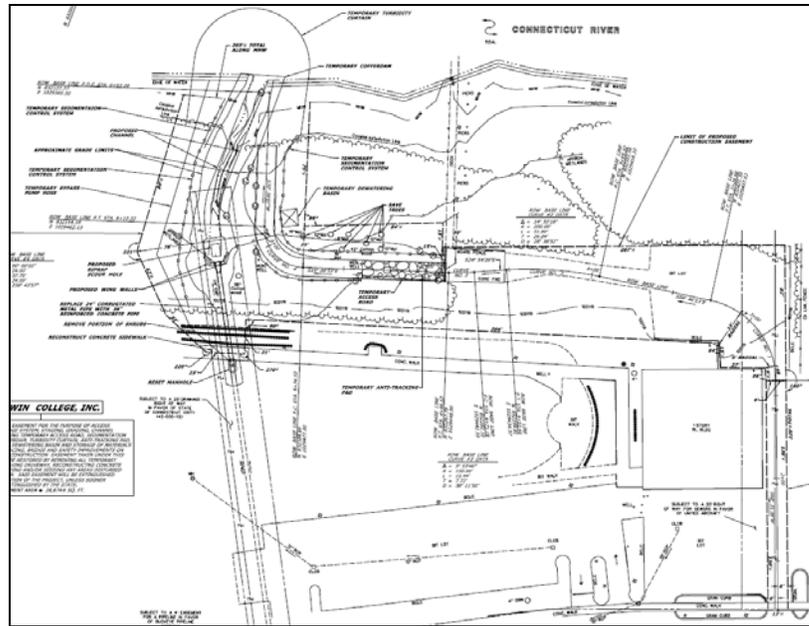
Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of commercially-zoned land: two in Glastonbury and one in East Hartford, and concluded that the fair market value of the subject land was \$5.00/square foot.

Item	Calculation	Value
125 Riverside Dr - Fee Simple	77,959 sf x \$5.00/sf	\$389,795
133 Riverside Dr - Fee Simple	88,950 sf x \$5.00/sf	\$444,750
195 Riverside Dr - Fee Simple	199,100 sf x \$5.00/sf	\$995,500
Contributory value of site improvements	Lump Sum	\$3,000
	Total Land Value	\$1,833,045
	Rounded	\$1,833,000

Improvements on the site are not impacted and assigned an “X” value.

The Taking: DOT will acquire the following:

1. Construction easement for the purpose of access to state drainage system, staging, grading, channel excavation, installing temporary access road, sedimentation control system, cofferdam, turbidity curtain, anti-tracking pad, bypass pump hose and dewatering basin and storage of materials acquired over an area of 28,674± sq. ft. of land, limited to travel only (resulting in loss of tree, landscaping, shrubs and other vegetation).



After Valuation:

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed the same three sales of land in the Before and concluded that the fair market value of the subject land included was \$5.00/square foot.

Item	Calculation	Value
125 Riverside Dr - Fee Simple	77,959 sf x \$5.00/sf	\$389,795
133 Riverside Dr - Fee Simple	88,950 sf x \$5.00/sf	\$444,750
195 Riverside Dr - Fee Simple	199,100 sf x \$5.00/sf	\$995,500
	Total Land Value	\$1,830,045
	Rounded	\$1,830,000

Improvements on the site are not impacted and assigned an “X” value.

Calculation of Permanent Damages

Item	Value
Before Valuation	\$1,833,000
After Valuation	\$1,830,000
Permanent Damages	\$3,000

Calculation of Temporary Damages

Construction Easement Area	28,674 sf x \$5.00/sf x 8% x 3 years	\$34,410
	Rounded	\$34,400

Total damages are then Permanent Damages plus Temporary Damages, \$3,000 + \$34,400 = \$37,400.

SPRB Staff had asked following clarification regarding this proposal.

- In the DOT Acceptance Agreement (Voucher –‘For Internal Use’) and DOT correspondence to the property owner, the property is identified as 133 & 195 Riverside Drive. The Appraiser identifies

the property as 125, 133 & 195 Riverside Drive. Should the Acceptance Agreement and correspondence be modified to accurately reflect the identity of the properties?

Invoice Date: _____ Invoice #: _____ CORE P.O. #: _____ CORE Receipt #: _____

Payee: (Name & Address)

Goodwin College, Inc.

c/o Todd Andrews

1 Riverside Drive

East Hartford, CT 06118

Payee's FEIN/SSN:

06-1627882

Invoice Amount:

\$37,400.00

Property Location:

133 & 195 Riverside Drive, East Hartford, CT 06118



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546

Phone: (860)-594-2489



OWNER: Goodwin College, Inc.

PROPERTY FILE NO.: 042-317-003

ADDRESS: 133 & 195 Riverside Drive

TOWN: East Hartford

DOT Response: The acquisition agent enters what is listed as the "legal address" on the title search so I wasn't sure what happened here. I spoke with Tony DeLucco last night and he circled back to the appraiser who completed this reports to see why we wouldn't match here's the short answer:

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OK

RECOMMENDATION: Board approval of damages in the amount of \$37,400 is recommended for the following reasons:

1. 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.
2. The damages are supported by the DOT Appraiser's estimate of value.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-068 – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #20-068. The motion passed unanimously.

PRB FILES #20-070 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #20-070. The motion passed unanimously.

PRB FILES #20-071 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-071. The motion passed unanimously.

9. NEXT MEETING – Monday, May 18, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John Valengavich, Secretary