

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 15, 2022 – 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 15, 2022 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

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 12, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

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| <i>PRB #</i> | 22-190 |
| <i>Transaction/Contract Type:</i> | RE – Lease |
| <i>Origin/Client:</i> | DOT/DOT |
| <i>Project Number:</i> | 082-086-041A |
| <i>Lessee:</i> | Housing Authority of the City of Middletown |
| <i>Property:</i> | Middletown, Eastern Dr & Walnut St – 2.10 acres |
| <i>Project Purpose:</i> | Continued Playground Use |
| <i>Item Purpose:</i> | New 5-Year Lease |

Lease Price: \$0

Project Background:

At the August 14, 2006 SPRB Meeting under PRB #06-214, the Board voted to approve a Lease of 2.10 acres of land to the Housing Authority of the City of Middletown for playground purposes adjacent to the Maplewood Terrace apartment complex. The Lease was for an initial 5-year term, through 6/30/2011, with two five-year options to extend the Lease through 6/30/2021. There was no monetary consideration. Previous Board review was considered under PRB File Numbers: #80-30, #83-148, #86-149 & #97-168.

Under this Proposal (PRB #22-190) DOT is seeking SPRB approval of a new Lease (Lease Out) for the Housing Authority of the City of Middletown’s continued use for playground purposes. DOT states their statutory authority to Lease this land is pursuant to CGS §13a-80. SPRB review is required pursuant to CGS §13a-30(a).



The terms of the lease are as follows:

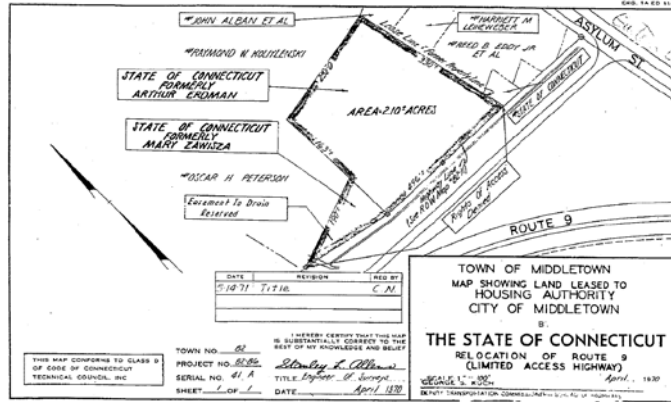
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|------------------|---|
| Lessee | Housing Authority of the City of Middletown |
| Premises | Middletown, Eastern Dr & Walnut St – 2.10 acres |
| Use | Restricted to use as a playground |
| Term | Five years commencing upon AG approval, two (2), five-year 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: Non-Governmental, under \$50,000” dated 7/2/2022, which are attached to the lease. The specifications include insurance and indemnification requirements. |

The Lessee executed the Lease on October 7, 2022. The Lessor executed the Lease on November 3, 2022. OPM approved the Lease agreement on November 4, 2022.

RECOMMENDATION: Board approval of the Lease (lease-out) agreement to Housing Authority of the City of Middletown 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 11/04/2022), the SPRB & the AG.

- The 2.10 acres will continue to be used solely for a playground adjacent to the Maplewood Terrace apartment complex.
- 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 #22-190 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-190. The motion passed unanimously.

9. NEXT MEETING – Monday, December 19, 2022.

The meeting adjourned.

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