

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 7, 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 December 7, 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 December 3, 2020 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members were informed of a communication from Paul Elconin, of Northwest Connecticut Land Conservancy (fka Weantinogues) regarding a DoAG Proposal.

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 9:43. The motion passed unanimously.

EXECUTIVE SESSION

PRB #	20-179-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 10:26. The motion passed unanimously.

OPEN SESSION

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)

November 10, 2020 Update:

At its meeting held on October 5, 2020 the State Properties Review Board voted to suspend this item pending receipt of a Certificate of Insurance as required by Section 9 of the Lease.

DAS responded on October 9, 2020 with a copy of the Insurance Certificate identifying the State of CT as additional insured, and with the proper coverages.

RECOMMENDATION: Staff recommendation is to approve the Consent to Assignment as the terms and conditions of the submittal are consistent with Section 17 and Exhibit G of the underlying lease.

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.

4. REAL ESTATE – NEW BUSINESS
5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
6. ARCHITECT-ENGINEER - NEW BUSINESS
7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #20-179-A – Mr. Halpert moved and Mr. Berger seconded a motion to return PRB FILE #20-179-A. The motion passed unanimously. The Board voted to return this item to DoAG as it is not complete as there are two outstanding questions/issues that have been brought to DoAG's attention beginning on September 8, 2020. DoAG should resubmit this proposal upon receiving the USDA Review Appraisal(s), USDA Approval and responding to issues raised by the Board.

PRB FILE #20-184 – Mr. Halpert moved and Mr. Cianci seconded a motion to approve PRB FILE #20-184. The motion passed unanimously.

9. NEXT MEETING – Thursday, December 10, 2020.

The meeting adjourned.

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