

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 18, 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 18, 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.

Mr. Benjamin Tripp, Director of Development, The Metro Realty Group

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 14, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-072
Transaction/Contract Type:	RE/ Voucher
Origin/Client:	DOT/DOT
Project Number:	015-371-003
Grantor:	Lacey Manufacturing Co, LLC
Property:	Bridgeport, Barnum Ave (1146)
Project Purpose:	Seaview Avenue Corridor Improvements
Item Purpose:	Voucher

DAMAGES: \$7,300.00

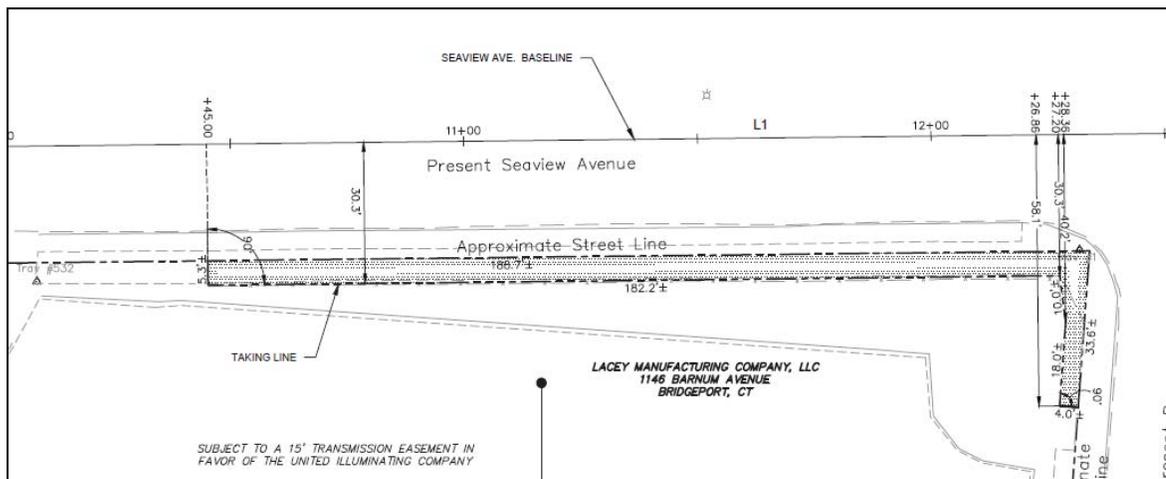
PROJECT: The City of Bridgeport, with technical and financial assistance from the Connecticut Department of Transportation (CTDOT) and the Federal Highway Administration (FHWA), proposes reconstruction, streetscape enhancements, and a new transportation corridor centered upon Seaview Avenue in Bridgeport. The project will reconstruct and provide streetscape enhancements on Seaview Avenue and construct a new arterial roadway which will provide access to the planned Lake Success Business Park (LSBP), as well as the new Harding High School.

Improvements on Seaview Avenue from Barnum Avenue to US Route 1 are anticipated to include pavement rehabilitation, replacement and upgrade of traffic signal equipment, new sidewalks, streetscape enhancements, transit service features, and relocation of above ground utilities to below grade. The intersection at US Route 1 will be realigned to accommodate a "normalized" four-way intersection with Seaview Avenue and Bond Street, thus eliminating the current offset alignment of the north/south legs.

SITE DESCRIPTION: The subject property consists of a 4.85 acre (211,266 sf) between Arctic Street and Barnum Avenue. The property includes approximately 265 feet of frontage on the east side of Seaview Avenue and 169.02 feet of frontage on the south side of Barnum Avenue. The site is level at grade. The property is located in the I-L zone and conforms to zoning regarding use, but is pre-existing non-conforming regarding front yard setback requirements. The site is improved with a 102,552 sq.ft. office/manufacturing building, 62,000 sq.ft. of asphalt-paved parking area and a perimeter chain link fence.



Description of the Take: DOT requires the acquisition of a 1,112 sq.ft. strip of land along the subject property's Seaview Ave frontage, and a small portion along the Barnum Ave frontage,.



EOC Valuation: 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, DOT Staff valued the 211,266 sq.ft. industrially-zoned site at \$6.50/SF (\$1,373,229 lot value). The following table indicates the results of the DOT Estimate of Compensation, prepared as of 2/18/2020:

<i>Item</i>	<i>Calculation</i>	<i>Damag</i>
Acquisition Parcel	1,112± SF @ \$6.50/SF	\$7,228.
	<i>Rounded</i>	\$7,300.

The Bridgeport Assessor valued the subject land (100%), as of October 2019, at \$873,000, or \$4.13/sf.

SPRB Staff had asked following clarification regarding this proposal.

- Please reconcile the value conclusion in the EOC with that of the five previous proposals present to SPRB with respect to DOT Project #015-371.

20-003	015-371-005	1927 Seaview Ave	Commercial	18,295	\$7.50
20-029	015-371-001	1695 Seaview Ave	Commercial	15,702	\$5.05
20-030	015-371-002	1899 Seaview Ave	Ofc/whs	225,205	\$5.28
20-037	015-371-013	379 Bond St	Edu	747,668	\$2.87
20-060	015-371-010	2149 Seaview Ave	Commercaill	70,132	\$5.40
20-072	015-371-003	1146 Barnum Ave	Ofc/Mfg	211,266	\$6.50

DOT Response: Mr. McDonald concluded \$6.50/sf for land value of land area and use for Lacey Manufacturing 015-371-003. The Appraiser concluded \$5.28/sf for a land value of land area and use for GE 015-371-002. Both are partial takes, with GE being the larger of the two acquisitions, however 015-371-002 GE has patches of environmentally contaminated land scattered throughout the parcel which has reduced the value.

The partial taking on file 015-371-003 Lacey Manufacturing, will result in a significant impact to the property owner as the construction work will begin up to and along the fence line. Construction work will present with business visibility issues, a loss of parking for customers, and will slow traffic flow into the business. These impacts were factored in during negotiation and concluding the final value. OK

- Should the value conclusion been appropriately rounded to \$7,200, as acknowledged by DOT during the Board’s approval of DOT Project 134-147-006, approved under PRB #19-117?

DOT Response: The value conclusion for 015-371-003 is \$7,300.00 as rounded accordingly.

RECOMMENDATION: Board **approval** of damages in the amount of \$7,300 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.

PRB # 20-074
Transaction/Contract Type: RE – Sale by Abutter Bid
Origin/Client: DOT/DOT
Project Number: 51-151-4B
Grantee: 599 Farmington Avenue, LLC
Property: Farmington, Farmington Ave (Lots #8244 & #8245)
Project Purpose: Sale by Abutter Bid
Item Purpose: Quit Claim Deed

Sale Price: \$275,000

Under this proposal, DOT will release an irregularly-shaped, 29,805 square foot (0.6842 acre) parcel of land with 205 feet of frontage on the south side of Farmington Avenue and 483 feet of frontage on the easterly side of the I-84 Connector, originally acquired by DOT in 1970 and 1971. The site was last utilized as a commuter parking lot. According to the DOT Appraiser, the property is commercially zoned (B1) conforming lot. In September 2019, the sole abutter sought and received a change in zoning to MOC medical office center. All rights of highway access to and from the site are denied.

The sole abutter is comprised of a 2.089 acre site fronting Farmington Avenue, with additional frontage and primary access to the site on Birdseye Road. A new 50,400 square foot medical office building was constructed on the site and as of August 2019 was reported nearly complete.



Release Parcel



Release Parcel



Sole Abutter

Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser John P. Kerr appraised the property, as of July 30, 2019, in both the Before and After assemblage, valuing the two contiguous properties in the Before Valuation as they meet the standard of the Larger Parcel per Yellow Book Standards. Based on the sales data comparison approach, the Appraiser utilized three sales of similarly-zoned land in Farmington, Newington and Rocky Hill and concluded the fair market value of the Larger Parcel was $\$10.05/\text{sf} \times 91,033 \text{ sf} = \$914,882$, rounded to \$915,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the assembled parcel was $\$9.35/\text{sf} \times 120,838 \text{ sf} = \$1,129,835$, rounded to \$1,130,000. The decrease in the per-square-foot rate (7%) was reasoned by the Appraiser of the theory that larger parcels tend to sell at lower unit prices.

Value of the Release

After Valuation	\$1,130,000
Before Valuation	\$915,000
Value of Release	\$215,000

Sale by Abutter Bid & Negotiations – On August 21, 2019, the Sole Abutter was offered the State Property for a sale price of \$301,000, inclusive of a \$1,000 Administrative Fee. The Abutter responded the following day with an offer of \$205,000. The Abutter stated that the addition of land to his site will not provide any benefit to expanding the existing building, but only to add parking for convenience of patrons. The site plan identified the Release Parcel can accommodate 46 new parking spaces, with a loss of six spaces on the abutter to permit access to the Release Parcel. On September 9, 2019, the Abutter increased their offer to \$255,000 and on October 7, 2019, the Abutter eventually increased their offer to \$275,000, inclusive of a \$1,000 Administrative Fee, that was accepted by DOT.

Staff inquired with DOT for clarification of the following issue:

- Based on the Abutters August 30, 2019 communication, can you clarify what this paragraph refers to?

Rock removal: A significant portion of the Property was previously unusable due to the existence of a large outcropping of rock. Metro Realty has incurred approximately \$263,000 to date in hard and soft costs to remove the rock and render the Property useable. We feel that the costs incurred to remove the rock and make portions of the Property useable should be taken into account when determining the sale price of the Property.

Was the Abutter performing site work on state-owned land prior to a conveyance? Was there an agreement permitting this site work? And if yes, please provide a copy of the agreement.

DOT Response: Metro Realty had a Temporary Right of Entry to do excavation of the rock on the property. Christie will provide you a copy.

Staff Response: The Temporary Right of Entry (TROE), dated May 9, 2019, provided the Grantee approval to enter upon and make improvements to the Release Parcel. There was no remuneration required for this agreement.

Based on a review of the TROE, a follow up question was posed to DOT: Why was the abutter allowed Temporary Right of Entry to blast, make improvements including storage, etc on the State property before the abutter buying the property or having some sort of written agreement to buy?

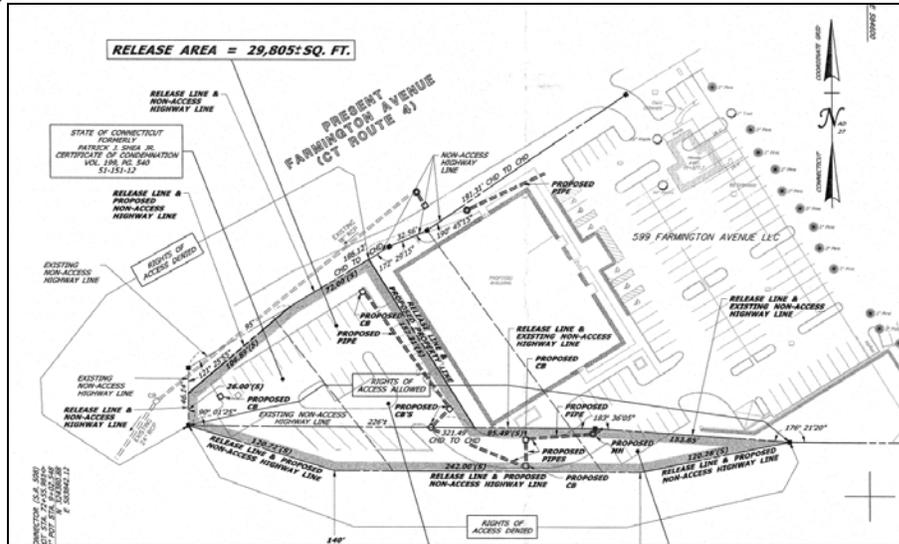
Staff Inquiry to DOT: Why was the abutter allowed Temporary Right of Entry to blast, make improvements including storage, etc on the State property before the abutter buying the property or having some sort of written agreement to buy?

DOT Response: Metro Realty was preparing for the construction of their building at Route 4 (Farmington Avenue) and the Route 508 connector route. A right of entry was requested and granted in October 2018 (extended in May 2019) as they needed to blast ledge on their property which connects to the commuter lot. They requested access within the right of way and the State Commuter Lot to remove ledge. The ledge outcropping connected the Metro’s parcel, the commuter lot as well as the right of way and ledge was removed from all 3 areas at no expense to the State. It was deemed prudent to allow the ledge removal from the right of way and the corner of the commuter lot parcel as it could only improve the marketability of the parcel if it were sold in the future. At the time of the request, the Department had not approved the sale of the commuter lot as it was still an active lot.

As a safety precaution during the work, Metro Realty made arrangements to accommodate the commuters by allowing them to park in its parking lot which was already constructed, and left notification to all commuters and provided signage directing to new parking provided.

Recommendation – Staff recommend approval of the proposed Sale by Sole Abutter Bid in the amount of \$275,000 for the following reasons:

- The proposed sale complies with Sections §3-14b, and §13a-80 of the CGS in that the Town of Farmington declined to purchase pursuant to §3-14b(b) and the legislative delegation received the required notification on May 10, 2019.
- DOT signed the QC Deed on May 9, 2019, and OPM approved of the sale on April 28, 2020.
- The release value of \$275,000 is reasonable in that it represents 127% of the appraised value and it will return the property to the Farmington tax rolls and relieve the State of all future expenses.
- The description in the Quit Claim Deed is consistent with the compilation plan to be filed in the Farmington Land Records.



PRB # 20-075
Transaction/Contract Type: RE – Sale by Abutter Bid
Origin/Client: DOT/DOT
Project Number: 096-094-070B
Grantor: James Walsh
Property: Newtown, Berkshire Rd (5,130 sf)
Project Purpose: Sale by Abutter Bid
Item Purpose: Quit Claim Deed

DOT’s Amy Martinez emailed Staff on 5-14-2020 stating “Please consider this a formal request to cancel DOT file number 96-94-70B (SPRB #20-075) This is part of a settlement for an acquisition that you are currently reviewing 96-204-9 (SPRB #20-092) This file was inadvertently sent over for your review.”

Recommendation – Staff recommend return of this file per DOT’s request.

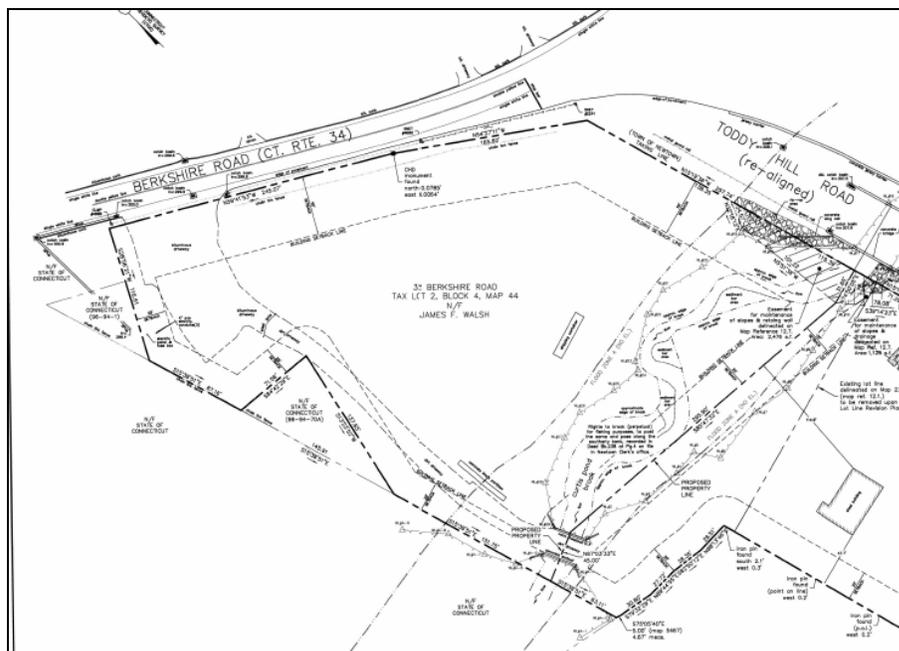
PRB # 20-092
Transaction/Contract Type: RE – Administrative Settlement
Origin/Client: DOT/DOT
Project Number: 096-204-009
Grantor: James Walsh
Property: Newtown, Berkshire Rd (32)
Project Purpose: Intersection Improvements Routes 34/490 @ I-84 Interchange
Item Purpose: Administrative Settlement

DAMAGES: \$19,200.00 (\$65,000 damages less \$46,000 sale by Abutter Bid)

DOT PROJECT: The DOT is implementing major intersection improvements on Route 34 at SR 490 and Toddy Hill Road, and SR 490 at the I-84 Interchange 11 Ramps.

The purpose of the prospective project is to address capacity and operational problems at a key junction area between the major commuter routes of I-84, Route 34, and Route 25 via State Route 490. The proposed improvements will address extensive congestion by providing auxiliary turning lanes and improved geometry at all project intersections, and by providing a new direct connection between westbound Route 34 and the I-84 ramps. Sightlines will be improved in the vicinity of Toddy Hill Road. Pedestrian and bicycle accommodations will also be included.

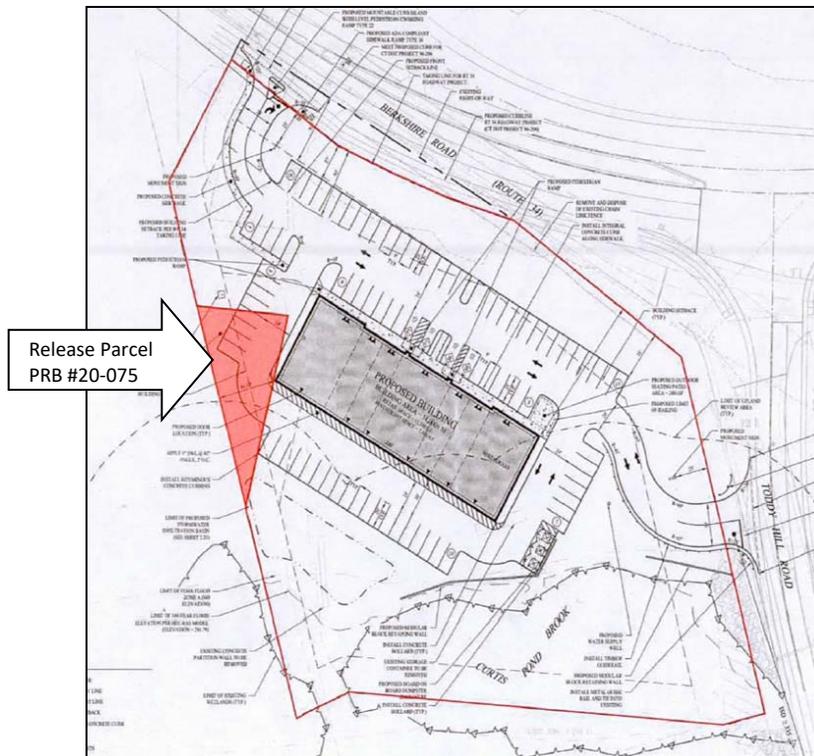
SITE DESCRIPTION, Before the Taking: The sole abutter is comprised of a 3.07 acre (133,543 sf) site 410.67 feet of frontage on Berkshire Road, and an additional 257.74 feet of frontage on Toddy Hill Road. In 2019 the property owner applied for, and received on September 5, 2019, a change in zone from M-5 (industrial) to B-2 (commercial). The site is utilized in a wholesale/retail mulch operation leased to a tenant on a monthly basis. The rental can be terminated at any time, with the tenant having 90 days to remove all aggregate materials from the site. The Appraiser opined the highest and best use of the property is for retail development.



On February 19, 2020, the owner applied for a Special Exception permit to develop the site with a 14,000 sf multi-tenant neighborhood shopping center to include a retail unit and restaurant. From the March 5, 2020 Zoning Commission Meeting Minutes:

Continuation Requested Application 20.03 by James F. Walsh, for a Special Exception, for a property located at 32 Berkshire Road, so as to permit the development of a 14,000 square foot building with retail use and a restaurant, as shown on a set of plans titled “Coach’s Corner, 32 Berkshire Road (44/4/2) & 44/4/4, Sandy Hook, Connecticut” dated 2/18/20, and supporting documents submitted to the Land Use Agency 2/19/20 and 2/25/20. In a communication dated 3/2/20 to the Land Use Agency, the applicant for Application 20.03 requested a continuation of the public hearing to the next regular meeting of the Planning and Zoning Commission, 3/19/2020.

The Zoning Commission has not rendered a decision on this application.



Before Valuation: An appraisal was prepared by DOT Appraiser Matthew Malia as of February 20, 2020. He utilized the Extraordinary Assumption that the Town of Newtown will approve the application for Special Exception for the retail and restaurant development, incorporating the 5,130 square foot DOT release parcel (PRB #20-075) into the appraisal.

Extraordinary Assumption

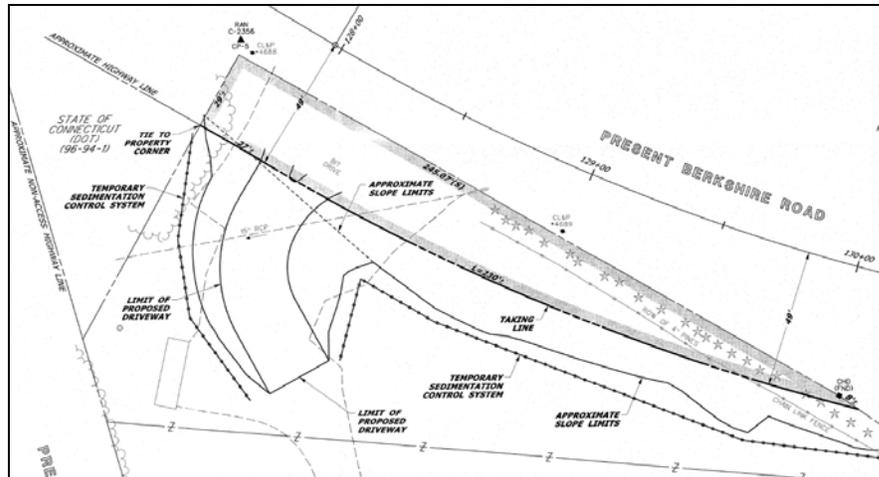
The Uniform Standards of Professional Appraisal Practice (USPAP) defines an extraordinary assumption as: “An assumption, directly related to a specific assignment, as of the effective date of the appraisal results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” In essence, an extraordinary assumption is what you assume to exist.

Land Valuation: Based on the sales data comparison approach, the appraiser analyzed three sales of commercially-zoned land in Newtown, Southbury and Danbury, all with similar highest and best use as vacant and concluded that the fair market value of the subject land was \$9.00/square foot, or

Item	Calculation	Value
Fee Simple	138,673 sf x \$9.00/sf	\$1,248,057
Affected Site Improvements	Lump Sum	\$2,500
	Market Value	\$1,250,557
	Rounded	\$1,250,500

The Taking: DOT will acquire the following:

1. A partial take of land in fee simple - 5,422±sq.ft.;
2. An easement to slope for the support of the highway acquired over an area of 3,088±sq.ft.;
3. A right to construction driveway acquired over an area of 3,409±sq.ft.;
4. A right to install sedimentation control system acquired over an area of 348±LF; and
5. A right to remove fence acquired over an area of 120±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 was unchanged at \$9.00/square foot, or

Item	Calculation	Value
Fee Simple	130,163 sf x \$9.00/sf	\$1,171,467
Slope Easement	3,088 sf x \$9.00/sf x 50%	\$13,896
	Total	\$1,185,363
	Rounded	\$1,185,300

Calculation of Permanent Damages

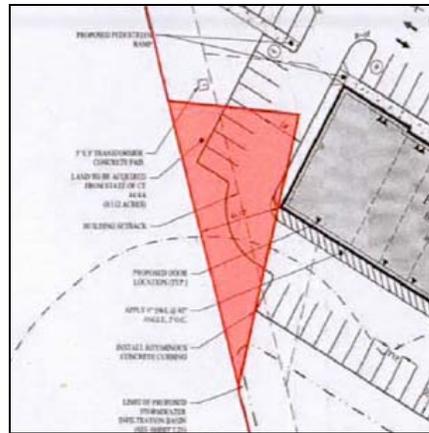
Item	Value
Before Valuation	\$1,250,500
After Valuation	\$1,185,300
Permanent Damages	\$65,200

Valuation of Release Parcel

Sale Price: \$46,000

Under this proposal, DOT will release a triangularly-shaped, 5,130 square foot (0.118 acre) interior parcel of land. There is no frontage on Berkshire Rd and only non-access frontage on the I-84 Connector, originally acquired by DOT in 1970. The site is unimproved, wooded land. According to the DOT Appraiser, the property is industrially zoned (M5) non-conforming lot.

The sole abutter is comprised of a 2.86 acre site fronting Berkshire Road, with additional frontage on Toddy Hill Road. The site is utilized in a wholesale/retail mulch operation. The Appraiser opined the highest and best use of the property is for commercial development, subject to a zone change from industrial.



Note: Release parcel outlined in red.

Valuation – With the release of this parcel via a Sale by Abutter Bid, DOT Appraiser Kenneth N. Goldberg appraised the property, as of July 5, 2019, in both the Before and After assemblage, valuing the two contiguous properties in the Before Valuation as they meet the standard of the Larger Parcel per Yellow Book Standards. Based on the sales data comparison approach, the Appraiser utilized three sales of land: two in Newtown and one in Brookfield and concluded the fair market value of the Larger Parcel was \$287,000/acre (\$6.59/sf) x 2.86 acres = \$820,820, rounded to \$821,000.

In the After Valuation, the Appraiser utilized the same three sales and concluded the fair market value of the assembled parcel was \$289,500/acre (\$6.65/sf) x 2.98 acres = \$862,710, rounded to \$863,000. The increase in the per-acre rate (1%) was reasoned by the Appraiser that the larger parcel will likely increase the density of development.

Value of the Release

After Valuation	\$863,000
Before Valuation	\$821,000
Less: Dev Costs & Incentives	-\$4,000
Value of Release	\$38,000

From the Administrative Settlement narrative.

The Department's formal offer was made via certified mail to the property owner, Mr. James Walsh, on March 25, 2020. Mr. Walsh subsequently rejected the Department's offer stating that he and his investment partners felt it was too low considering the area consists of prime road frontage; and therefore, they were going to secure an appraisal in support of their opinion. He was informed that while he has every right to seek an appraisal, the Department is prepared to negotiate an exchange of land which would include a parcel he is currently working with the Property Management Section to purchase from the Department.

To provide some background, Mr. Walsh is currently in the final stages of purchasing excess property from the Department (File No. 096-094-070B). This release parcel consists of a lightly wooded triangular shaped vacant lot with no road frontage, which abuts the subject property and consists of 5,130± sq. ft. (see attached release map). An appraisal was completed on the release parcel on July 5, 2019, by staff appraiser Kenneth Goldberg, who established a value of \$38,000.00. Negotiations between the Department's Property Management Section and Mr. Walsh lead to an agreed upon sale price of \$46,000.00 (\$46,000/5,130sf = \$8.96/sf or \$9.00/sf rounded). Pursuant to the agreement reached with the Department, 32 Berkshire Road was granted conditional approval for a zone change from Residential (R-2) zone to General Business (B-2) zone, subject to his purchase of the release parcel from the Department. On February 19, 2020, Mr. Walsh submitted a zoning

application to the Town of Newtown Planning and Zoning Department for the development of a 14,000± sq. ft. retail building which includes 11,200± sq. ft. of retail space and 2,800± sq. ft. of restaurant space. The zoning application takes into account the Department's proposed acquisition of 5,422± sq. ft. of land (File No. 096-204-009) as well as the aforementioned Department's release parcel (File No. 096-094-070B).

Based on the above, the Department proposed to sell Mr. Walsh the release parcel in addition to paying \$19,200.00 (\$65,200.00 (registered value) - \$46,000.00 (agreed release value) = \$19,200.00) as compensation for the proposed acquisition. As stated, Mr. Walsh disagreed, maintaining that the road frontage along his property is worth more than the small triangular land locked piece of property that only he is able to purchase and utilize. It was explained that while the Department is acquiring frontage along his property, his linear road frontage will be primarily the same, access to the property will remain the same, and a sidewalk will be added along with additional traffic lanes which will increase foot and vehicular traffic; all of which will benefit his commercial development. Upon contemplating this, Mr. Walsh decided he was in agreement with the proposal.

Therefore, it is proposed that the property owner receive the release parcel under File No. 096-094-070B in addition to \$19,200.00 (the difference between the State's acquisition offer and the Department's agreed upon sale price of the release parcel) as compensation for the land and accompanying property rights to be acquired.

It is therefore submitted, that this Settlement is both fair, equitable and in the best interest of the State of Connecticut.

Staff inquired with DOT for clarification of the following issues:

1. Please clarify what the market value of the property would be if the Extraordinary Assumption utilized in the appraisal – approval of the retail/restaurant – proves false (not approved).
2. And if the market value above is diminished due to the Extraordinary Assumption proven false (not approved), does DOT have a process to recapture damages paid to Grantor?

DOT Response:

Question 1: The market value of the subject property would not be affected in the unlikely event that the owner's current application for development with the Newtown Planning and Zoning Department be denied. The subject property was granted a zone change to the B-2 zone by the Planning and Zoning Commission on September 6, 2019. The zoning application submitted on February 19, 2020, is for the development of retail and restaurant space which are both among the permitted uses within the B-2 zone and are considered to be the highest and best use for this property. This is what the appraiser's unit value is based on; therefore, the value would remain unaffected should this particular development plan be denied.

Question 2: There is no mechanism to for the Department to recapture damages previously paid out. However, the based the appraisal and the explanation above, the Department does not feel there is a risk of overpayment for the subject property. OK

Staff Response: The DOT Appraiser incorporated the use of an Extraordinary Assumption was not necessary as he stated the Highest and Best Use was for retail development (generic) and not specific to the retail plan before the local zoning board.

RECOMMENDATION: Staff recommend the Board approval damages in the amount of \$19,200 (\$65,000 damages less \$46,000 acquisition) 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 for the acquisition are supported by the independent Appraisers estimate of value.
3. The release value of \$46,000 is reasonable in that it represents 121% of the appraised value and it will return the property to the Newtown tax rolls and relieve the State of all future expenses.
4. The release value of \$46,000, or \$8.97/sf is consistent with the valuation of the Larger Parcel, valued as a property re-zoned to B-2 commercial (from M-5 Industrial).

PRB # 20-094
Transaction/Contract Type: RE/Lease Out Renewal
Origin/Client: DAS/DEEP
Lessee: Meriden, Colony St (294) – Mulcahy Complex
Property: CT State Police Academy Alumni Association Museum and Educational Center, Inc.
Project Purpose: Renewal of Lease Out for 10-year term
Item Purpose: Approval of Renewal Option

On May 3, 2010, the Board approved an original 10-year lease under PRB #10-111. The Lease was approved by the AG on May 21, 2010. The original rent was \$1/term. Section 2.3 of the Lease provided for an option to extend the Lease for a 10-year term, at the same terms and conditions of the original lease.

Under this Proposal (PRB #20-094), DAS and DESPP are seeking SPRB approval to approve the Lessee’s request under Section 2.3 of the Base Lease to extend the Lease for a 10-year term under the following terms.

Description	Lease Out Renewal Proposal – Meriden
Prior PRB #	#10-111 Original Lease; #20-094 10-Year Renewal
BUILDING	BUILDING 7, DPS MULCAHY COMPLEX, MERIDEN
Leased Premises	The 4,345 GSF building is one story, and all will be leased except for the Lessor Retained Space, which is the area labeled “wiring to be moved here” on Exhibit A of the lease; also the non-exclusive use of the parking area adjacent to the Forensic Lab Building
Use	(1) museum dedicated to the history of the CT State Police; (2) education and research related thereto; (3) non-profit gift shop offering items consistent with the purposes of the museum
Lease Renewal Term	Ten years from date of SPRB approval
Base Rent / Renewal Term	\$1.00
Renewal Term (years)	None
Renewal Rent/SF/year (\$)	N/A
Lessee’s Additional Rent	All costs necessary to keep the leased premises in good repair. These include any necessary structural repairs or replacements of plumbing, electrical, heating, ventilating and other operating systems. Premises are leased “as-is” with no obligation for Lessor to make any alterations, repairs or additions to the roof; systems, or remediate asbestos-containing materials, lead paint, or any other substance. Municipal taxes if assessed.
SERVICES PROVIDED BY LESSOR	Snow removal, lawn care, parking lot maintenance.
Alterations, Improvements	Must conform to ADA requirements; prior consent of DESPP required; contractors must be qualified by DAS; all work is at Lessee’s sole cost & expense; DESPP may require performance bonds.

<i>Description</i>	<i>SUBJECT Lease-out (PRB #10-111)</i>
<i>BUILDING</i>	<i>BUILDING 7, DPS MULCAHY COMPLEX, MERIDEN</i>
Leased Premises	The 4,345 GSF building is one story, and all will be leased except for the Lessor Retained Space, which is the area labeled “wiring to be moved here” on Exhibit A of the lease; also the non-exclusive use of the parking area adjacent to the Forensic Lab Building
Use	(1) museum dedicated to the history of the CT State Police; (2) education and research related thereto; (3) non-profit gift shop offering items consistent with the purposes of the museum
Lease Term	Ten years from date of AG approval
Base Rent/Term	\$1.00
Renewal Term (years)	One 10-year with 90 days prior notice; subject to SPRB approval
Renewal Rent/SF/year (\$)	\$1.00
Lessee’s Additional Rent	All costs necessary to keep the leased premises in good repair. These include any necessary structural repairs or replacements of plumbing, electrical, heating, ventilating and other operating systems. Premises are leased “as-is” with no obligation for Lessor to make any alterations, repairs or additions to the roof; systems, or remediate asbestos-containing materials, lead paint, or any other substance. Municipal taxes if assessed.
SERVICES PROVIDED BY LESSOR	Snow removal, lawn care, parking lot maintenance.
Alterations, Improvements	Must conform to ADA requirements; prior consent of DPS required; contractors must be qualified by DAS; all work is at Lessee’s sole cost & expense; DPS may require performance bonds.
Insurance	Lessee will maintain liability insurance \$1,000,000 occurrence/\$2,000,000 aggregate; and insurance against all risk or loss to any tenant improvement, betterment, personal property, trade fixture. Workers Compensation and Employers Liability coverage shall be maintained in compliance with state law, and include Employer’s Liability with minimum limits of \$100,000 each accident, \$300,000 Disease-Policy Limit, \$100,000 each employee. (See Article 10).
Assignment & Subletting	Requires prior written consent of Lessor
Lease Termination	Lessor may terminate in the event of Lessee’s default or at any time with 90 days notice

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-072 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-072. The motion passed unanimously.

PRB FILES #20-074 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-074. The motion passed unanimously.

PRB FILES #20-075 – Mr. Valengavich moved and Mr. Halpert seconded a motion to return PRB FILE #20-075. The motion passed unanimously.

PRB FILES #20-092 – Mr. Berger moved and Mr. Halpert seconded a motion to approve PRB FILE #20-092. The motion passed unanimously.

PRB FILES #20-094 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #20-094. The motion passed unanimously.

9. NEXT MEETING – Thursday, May 21, 2020.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary