

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 28, 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 28, 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. Halpert seconded a motion to approve the minutes of the May 26, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	20-082
Transaction/Contract Type:	RE – Town Road Release
Origin/Client:	DOT/DOT
Project Number:	88-148-18B
Grantee:	City of New Britain
Property:	New Britain, East St (RT 175) at Clayton Ct
Project Purpose:	Reconstruction and Realignment of Route 175
Item Purpose:	QC Deed

CONVEYANCE FEE: \$0

In April 2000 DOT acquired a single parcel of land for the reconstruction and realignment of Route 75 (East Street) and falls within the highway lines of Clayton Court. The State is now releasing the remaining land

totaling 9,049 sf within the highway lines of Clayton Court to the City of New Britain. This is a release of land acquired for highway purposes only and there is no monetary consideration.

DOT informed staff that this acquisition was not subject to an Agreement requiring release to the host municipality. DOT conveys these parcels as they are utilized and maintained by the host municipality.

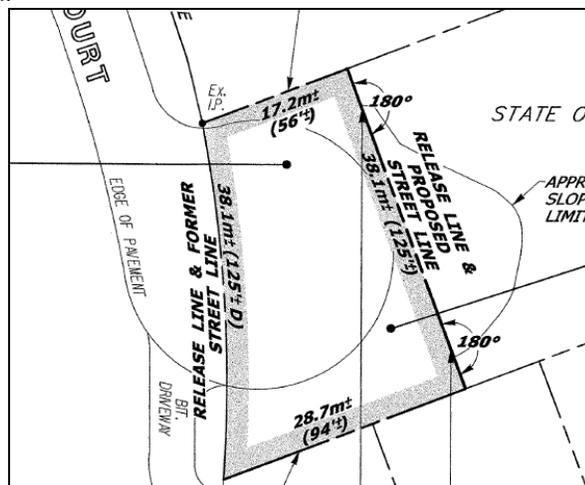
The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	INSTRUMENT	BOOK/PAGE	RECORDED DATE
88-148-18	George Nestor and Jean Nestor	Certificate of Condemnation	V1333 P327	4/7/2000

This acquisition was not subject to Board review as it was acquired via condemnation.

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the land acquired by the State to the City of New Britain is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deed.



PRB # 20-083
Transaction/Contract Type: RE – Town Road Release
Origin/Client: DOT/DOT
Project Number: 015-061-001A
Grantee: City of Bridgeport
Property: Bridgeport, Seltsam Rd (7 parcels)
Project Purpose: Construction of Route 25
Item Purpose: QC Deed

CONVEYANCE FEE: \$0

From 1968 to 1970 DOT acquired 33 parcels of land and easements for the construction of Route 25 in Bridgeport. The State is now releasing the remaining land and easements of the original acquisitions, totaling 111,427 square feet to the City of Bridgeport. This is a release of land acquired for highway purposes only and there is no monetary consideration.

DOT informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these parcels as they are utilized and maintained by the host municipality.

The Quit-Claim deed releases the following:

Release Map PARCEL NO.	TOTAL RELEASE AREA	STATE FILE NO.	FORMER OWNER	INSTRUMENT	VOLUME/PAGE	DATE OF DEED	
1	135± SQ. FT.	015-045-060	Ida W. Seitsam	Warranty	1396/9	2/18/1969	
2	427± SQ. FT.	015-045-063/2	City of Bridgeport	Cert. of Condem.	1416/108	4/24/1970	
3	14,397± SQ. FT.	015-045-063/2	City of Bridgeport	Cert. of Condem.	1416/108	4/24/1970	
4	31,643± SQ. FT.	015-061-063	Edward J. Slafky	Warranty	1395/110	2/5/1969	
		015-061-064	Patsy Mascendaro	Cert. of Condem.	1389/80	11/21/1968	
		015-061-029	George Meresko	Cert. of Condem.	1378/328	5/29/1968	
			Gabriel Mazzey				
		015-061-030	Ann Mazzey	Warranty	1386/308	9/19/1968	
		015-061-031	George Tarasovich	Warranty	1384/547	8/14/1968	
		015-061-049	Maria Tomasetti	Cert. of Condem.	1380/435	7/1/1968	
			Reginald Nyszik				
		015-061-021	Mary Nyszik	Cert. of Condem.	1383/207	8/20/1968	
		Ferdinand Grunik					
		015-061-032	Katherine M. Vidmosko	Cert. of Condem.	1384/622	9/16/1968	
	EASEMENTS ASSIGNED	015-061-030A	A & F Properties LLC	Quit-Claim	8593/76	2/2/2012	
5	27,002± SQ. FT.	015-061-031	George Tarasovich	Warranty	1384/547	8/14/1968	
			Frank Paola				
		015-061-071	Rosalie Paola	Cert. of Condem.	1388/273	11/13/1968	
			Anthony Mucherino				
		015-061-048	Eleanor M. Mucherino	Cert. of Condem.	1383/678	8/30/1968	
		015-061-028	Michael Yenci	Cert. of Condem.	1387/737	11/6/1968	
			Pacifico Colello				
		015-061-037	Louise Colello	Cert. of Condem.	1387/736	11/6/1968	
		015-061-036	Margaret Koslosky	Cert. of Condem.	1382/355	8/5/1968	
			Emilio Ramos Jr.				
		015-061-035	Cornelia Ramos	Cert. of Condem.	1380/436	7/1/1968	
			Stephen Reiner, Jr.				
		015-061-020	Pauline Reiner	Warranty	1374/747	2/1/1968	
			William G. Ard				
		015-061-034	Eleanor J. Ard	Warranty	1384/549	8/9/1968	
			Ernest J. Reiner				
015-061-019	Rose Reiner	Cert. of Condem.	1380/71	6/25/1968			
	John J. Saresky						
015-061-050	Frances A. Saresky	Cert. of Condem.	1379/548	6/18/1968			
	Steve Reiner						
015-061-018	Elizabeth Reiner	Warranty	1374/ 749	2/1/1968			
	Franklin E. Maillard						
015-061-033	Edith V. Maillard	Warranty	1385/430	9/3/1968			

Release Map PARCEL NO.	TOTAL RELEASE AREA	STATE FILE NO.	FORMER OWNER	INSTRUMENT	VOLUME/PAGE	DATE OF DEED
6	8,361± SQ. FT. AND EASEMENTS ASSIGNED		Andrew Hayduk, A/K/A Andrew Hayduk, Jr.			
		015-061-061	Anna Hayduk	Cert. of Condem.	1388/254	11/13/1968
		015-061-065	Blanche Michaud	Warranty	1395/108	2/14/1969
		015-061-002	Harry Edmond Doyon Mary Ruth Doyon	Cert. of Condem.	1371/1	1/15/1968
		015-061-038	Fred Lajoie	Warranty	1384/551	8/8/1968
		015-061-085	Domenico Marini	Easement	1410/606	11/7/1969

Release Map PARCEL NO.	TOTAL RELEASE AREA	STATE FILE NO.	FORMER OWNER	INSTRUMENT	VOLUME/PAGE	DATE OF DEED
7	29,462± SQ. FT. AND EASEMENTS ASSIGNED	015-061-001	Ethel Schoen	Cert. of Condem.	1400/74	5/27/1969

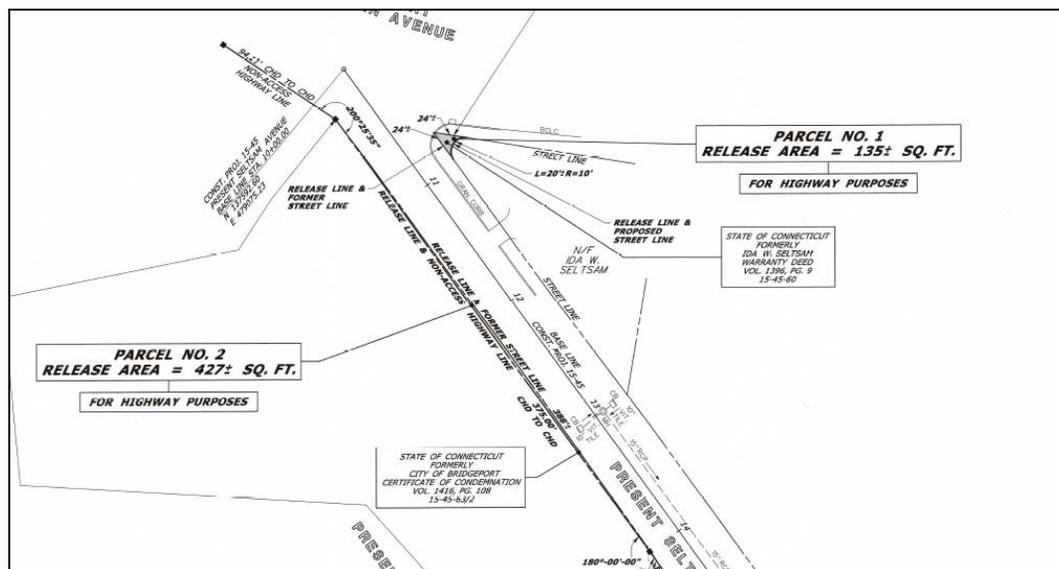
Release as Acquired *Not Depicted on Release Map*	EASEMENT OF SLOPES	STATE FILE NO.	FORMER OWNER	INSTRUMENT	VOLUME/PAGE	DATE OF DEED
	RELEASE AS ACQUIRED	015-045-051	Doris L. Hine	Easement	1389/509	10/25/1968
		015-061-053	Joseph Agresta, Florence Agresta	Cert. of Condem.	1387/735	11/6/1968

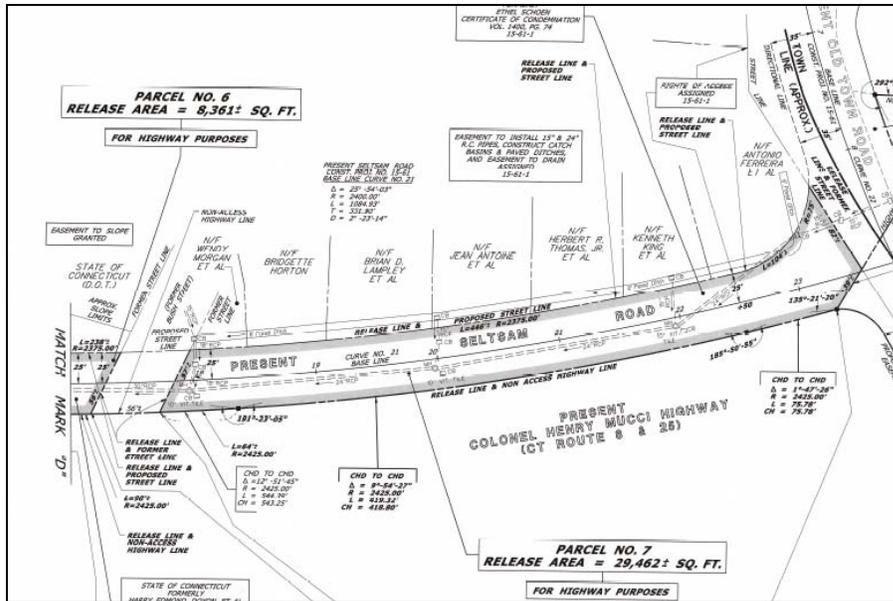
None of the acquisitions were subject to Board review and approval as all were prior to 1975.

An easement acquired from A&F Properties, LLC was assigned and partially released for a release fee of \$5,000, approved by the Board under PRB #13-139.

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the land and easements acquired by the State to the City of Bridgeport is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds and DOT maps.





5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #20-082 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-082. The motion passed unanimously.

PRB FILES #20-083 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-083. The motion passed unanimously.

9. NEXT MEETING – Monday, June 1, 2020.

The meeting adjourned.

APPROVED: _____ Date: _____
 John Valengavich, Secretary