

Board of Control
Hamden, CT
August 7, 2024

A meeting of the Board of Control was held on this day at Lockwood Cottage, Hamden, CT 06518.

Present: Messrs. Cohan, Fikrig, Hurlburt, Jones, Venkitanarayanan*, White, Ms. Maroney and Ms. Nichols. Ms. Cruz (OPM), Shelton (CT Green Bank), Triplett, and Messrs. Last and Westrick were present by invitation.

* = attended via Zoom

Absent: None.

The meeting was convened by Vice President Terry Jones at 1:00 p.m.

Minutes: On a motion by Ms. Maroney, seconded by Ms. Nichols, the minutes of the May 21, 2024 special meeting and the Executive and Finance Committee meeting held on June 14, 2024 were approved by the majority. Commissioner Hurlburt abstained.

News Articles and Correspondence: Dr. White briefly reviewed published news articles and correspondence received since the last Board meeting.

Solar Panels- New Haven/Lockwood Farm- CT Green Bank: Ms. Katie Shelton presented The Connecticut Green Bank's recommendation plan for solar panels for The Connecticut Agricultural Experiment Station. The New Haven Campus was not conducive for panels. A ground installation was considered for Lockwood Farm, but the location would not work because of elevations. A plan to install solar panels on the two upper barns and on the Pavilion were recommended by The CT Green Bank. Dr. White moved the approval of the recommended installation. Commissioner Hurlburt seconded the motion. The motion passed unanimously.

Research Report: Dr. Nate Westrick gave a research report on his research program on strawberry diseases and white mold.

Report from the Executive and Finance Committee: Dr. White and Mr. Last summarized the June 14, 2024 meeting of the Executive and Finance Committee with Fiducient (Jeff Capone) and the portfolio recommendations approved and implemented.

Status of Projects:

- Jenkins Waggoner Greenhouses- Mr. Last reported that a construction kickoff meeting was held with A Prete Construction Company. The renovation project has started with a substantial completion target of December 2024.
- Valley Laboratory- Mr. Last reported that a pre-construction kickoff meeting was held on July 30, 2024. A request for an easement was presented to the Board. Due to the new greenhouse to be constructed close to the property line, a 25-foot easement is requested along the south property line and approximately one acre easement is requested to install geothermal wells which will save the project

approximately \$500,000 in construction costs (see attached map and description). Ms. Maroney moved the approval of the requested easement as outlined on the property map. The motion was seconded by Ms. Nichols and passed unanimously.

Update on Recruitment and Hiring: Dr. White updated the Board on hiring. A Bee Inspector and two Custodians were hired, which leaves one vacancy in the General Fund.

Budget – Fiscal Year 2025: Mr. Last reported that the General Assembly did not make adjustments to the second-year budget (FY2025), therefore the funding recommended by the Governor was not appropriated. This funding included supplies for the PFAS testing program and additional money for utility costs.

Licensing Agreements/Royalty Payments: The Experiment Station received \$297,116.75 in tobacco licensing and royalty fees in Fiscal Year 2024. Commissioner Hurlburt moved the approval and distribution of royalty payments consistent with the Station's policy. The motion was seconded by Ms. Maroney and passed unanimously.

Mr. Jones left the meeting at 2:02 P.M. Ms. Nichols presided.

Staff Changes: Dr. White reviewed staff changes since the last meeting.

Commissioner Hurlburt moved that an Executive Session be held to discuss Board Funds, Personnel, and the Director's Report. Ms. Cruz (OPM), Dr. Triplett and Mr. Last were invited to attend. The motion was seconded by Ms. Maroney and passed unanimously at 2:14 p.m.

The Executive Session adjourned at 2:37 p.m.

Dr. White moved to formally approve the Sabbatical request from Dr. Robert Marra to travel to Japan for the period September 6, 2024-October 31, 2024. The Sabbatical travel costs will be covered by a United States Forest Service International Programs Grant awarded to Dr. Marra. Informal approval was granted by Board members via email in June 2024. The motion was seconded by Dr. Fikrig and passed unanimously.

Ms. Maroney moved that the meeting be adjourned. The motion was seconded by Ms. Nichols and passed unanimously at 2:46 p.m.

Respectfully submitted,



Kumar Venkitanarayanan
Secretary

Attached is a Draft of the Easement Drawing for Valley Lab. It includes the 25-foot Property Line Easement, as well as the Easement to balance the Geothermal Well Field.

With regard to description of the Easements, for explanation to the CAES Board, we offer the following:

Property Line Easement:

The State of CT Building Code requires a Fire Separation Distance from a building wall to a Property Line. This cannot be achieved between the west wall of the new Greenhouses and the Property line. Alternatively, the building wall can be constructed as a fire-resistance rated wall, but because it is a glass greenhouse, this is not feasible. The Project Team applied for and received a Code Modification to allow the greenhouse wall to be constructed close to the property line, contingent on a 25-foot easement, to ensure that there will not be any new construction built near the building wall.

Geo-thermal Well-Field Easement:

Currently, the geo-thermal well-field is designed to be contained on the DAS Property. However, the tight constraints necessitate a manifold vault and additional piping in order to balance flow to and from the wells. If the wells could be spread out and drilled in a symmetrical pattern, we can eliminate the vault, saving an estimated \$500,000 in construction cost. This easement will allow the fields to be installed within the growing field to the northwest of the building. When construction is complete, the depth of the wells will allow the field to continue as a growing field, but construction of new structures would not be allowed in that area.

**TOTAL AREA OF
EASEMENT =
43,300SF
(Approx. 1 ACRE)**

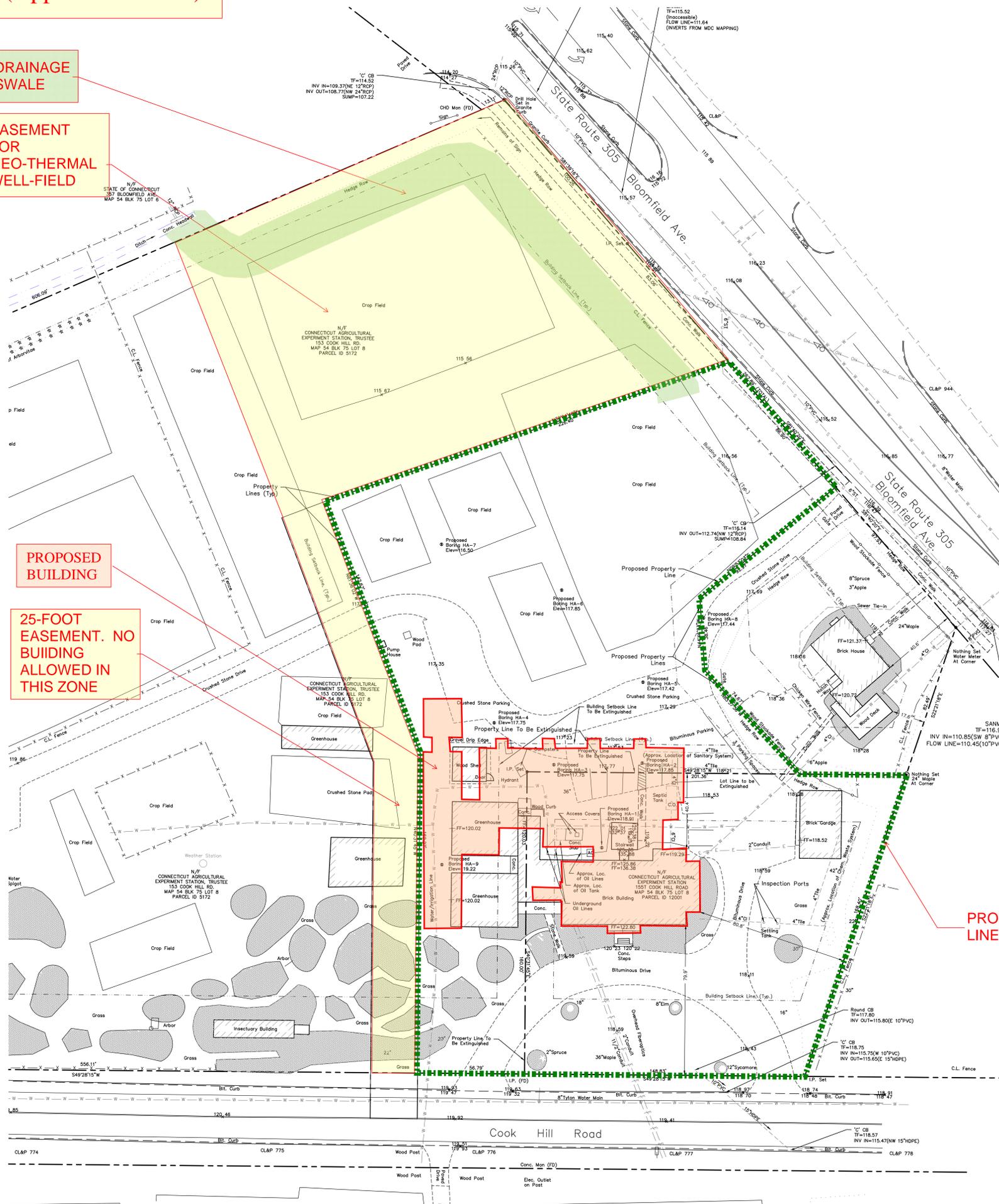
**DRAINAGE
SWALE**

**EASEMENT
FOR
GEO-THERMAL
WELL-FIELD**

**PROPOSED
BUILDING**

**25-FOOT
EASEMENT. NO
BUILDING
ALLOWED IN
THIS ZONE**

**PROPERTY
LINE**



PROPOSED EASEMENT PLAN

