

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 5, 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 a Regular Meeting at 9:30AM on October 5, 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 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 October 1, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed the Board that he and Chairman Greenberg are preparing a response to an email communication from DAS Deputy Commissioner Petra regarding the Board's Annual Report to the Governor.

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:55. The motion passed unanimously.

EXECUTIVE SESSION

For Discussion Purposes Only

<i>PRB #</i>	20-183-A
<i>Transaction/Contract Type:</i>	AG/PDR
<i>Origin/Client:</i>	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 10:09. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB # 20-184
Transaction/Contract Type: RE – Assignment
Origin/Client: DAS/DCF
Lessor: Keval, LLC
Property: Milford, Wellington Rd (38)
Project Purpose: Consent for Assignment as required under Section 17.09 and Exhibit G
Item Purpose: Consent to Assignment (Exhibit G)

BACKGROUND:

On April 11, 2019, under PRB #19-080, the Board approved a new 10-year lease for continued use of 39,907 NUSF of office space in Milford. The new rental rate was \$16.50/sf, a significant reduction from the \$25.83/sf option rate included in the expired Lease. Tenant expenses include utilities, custodial, interior/exterior window cleaning, task lighting/lighting replacement and increase over base-year taxes.

Under this Proposal (#20-184), **38, 48, 58 Wellington Road, LLC** is requesting DAS approval for assignment of this lease to **Keval, LLC**. The property was sold on February 19, 2020, and recorded in the Milford land records on February 21, 2020 (V.3860/P.477) and a copy of the Special Warranty Deed was provided with this submittal. The sale price was \$4,575,000. Under the Consent to Assignment Keval, LLC accepts and acknowledges all of the existing lease terms with the State.

Staff asked DAS to clarify the following:

1. Please provide a Certificate of Insurance as required by Section 9 of the Lease.

Recommendation: SPRB Staff recommend suspension of this Consent to Assignment pending receipt of a Certificate of Insurance as required by Section 9 of the Lease.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-184 – Mr. Valengavich moved and Mr. Berger seconded a motion to suspend PRB FILE #20-184. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Wednesday, October 7, 2020

The meeting adjourned.

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