

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On September 11, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted its Regular Meeting at 9:30AM on September 11, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at [dimple.desai@ct.gov](mailto:dimple.desai@ct.gov) to make appropriate arrangements.

#### **Members Present – solely by means of electronic equipment:**

Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
Jack Halpert  
Jeffrey Berger  
William Cianci

#### **Members Absent:**

#### **Staff Present – solely by means of electronic equipment:**

Dimple Desai  
Thomas Jerram

#### **Guests Present – solely by means of electronic equipment:**

David Barkin, DAS-CS  
Ron Wilfinger, DAS-CS  
Greg Gallagher, CT ANG

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 September 7, 2023 Meeting. The motion passed unanimously.

#### **2. COMMUNICATIONS**

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

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

**PRB File #:** 23-139  
**Transaction/Contract Type:** RE – Sale  
**Origin/Client:** DOT/DOT  
**DOT Project #:** 068-099-049B  
**Grantee:** KCE CT 1, LLC  
**Property:** Killingly, Old Perry Rd (40)  
**Project Purpose:** Overhead Power Line Easement  
**Item Purpose:** Easement Deed

**CONVEYANCE FEE: \$11,000 (+Administrative Fee = \$1,000)**

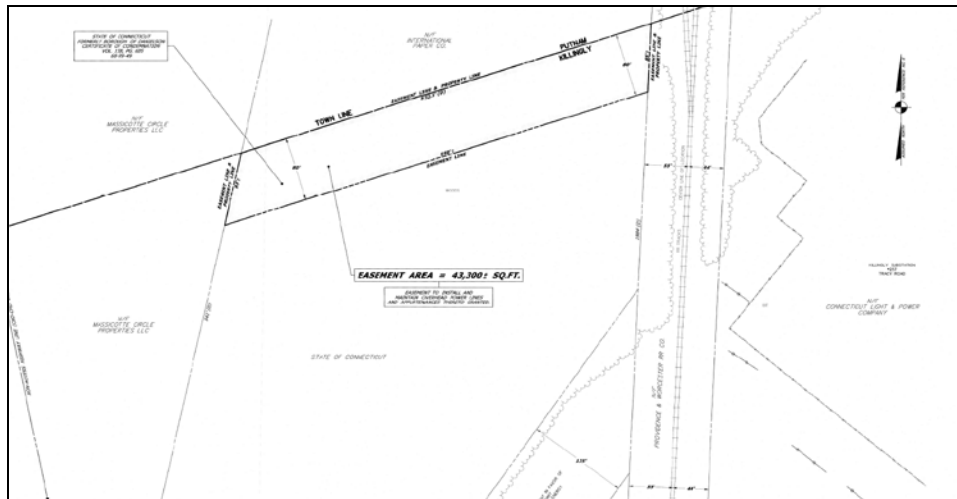
### **Project Background**

This 22.7 acre property was acquired by the Department of Transportation in 1965 for the relocation of Route 12. It is bordered to the east by Providence & Worcester rail line, to the north by International Paper and to the west by Massicotte Circle Properties and Interstate 395. The site is encumbered by a 125' wide overhead power line easement to CL&P leading to a CL&P substation on the east side of the railway line.

Under this Proposal (PRB #23-139), DOT is seeking SPRB approval of an Easement Deed for an easement to install and maintain overhead power lines and appurtenances thereto over a 43,300 square foot portion of this state-owned land KCE CT 1, LLC, an option-holder to acquire the sole abutter at 253 Park Road, Putnam. The subject easement will be conveyed for \$11,000 plus an administrative fee of \$1,000.

The Grantee, KCE CT 1, LLC, is part of Key Capture Energy, an Albany, NY based energy storage development company with a focus on utility-scale battery storage projects in the United States. (<https://www.keycaptureenergy.com>). KCE has two Petitions before the CT Siting Council, one for a 5.0 megawatt AC battery storage facility in Windsor Locks and a 4.9 megawatt AC battery storage facility in East Hampton.

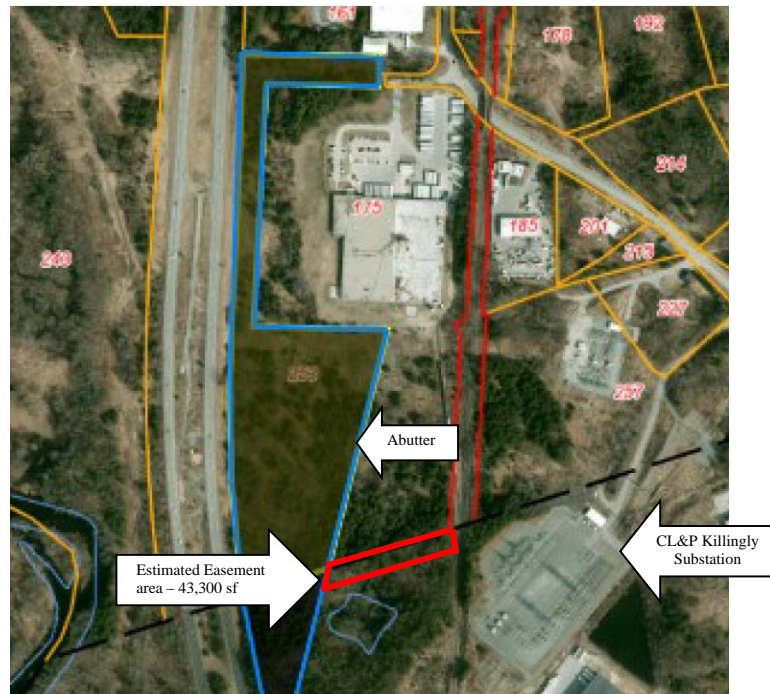
The proposed Easement covers an area of 43,300± square feet over the northerly-most portion of the state-owned land. The easement area measures 80'± wide and ranges from 532.5' to 550' in length. It has level topography and is lightly wooded with common vegetation.



General Location of proposed Easement area



Courtesy: Google Earth



The Highest and Best Use of the Release Parcel is to install and maintain overhead power lines and appurtenances thereto via the assemblage to the Logical Abutter Property.

The Logical Abutter Property consists of approximately 18.9 acres (823,284+/- square feet) located off of the westerly side of Park Road in the town of Putnam. The property consists of vacant land in the towns of Putnam and Killingly. While the Killingly GIS map does not show the Logical Abutter property, maps from the Connecticut Department of Transportation's Office of Central Surveys clearly show the portion of the Logical Abutter Property that is located in the town of Killingly. To estimate the lot size of the Logical Abutter Property, the outline of the property based on the Central Surveys maps was drawn on the Putnam GIS map to include the portion of the property in the town of Killingly, resulting in a total of 18.9 acres for the Logical Abutter Property's land area. The property's land ranges from lightly wooded in its northerly sections to more densely wooded in its southerly sections. The property consists entirely of vacant land. The Logical Abutter Property is located in the Town of Putnam's Industrial zoning district and the Town of Killingly's Industrial zoning district.

It is an Extraordinary Assumption that the Logical Abutter’s land area as determined by the Putnam GIS map to include the land in Killingly is accurate. If this Extraordinary Assumption is proven to be different, the appraiser reserves the right to change the value.

Note: The current owner of the Logical Abutter Property, Massicotte Circle Properties, LLC, has entered a Purchase Option with KCE CT 1, LLC dated August 10, 2022 and running until August 10, 2026 which states KCE CT 1, LLC can purchase all or a part of the subject property under the terms of an Agreement to purchase the property. A copy of the Purchase Option is included in this report.

After the assemblage, the Logical Abutter Property’s lot size will remain the same at 18.9 acres, however the owners of the Logical Abutter property will be granted an easement over the State of Connecticut property to be able to install and maintain overhead power lines and appurtenances thereto over the 43,300+/- easement area located along the northernmost portion of the property known as 40 Old Perry Road in the town of Killingly. It should be noted that the Logical Abutter Property will not gain any road frontage after the assemblage.

**Direct Valuation** – With the release of this Easement, DOT Appraiser Matthew Malia appraised the Sole Abutter property, as of January 11, 2023.

The Appraiser considered three sales in the greater market area and after adjusting for transactional, locational and physical characteristics the appraiser concluded the fair market value of the Sole Abutter land was \$17,500/acre.

Item	Calculation	Value
Land Valuation (Fee Simple)	18.9 acres x \$17,500/acre =	\$330,750
	<b>Rounded</b>	<b>\$330,800</b>

The appraiser elected to do a direct damages calculation to estimate the value of the easement over the 40 Old Perry Road parcel. The calculation is as follows: 43,300+/- square feet = 0.994+/- acre. 0.994+/- acre x \$17,500 x 50% = \$8,698, rounded to \$8,700

After adding the value of the Release Parcel to the value Before the Assemblage, the appraiser concludes an After Release lot value of \$339,500

Item	Value
After Valuation	\$339,500
Before Valuation	\$330,800
Release Value	\$8,700

On March 2, 2023, KCE CT 1, LLC was presented with a sale price of \$12,000.00 (including a \$1,000.00 administrative fee) which was accepted on March 22, 2023.

**Recommendation** – Staff recommend approval of the proposed Easement in the amount of \$11,000 (plus \$1,000 Admin Fee) for the following reasons:

- The proposed sale complies with Section §13a-80 of the CGS in that the legislative delegation received the required notification on June 5, 2023;
- The release value of \$11,000 is reasonable in that it represents 126% of the appraised value; and

- The description in the Easement Deed is consistent with the compilation map to be filed in the Town of Killingly Land Records.

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

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

<b>PRB #</b>	23-151
<b>Origin/Client:</b>	DAS/CTMD
<b>Transaction/Contract Type:</b>	AE / Task Letter
<b>Project Number:</b>	BI-Q-721
<b>Contract:</b>	OC-DCS-CA-0041
<b>Consultant:</b>	CDM Smith, Inc.
<b>Property:</b>	Windsor Locks, Light Ln (85) – CT Army National Guard
<b>Project purpose:</b>	Aircraft Storage-Maintenance Hangar
<b>Item Purpose:</b>	Task Letter #1

At 9:30 Mssrs. Barkin, Wilfinger and Gallagher joined the Meeting to participate in the Board’s discussion of this Proposal.

**PROPOSED AMOUNT: \$199,950**

At its meeting held on April 17, 2023, the State Properties Review Board voted, under PRB #23-067, to approve Task Letter #3A in the amount of \$9,240 to compensate the Consultant for design and construction administration services for providing additional survey services to connect a sanitary sewer line approximately 600 linear feet from the location of the Storage Hangar.

Task Letter #3 was approved by the SPRB under PRB #22-142, to compensate the Consultant \$458,025 for design and construction administration services for the development of an approximately 10,904 square foot storage building to house two UH60-H helicopters at the Army Aviation Support Facility (AASF) in Windsor Locks.

Under this Proposal (PRB #23-151), DAS is seeking SPRB approval of Task Letter #1 to the Consultant’s Contract – OC-DCS-CA-0041, in the amount of \$199,950 to compensate the Consultant for providing CA Services with the following Scope of Work:

The project will entail the design of an approximately 10,904 square foot storage building to house two UH60-H helicopters at the Army Aviation Support Facility (AASF) in Windsor Locks. In addition to the unheated storage area, the facility will include a heated single unisex latrine, a heated mechanical/fire suppression room, and a secure caged area to be used for storage of miscellaneous tools and other items.

The scope of work shall include, but is not limited to the following:

Provide Construction Administration services during the Bidding and Construction Phases of the project in accordance with the Consultant Procedure Manual and On-Call Contract.

On November 3, 2022, the Board approved PRB #22-169, one of seven Consultant Contracts under the 8<sup>th</sup> series of On-Call Construction Administration Contracts awarded by the Department of Administrative Services (“DAS”) since 1994. The Consultant’s on-call contract has a maximum total cumulative fee of \$1,000,000/contract and a common expiration date of February 28, 2025.

CDM Smith, Inc. (CDM) has been assigned the following Tasks under this On-Call Contract: None.

DAS and CTMD have confirmed funding is in place for this Task Letter.



2. Why does the Form 1135 identify Estimated Construction cost as \$5,000,000 (dated 5/8/2023) while the executed Form 1105 identifies the Total Construction cost as \$5,062,000 (dated 4/19/2022)?

DAS Response: As you know with 1105 development, the construction cost is based on an gross estimate. The design process further develops the cost for delivery, hence the variation from the initial cost.

Staff Response: Peter Simmons, David Barkin and Jenna Padula were invited to attend the SPRB Meeting to provide insight regarding these two issues.

**RECOMMENDATION:**

It is recommended that SPRB suspend Task Letter #1 in the amount of \$199,950 pending response from DAS.

- DAS confirmed \$199,950 is available for the Task Letter.

**7. OTHER BUSINESS**

**8. VOTES ON PRB FILE:**

**PRB FILE #23-139** – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-139. The motion passed unanimously.

**PRB FILE #23-151** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-151. The motion passed unanimously.

9. **NEXT MEETING** – Thursday, September 14, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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