

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On November 19, 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 November 19, 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**

At Chairman Greenberg's request, Vice Chairman Josephy led the meeting.

Vice Chairman Josephy 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 November 16, 2020 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

#### **3. REAL ESTATE- UNFINISHED BUSINESS**

#### **4. REAL ESTATE – NEW BUSINESS**

<i><b>PRB File #:</b></i>	<b>#20-207</b>
<i><b>Transaction/Contract Type:</b></i>	RE – Lease
<i><b>Origin/Client:</b></i>	DOT/DOT
<i><b>DOT Project #:</b></i>	102-125-106B
<i><b>Lessee:</b></i>	Town of Wilton
<i><b>Property:</b></i>	Wilton, Danbury Rd @ Wolfpit Rd (107,844 sf)
<i><b>Project Purpose:</b></i>	Norwalk River Valley Trail (NRVT)
<i><b>Item Purpose:</b></i>	5-Year Lease

**Lease Price:** \$0

**Project Background:**

**East Side of Wilton Loop**

The east side illustrates the NRVt's vision for the trail — a ten-foot wide, multi-use, wheelchair accessible, compacted stone dust trail — it winds gently through the wooded landscape.

Infra-red counters (Courtesy of the CT Trail Census) captured over 6,000 people per month using the trail. Trail heads and parking are found at Wolfpit Rd. and Rt. 7, Sharp Hill Road and Autumn Ridge drive, and at the end of Twin Oak Lane. The trail extends approximately two and a quarter miles from Wolfpit Road and Rt. 7 to just short of Skunk Lane.

### **West Side of Wilton Loop**

This part of the loop runs from Wolfpit Rd and Rt. 7 to Horseshoe Park, through the Center along River Road, passing through Merwin's Meadow, the school complex, and then hitting the north end of the loop in Allen's Meadows at Olmstead Hill Road.

### **Building the WilWalk Section**

Wil Walk is the 4.8 mile section of the NRVt Trail connecting the Wilton and Norwalk segments of the trail.

Under this proposal, DOT will lease two irregularly-shaped parcels, approximately 30-feet wide totaling 107,844 square feet of land for part of the Trail from the intersection of Danbury Rd (RT 7) and Wolfpit Road. The first parcels is from a commuter parking lot leading in a general southerly direction ending near a small lake. The second parcel travels in a northerly direction from the Norwalk City line to Kent Road.

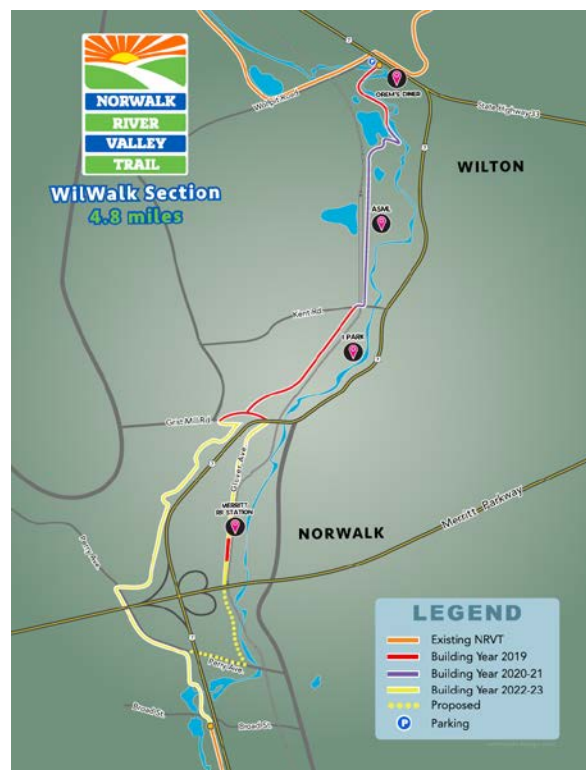
The terms of the lease are as follows:

Lessee	Town of Wilton
Premises	107,844 square feet
Use	Restricted to use as part of the NRVt (Section 1 of Lease Out)
Term	Five years commencing upon AG approval, two (2), five-year options to extend
Termination	Either party can terminate with 30 days' notice, with or without cause
Rent	\$0.00/month.
Utilities, costs	All by tenant, if available (no electric, gas, sewer or water currently at site)
Other	Lease includes specifications as contained in "Standard Highway Lease Specifications & Covenants: Governmental" dated 4/1/2019, which are attached to the lease. The specifications include insurance and indemnification requirements.

The Lessee executed the Lease on September 1, 2020. The Lessor executed the Lease on September 23, 2020. OPM approved the Lease agreement on October 19, 2020.

**RECOMMENDATION:** Board approval of the lease-out agreement to Town of Wilton is recommended for the following reasons:

- The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 10/19/2020), the SPRB & the AG.
- This covers 107,844 square feet of land (2 parcels) to be used as part of the NRVt and no other use.
- The Lessee pays no rent. The term of the lease is for 5 years, commencing upon approval of the AG. The lease includes two (2) additional five-year options, subject to a review and update of the rental fee. The State reserves the right to terminate the lease with 30 days' notice.



**5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**6. ARCHITECT-ENGINEER - NEW BUSINESS**

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #20-207** – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #20-207. The motion passed unanimously.

**9. NEXT MEETING** – Monday, November 23, 2020

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
John Valengavich, Secretary