

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 4, 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 June 4, 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 June 1, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:39. The motion passed unanimously.

EXECUTIVE SESSION

PRB #	19-193-A	Transaction/Contract Type: AG/PDR
Origin/Client:	DoAG/DoAG	

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 10:03. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB # 20-086
Transaction/Contract Type: RE – Town Road Release
Origin/Client: DOT/DOT
Project Number: 38-84-1B
Grantee: Town of Eastford
Property: Eastford, Mill Bridge Rd
Project Purpose: Replacement of Bridge No. 04641 Mill Bridge Road over the Bungee Brook
Item Purpose: QC Deed

CONVEYANCE FEE: \$0

DOT acquired and is now releasing the following easements which were originally acquired for the **Replacement of Bridge No. 04641 Mill Bridge Road over the Bungee Brook.** The project is complete and it is now necessary for the State to assign the easements to the Town per Section 7 of the Agreement for Rights of Way Projects No. 1.15-04(14). This is a release of two easements acquired over an area of 4,036 sf for highway purposes only and there is no monetary consideration. The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	RECORDED DATE OF DEED
038-084-001	Alan J. Hopkins	Easement 67/263	4/8/2015
038-084-002	MWRD, LLC	Easement 67/220	3/31/2015

Neither acquisition was reviewed by the Board.

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the two easements acquired by the State to the Town of Eastford is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. Section 7 of the Agreement for Rights of Way Projects No. No. 1.15-04(14) between the State and Town of Eastford, approved by the AG on May 12, 2014, requires “That all properties and rights acquired by the State that are required for the construction of the Project will be released for highway purposes to the Municipality in which the property is located upon completion of construction.”

PRB # 20-087
Transaction/Contract Type: RE – Town Road Release
Origin/Client: DOT/DOT
Project Number: 103-255-015A
Grantee: City of Norwich
Property: Norwich, Route 82
Project Purpose: Operational Improvements on Route 82 at Interstate 395
Item Purpose: Quit Claim Deed

CONVEYANCE FEE: \$0

In 2004 and 2005 DOT acquired 10 parcels of land and easements for Operational Improvements on Route 82 at Interstate 395. The total cost of the acquisition was \$944,945. The project is complete and the State is now releasing the remaining land and easements of the original acquisitions, totaling 1.56 acres to the City of Norwich. 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:

Norwich 103-255-015A - TRR

Release Map PARCEL NO. 1	TOTAL RELEASE AREA	STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	PURCH. PRICE	RECORDED DATE
	156± SQ. FT. & EASEMENTS ASSIGNED	103-000-109	Plaza Enterprises	Warranty Deed 1091/104	N/A	12/10/1992
		103-148-015	David Altschuler	Cert. of Condem. 637/044	\$26,815.00	5/9/1984

Release Map PARCEL NO. 2	TOTAL RELEASE AREA	STATE FILE NO.	FORMER OWNER	INSTRUMENT	PURCH. PRICE	RECORDED DATE
	4,016± SQ. FT. & EASEMENTS ASSIGNED	103-148-017	Harry Kranc Sarah Kranc Lejb Schwartzberg	Cert. of Condem. 563/213	\$47,430.00	10/21/1981
		103-255-014	Norwich Developers LLC	Cert. of Condem. 2177/264	\$10,000.00	11/22/2005
		103-148-016	Norman Ebenstein	Cert. of Condem. 623/036	\$2,200.00	12/9/1983

Release Map PARCEL NO. 3	TOTAL RELEASE AREA	STATE FILE NO.	FORMER OWNER	INSTRUMENT	PURCH. PRICE	RECORDED DATE
	1.46± ACRES	103-255-015	Heirs of Andrew F. Lipsky	Cert. of Condem. 2380/37	\$40,800.00	5/10/2007
		103-255-002	Steven R. Wills Sheri M. Wills	Warranty Deed 2172/193	\$22,960.00	11/10/2005
		103-255-003	Francis S. Durga, Jr. Colleen M. Durga	Warranty Deed 2045/267	\$193,000.00	2/4/2005
		103-255-004	Steven T. Mikutel Sonja Lickwola Daniel Mikutel Alice Mikutel	Warranty Deed 2189/146	\$200,000.00	12/19/2005
		103-255-005	Wanda L. Lipsky Richard D. Lipsky Barbara J. Ayala	Warranty Deed 2170/147	\$195,000.00	11/4/2005

The following acquisitions were subject to Board review and approval:

- Wills etal (\$229,600) under PRB #10-326
- Durga etal (\$193,000) under PRB #09-202
- Mikutel (\$200,000) under PRB #10-310
- Lipsky etal (\$195,000) under PRB #11-265

Staff inquired with DOT for clarification of the following issues:

1. Please clarify if there was a formal agreement between the City and State regarding this project.
DOT Response: There was no formal agreement. OK
2. Please clarify if the Closing Report should be edited to reflect the Wills acquisition under 103-255-002, as PRB #05-164 identified the acquisition at \$229,600, as did the Warranty Deed submitted with this proposal.
DOT Response: Submission of a revised closing report. OK

RECOMMENDATION: Staff recommend **approval** of this Quit Claim Deed to assign the land and easements acquired by the State to the City of Norwich 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 contained within the Quit Claim Deed are consistent with the DOT Release Map.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILES #19-193 – Mr. Valengavich moved and Mr. Berger seconded a motion to return PRB FILE #19-193-A. The motion passed unanimously.

The State Properties Review Board voted to return this proposal to the Department of Agriculture and renegotiate the acquisition of the Purchase of Development Rights (PDR) by either obtaining a new appraisal and renegotiate based on the new appraisal, or renegotiate the PDR based on Appraiser's revised value for the Farm. The Board is OK with the methodology used in the revised appraisal.

PRB FILES #20-086 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-086. The motion passed unanimously.

PRB FILES #20-087 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #20-087. The motion passed unanimously.

9. NEXT MEETING – Monday, June 8, 2020.

The meeting adjourned.

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