

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 27, 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 27, 2022 remotely via telephone conference at (860)-840-2075 and use passcode 284890492#.

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

Laura Jovino, JUD
Brian Dillon, JUD
Shane Mallory, DAS
Tom Piancenza, DAS

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 22, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:33. The motion passed unanimously.

EXECUTIVE SESSION

At 9:33 Mssrs. Mallory and Piancenza, both of DAS, were invited to join the Session to participate in the Board's discussion of this Proposal and the Proposal being reviewed under PRB #22-196. Both left the Meeting at 11:03.

PRB #: 22-195
Transaction/Contract Type: RE / Lease
Origin/Client: DAS / WCC

Statutory Disclosure Exemptions: 1-210(b)(24)

At 9:33 Mr. Dillon and Ms. Jovino, both of JUD, were invited to join the Session to participate in the Board's discussion of this Proposal. Both left the Meeting at 10:16

PRB #: 22-196
Transaction/Contract Type: RE / License
Origin/Client: DAS / JUD

Statutory Disclosure Exemptions: 1-210(b)(24)

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 11:06. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-195 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #22-195. The motion failed with all Members voting No.

The Board noted the following:

1. DAS did not comply with CGS 4b-34 in that LP 21-06 required interested parties to respond in 12 days which appears in violation of the statute. This statute requires a minimum 15-day period prior to final selection of a Proponent; and
2. In light of DAS' recently changed position that SPRB review and approval/disapproval of Renewal Options is no longer required, the SPRB cannot consider approving any Lease containing Renewal Options. Per CGS 4b-3(f), prudence dictates that any renewal of a Lease beyond 5 years be independently reviewed to ensure future renewal rates are commensurate with future market conditions, as well with compliance with state statutes, DAS policies and procedures and lease requirements.

PRB FILE #22-196 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-196. The motion passed unanimously.

9. NEXT MEETING – Thursday, December 29, 2022.

The meeting adjourned.

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