

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 9, 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 June 9, 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

Dr. Karen Hynick, CEO QVCC
Vita Litvin, Esquire CSCU
Keith Epstein, VP Facilities & Planning CSCU

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 June 6, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff presented the Board with a monthly voucher statement pursuant to CGS 13a-73(h) identifying DOT real estate acquisitions for less than \$5,000.

3. REAL ESTATE- UNFINISHED BUSINESS

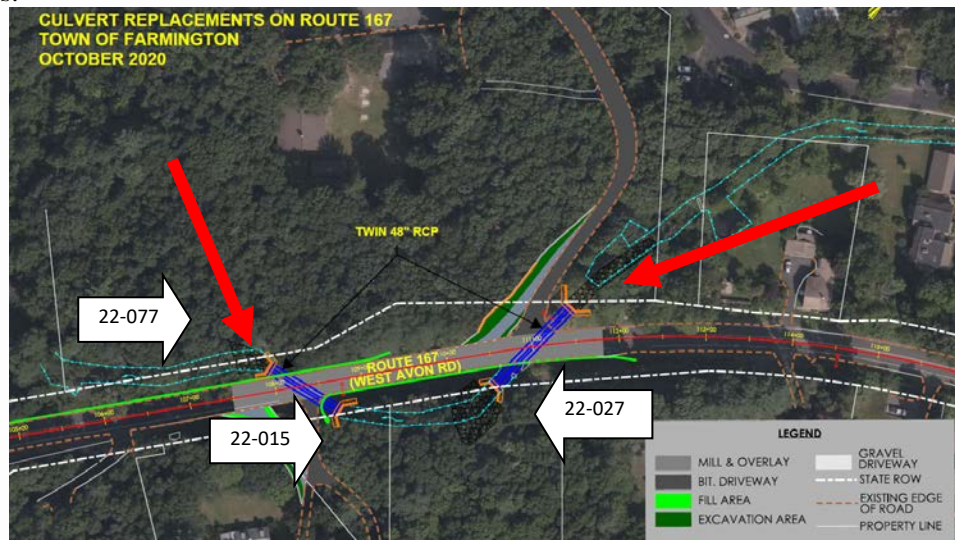
4. REAL ESTATE – NEW BUSINESS

<i>PRB File #:</i>	22-077
<i>Transaction/Contract Type:</i>	RE – Administrative Settlement
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	051-275-001
<i>Grantor:</i>	The Unionville Lions Club, Incorporated
<i>Property:</i>	Farmington, West Avon Rd (87)
<i>Project Purpose:</i>	Culvert Replacement on Route 167
<i>Item Purpose:</i>	Administrative Settlement

DAMAGES/SETTLEMENT: \$37,900/\$53,950

DOT PROJECT: From December 10, 2020 DOT Virtual Public Meeting:

- Project location and purpose was discussed. Flooding at an adjacent property is an issue on site, and there are maintenance needs that need to be addressed. Conditions of the concrete headwalls were shown to be deteriorated.
- Proposed work will include replacing the 48” Concrete Pipes with twin 48” concrete pipes, which will increase the hydraulic capacity for the flooding concern. The wooden post cable guiderail will also be upgraded to metal guiderail. Lastly, there will be resurfacing of the pavement within project limits.
- A visual of the pipe configuration was shown and it was explained how one pipe of the twin configuration will be set 1’ lower for habitat concerns during low flow.
- A detour lasting 9 days will be implemented for the project. Route 167 will be closed to allow the contractor work undisturbed. It is estimated the project would last 6 months or more if we were to maintain one-way alternating traffic during the project. The detour will be using Route 4 (Farmington Ave) and Brickyard Road, to get to either side of Route 167.
- Discussed and showed a visual of the right of way to be purchased for the project. There will be four Drainage Right of Way acquisitions and several construction easements.
- The project is scheduled to begin construction in the summer of 2023 and is expected to last 3 months.



Under this Proposal (PRB #22-077) DOT is seeking SPRB approval pursuant to CGS 13a-73(h) for DOT to acquire land and easements in conjunction with the DOT Project “Culvert Replacement on Route 167” with Damages totaling \$53,950. DOT’s enabling legislation to acquire land and easements is pursuant to CGS13a-73(c), 13b-36(a) and 13a-79.

SITE DESCRIPTION: The subject property consists of an irregular-shaped, 14.4 acre (627,264 sf) site with approximately 690 of frontage on the northwesterly side of West Avon Road. The appraiser estimates 40±% of the site has diminished utility as a result of the steep slopes and undevelopable land associated with lack of accessibility and flood zone area in the site's western half and, a brook bisects the northeastern corner of the parcel near the existing curb cut. The site is moderately wooded throughout, with the central elevated plateau cleared and structurally developed. The property is located in the R-30 residential zone.

Improvements to the site include:

- A single-story, wood frame building that was constructed in 1960, and contains 3,176± square feet of area in average condition and well maintained;

- A rear storage building containing 512± square feet of area on concrete slab;
- A "Redeemable Building" containing 900± square feet, in good overall condition; and
- An open-air pavilion containing 2,160± square feet on a gravel pad, in average overall condition.

HIGHEST AND BEST USE - "As-Vacant" in the Before Condition

The subject parcel is zoned for residential purposes via the R-30 zone, which allows only single family residential uses as well as various low impact, residentially oriented commercial uses. The subject land totaling 14.40+/- acres has a centrally located, level plateau that is well above road grade, with low impact commercial uses allowable unable to capture the value of the residential land. Despite wetland and steep slopes along the southern periphery, the property lends itself well to residential subdivision of single family building lots. Further, while there is a condominium development (within an inactive zone) abutting to the parcel's north, any more intense residential use beyond a single family development is unlikely without a change of zone and extensive legwork.

It is the opinion of your appraiser that the Highest and Best Use of the subject parcel "As-Vacant" is for residential subdivision of single family building lots, and ultimately the structural development of single family dwellings.

HIGHEST AND BEST USE - "As-Improved" in the Before Condition

The existing improvements consist of a one-story, wood frame social hall in good condition, as well as an open-air pavilion and two ancillary wood frame structures utilized for storage purposes. While the improvements provide contributory value outweighing the expense of demolition, the Highest and Best Use of the property would be for the property's redevelopment in harmony with the "As-Vacant" determination for residential purposes. However, no approvals nor entitlements are noted for the residential use. It is the opinion of the appraiser that the existing social hall use is an interim use given the property owner's needs, with the value of the property mainly in the residential land.

It is the opinion of your appraiser that the Highest and Best Use of the subject parcel "As-Improved" is a continuation of the existing social hall use for the interim, until some point in the future where residential redevelopment is viable.

HIGHEST AND BEST USE - Conclusion in the Before Condition

After careful consideration, it is the opinion of the appraiser that the Highest and Best Use of the property is for its continued interim use as a social hall with residential subdivision potential at a future point in time.



VALUATION: The DOT appraisal was completed as of November 8, 2021 by DOT Appraiser Steven C. Miller.

Land Valuation: Based on the sales comparison approach, the appraiser considered three sales (2019-2021) of similarly zoned, with a similar highest and best use, as follows:

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	87 West Avon Road Farmington, CT 06085	265 Unionville Avenue Et A1 Plainville, CT 06062	475 Perkins Street Et A1 Bristol, CT 06010	161 Camp Street Et A1 Plainville, CT 06062
Proximity to Subject		4.44 miles S	6.41 miles SW	5.48 miles S
Sales Price	\$ N/A	\$ 1.13 per Sq.Ft.	\$ 0.95 per Sq.Ft.	\$ 1.01 per Sq.Ft.
Price	\$ N/A	\$ 1,275,000	\$ 500,000	\$ 2,100,000
Data Source(s)	Town Records, Insp	TR, Ext/Insp, Vol1234/489,646/395,397	Town Rec, Ext, Insp, Vol2195/812	Town Rec, Ext, Insp, Vol623/811
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	November 8, 2021	October 18, 2021	September 13, 2021	November 18, 2019
Location	Good / Busy Rd	Average / Busy Rd	Average / Busy Rd	Average / Busy Rd
Site/View	14.40± Acres / R30	25.94± Acres / R20,R11	12.12452± Acres / R25	47.83391± Ac/ R11,R20
Site Utility	Average	Average	Average	Average
Terrain & Topography	Level to Steeply Sloping	Generally Level	Generally Level	Generally Level
Frontage and Access	773'± FF / 1 CC	675'± / 1 CC	1215'± FF/ Multiple CC	1,261'± FF / 2-3 CC's
Wetlands & Floodzone	Wetland Et A1 est. 40%	Rear Wetland, Est 15%	Rear Wetland, Est 30%	Minimal, If Any
Sales or Financing	CWater, Sewer	CWater, Sewer	CWater, Sewer	CWater, Sewer
Concessions	No Approvals	Apprvd 61-Unit AR Condos	Pot. 7 SF Res. Lots	Apprvd 55-Lot OSD Subd.
Net Adj. (Total)		□+ ✗- \$ -0.11	□+ ✗- \$ -0.06	□+ ✗- \$ -0.10
Indicated Value of Subject		\$ 1.02	\$ 0.89	\$ 0.91

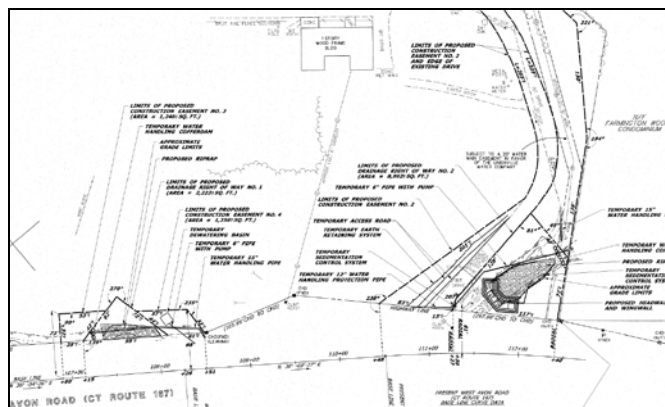
After adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was \$0.92/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	627,264 sf x \$0.92/sf	\$577,083
Affected Site Improvements	Lump Sum	\$8,000
		\$585,083
	Rounded	\$585,000

Site improvements not affected by the take are assigned an “X” value.

The Taking: DOT will acquire the following:

- A Drainage Right of Way acquired over an area of 2,223± square feet (along the southerly road frontage);
- A Drainage Right of Way acquired over an area of 8,992± square feet (at the northeastern-most corner of the site);
- Construction Easement #1 over an area of 42,342± square feet for the purpose of access, staging, storage of materials and/or equipment and installing a 15" water handling pipe and a 6" pipe with pump during the culvert replacement on Route 167;
- Construction Easement #2 over an area of 12,963± square feet for the purpose of access, building a temporary access road and installing a temporary earth retention system and a temporary 12" water handling pipe during the culvert replacement on Route 167;
- A Construction Easement #3 and #4 over an area totaling 2,602± square feet are for the purpose of access, and installing a temporary 15" water handling pipe, a temporary 6" pipe with pump, temporary dewatering basin, temporary water handling cofferdam during the culvert replacement on Route 167.



AFTER VALUATION:

The “After” valuation of the subject property is subject to the following Extraordinary Assumptions and Hypothetical Conditions:

EXTRAORDINARY ASSUMPTIONS:

It is noted that the appraiser is valuing the subject property via the *Extraordinary Assumption* that no construction occurs at night nor on the weekends, and does not impact events held by the social club. The construction activity is limited to typical workweek schedules Monday- Friday from 6am to 6pm. The construction period for this project is indicated to range from Fall 2022 through Fall 2023. While

the project is indicated to last one 12-month period, the appraiser notes that the proposed acquisition is prior to the start of the project with potential for preliminary staging, material and machinery to be delivered, etc. The appraiser considers the construction project to have an effective time period of 2 years (24 months). Further, the property owner will be allowed to access for a majority of the project's duration, however the scope of the project requires a detour window for traffic over a 5 week period during Summer 2023. Flexibility for the actual detour of 9 days is required to account for low stream flow and bad weather, as the culvert replacement requires dry weather conditions which cannot be forecasted at present. If it were found that construction activity deviates from the appraiser's expectations, the appraiser reserves the right to consider any impact on value.

A construction easement encompasses a large centrally located grassy clearing to be utilized for equipment and material storage purposes, as well as land area along the northerly property line. As per Connecticut Department of Transportation engineer Mr. Scott Bushee, a grove of mature trees near the central staging area is indicated not to be removed, however selective pruning of limbs below 16' tall along its periphery and an unpaved access way is required to provide machinery access. The appraiser is valuing the subject via the *Extraordinary Assumption* that there is no clear cutting of trees near the staging area but is limited solely to selective pruning. If it were found not to be the case, the appraiser reserves the right to consider any impact on value.

HYPOTHETICAL CONDITIONS:

The methodology used in this report is a standard State appraisal format in the form of a "Before and After" valuation appraisal used for eminent domain purposes. The appraisal considers that there is a willing seller in an acquisition by eminent domain and has disregarded any effect on the market value brought on by the State's project. The appraisal report was based on the *Hypothetical Condition* that the proposed road project will be completed as currently proposed in the Department of Transportation construction plans, on the day after the "as of" date.

After Land Valuation: Based on the sales comparison approach, the appraiser considered the same sales as in the Before Valuation and after adjusting for Transactional, Locational and Physical characteristics, the Appraiser concluded that the fair market value of the subject land was unchanged at \$0.92/sf, calculated as follows:

Item	Calculation	Value
Land Valuation (Fee Simple)	616,049 sf x \$0.92/sf	\$566,765
Drainage Right of Way (2)	11,215 sf x \$0.92/sf x 15%	\$1,548
	Total	\$568,313
	Rounded	\$568,000

All unaffected site improvements and other improvements were assigned a value of \$X.

Calculation of Permanent Damages

Item	Value
Before Valuation	\$585,000
After Valuation	\$568,000
Permanent Damages	\$17,000

Calculation of Temporary Damages

Construction Easement Area #1	42,342 sf x \$0.92/sf x 20% x 2 years	\$15,582
Construction Easement Area #2	12,963 sf x \$0.92/sf x 20% x 2 years	\$4,770
Construction Easement Area #3 & #4	2,602 sf x \$0.92/sf x 10% x 2 years	\$479
	Total	\$20,831
	Rounded	\$20,900

Total damages are then Permanent Damages plus Temporary Damages, or \$17,000 + \$20,900 = \$37,900.

From the Administrative Settlement:

The Department’s formal offer of \$37,900.00 was made on December 27, 2021. However, as the project’s design plans progressed, the Division of Rights of Way was informed by Project Design, that while the 9-day closure (during the 5-week (6 weekend) grace period) is not necessary to complete the construction, without it there would be a need to widen the existing driveway for both the Owner and the Contractor to utilize simultaneously. Doing so, will require significant grade cuts into the existing hill adjacent to the driveway and the construction of a retention system. This is anticipated to increase project costs by up to \$500,000.00.

The Department met with Owner representatives to further discuss the temporary loss of access. They were very understanding of the Department’s construction needs as long as they were compensated fairly for the inability to hold events and for the loss of access to the bottle redemption center during the 5-week (6 weekend) grace period. The Department requested that they submit a formal counteroffer considering the anticipated additional damages.

On, February 9, 2021, the Owner provided a formal counteroffer reflecting additional damages in the amount of \$21,400.00. The Owner based this amount, in part, on the \$1,075.00 in potential revenue generated from renting the hall on the weekends (Friday and Saturday at \$400.00 each and Sunday at \$275.00). The Owner books events throughout the year but predominantly in the summer. The counteroffer also factored in the impact to their bottle redemption center. Based on calculations from 7/1/2021 to 2/7/2022, it profits a weekly average of \$1,100.00. However, as of 1/1/2023, bottle redemption will be expanded to include additional containers such as juices, teas, coffees, sports drinks, etc. Therefore, it is reasonable to estimate that the Owner’s profit will increase in 2023 as well. This has been estimated at \$1,600.00 per week. They did not factor in additional costs for any the incidental expenses such as electricity and other utilities, although they will continue to incur these expenses even while the property is inaccessible.

Hall Rental: \$1,075 per week X 8 weeks =	\$8,600.00
<u>Bottle Redemption Center: \$1,600 per week X 8 weeks =</u>	<u>\$12,800.00</u>
Total:	\$21,400.00

It should be noted that the Department’s Appraisal Section was consulted regarding the proposed temporary loss of access. Based on the Appraisal Section’s calculations, the Department may be exposed to \$19,000.00 in increased damages.

The Department felt the weekly calculations provided by the Owner were reasonable, however disagreed with the 8-week timeframe utilized. Based on the grace period established by Project Design, a 6-week timeframe was determined to be more accurate. Negotiations persisted and an agreement was made for an additional \$16,050.00 attributable to the impact of the temporary loss of access.

Hall Rental: \$1,075 per week X 6 weeks =	\$6,450.00
<u>Bottle Redemption Center: \$1,600 per week X 6 weeks =</u>	<u>\$9,600.00</u>
Total:	\$16,050.00

The \$16,050.00 increase above the Department’s original offer is deemed reasonable, given the direct and indirect impacts to the subject property. It will mitigate the project’s construction costs, preclude litigation costs and the possibility of an unfavorable judgement related to temporary severance. This Administrative Settlement in the total amount of \$53,950.00 represents just compensation for the property being acquired.

RECOMMENDATION: Board approval of damages in the amount of \$53,950 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the DOT appraisal report and subsequent supporting information.

<i>PRB File #:</i>	22-088
<i>Transaction/Contract Type:</i>	RE – Legislative Conveyance
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	92-93-171B
<i>Grantee:</i>	City of New Haven
<i>Property:</i>	New Haven, N. Frontage Rd (3,065 sf)
<i>Project Purpose:</i>	Conveyance of Land for Future Economic Development
<i>Item Purpose:</i>	Legislative Conveyance pursuant to SA 14-23 (4)

RELEASE PRICE: \$0 (+ \$1,000 Administrative Fee)

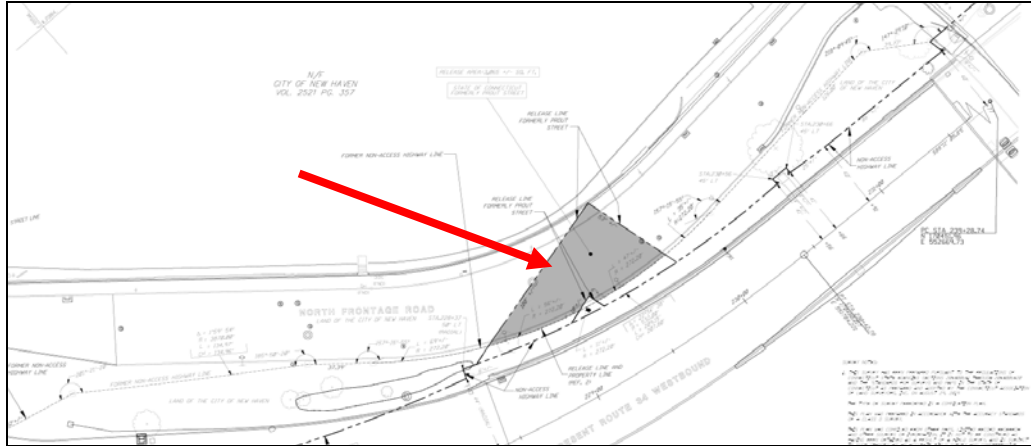
Project Background

At the SPRB Meeting held on December 14, 2017, the Board approved under PRB #17-336, a conveyance of land to the City of New Haven pursuant to Section 4 of Special Act No. 14-23 (92-93-113A). Pursuant to the Special Act, the City prepared to sell the subject Land for economic development when it was learned a portion of State land was not included in the original conveyance under File No. 92-93-113A. This newly-identified land has since been identified as File No. 92-93-171B. The QC Deed conveying the original parcel (92-93-113A) was approved by the AG on December 19, 2017 and DOT recorded the transfer on February 28, 2018 (9686/40).

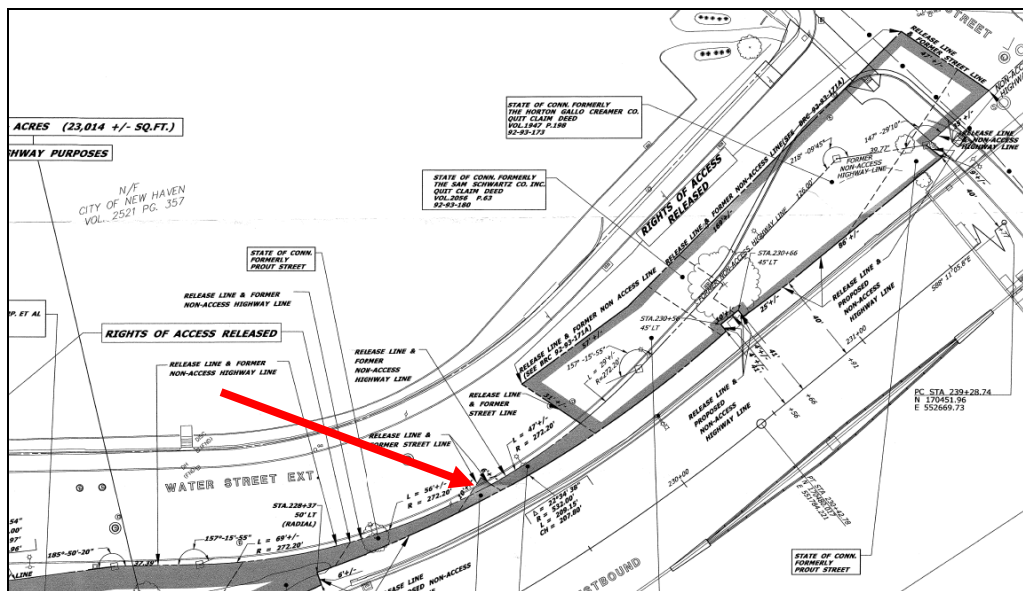
Under this Proposal (PRB #22-088) DOT has submitted this Quit Claim Deed conveying approximately 3,065 square feet of land to the City of New Haven pursuant to Section 4 of Special Act 14-23, inadvertently excluded from the original conveyance.

A summary of the conveyance is as follows:

1. Section 4 of Special Act 14-23 stipulates the conveyance of approximately .40 acre of land to the City of New Haven at a cost equal to the administrative cost of the conveyance.
2. Section 4 requires the City to use or sell the land for economic development purposes.
3. Section 4 provides for the land to revert to the State if the property is not utilized for economic development purposes.
4. Section 4 requires the DOT, in consultation with the City, to establish a new right of way for Route 34.



92-93-171B (shaded area)



92-93-113A

The Special Act Language is as follows:

Special Act No. 14-23

AN ACT CONCERNING THE CONVEYANCE OF CERTAIN PARCELS OF STATE LAND AND THE RATE OF ASSESSMENT OF CERTAIN RESIDENTIAL PROPERTY IN HARTFORD.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Sec. 4. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven a parcel of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .40 acre and is identified on a plan entitled "The City of New Haven, CONNECTICUT, DOWNTOWN CROSSING PHASE 2, COLISEUM SITE, PROPOSED NON-ACCESS LINE, OPTION 1 (MIN ROW REQ'D) DRAFT FOR REVIEW 4/14/14 BY PARSONS BRINKERHOFF". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) (1) The city of New Haven shall use said parcel of land for economic development purposes and may convey or lease all or any portion of said parcel for economic development

purposes, provided any consideration received by the city of New Haven for the sale or lease of said parcel, that is not otherwise allocated for public improvements, shall be transferred to the state.

(2) If the city of New Haven:

(A) Does not retain ownership of all of said parcel, except for a sale of all or any portion of said parcel for economic development purposes, in accordance with the provisions of subdivision (1) of this subsection; or

(B) Leases all or any portion of said parcel, except for a lease of all or any portion of said parcel for economic development purposes, in accordance with the provisions of subdivision (1) of this subsection, the parcel shall revert to the state of Connecticut.

(3) The Commissioner of Transportation, in consultation with the city of New Haven, shall establish a new right-of-way for Route 34.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

Approved June 13, 2014

RECOMMENDATION: Staff recommends approval of the Legislative Conveyance for the following reasons:

1. The Quit Claim deed is consistent with Section 4 of Special Act 14-23, signed by the Governor on June 13, 2014;
2. The conveyance requires the City to use or sell the land for economic development;
3. The conveyance includes a reverter clause if the land is not used or sold for economic development purposes; and
4. The deed description is consistent with the map description.

Re: PRB #17-336 – DOT Legislative Conveyance – Northeasterly Side of Route 34 Westbound
Pursuant to Special Act 14-23, Section 4 – City of New Haven

RECOMMENDATION: Board approval for this legislative conveyance pursuant to Special Act 14-23 Section 4 is recommended for the following reasons:

1. The quit claim deed for this conveyance is consistent with Section 4 of Special Act 14-23, which releases the property to the City of New Haven for economic development purposes.
2. As required by statute, the deed releases all rights that property but states that the property will revert back to the State in the event (a) the property is not used for “*economic development purposes, does not retain ownership or leases any such portion of the property without the conveyance of consideration to the State.*”
3. The area to be conveyed encompasses 0.53-acres and the deed description is consistent with the legal description of the property and the requirements of the original transfer

This conveyance was accomplished under Special Act 14-23 Section 4. This new legislative act stipulates:

Sec. 4. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the city of New Haven a parcel of land located in the city of New Haven, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately .40 acre and is identified on a plan entitled "The City of New Haven, CONNECTICUT, DOWNTOWN CROSSING PHASE 2, COLISEUM SITE, PROPOSED NON-ACCESS LINE, OPTION 1 (MIN ROW REQ'D) DRAFT FOR REVIEW 4/14/14 BY PARSONS BRINKERHOFF". The conveyance shall be subject to the approval of the State Properties Review Board.

(b) (1) The city of New Haven shall use said parcel of land for economic development purposes and may convey or lease all or any portion of said parcel for economic development purposes, provided any consideration received by the city of New Haven for the sale or lease of said parcel, that is not otherwise allocated for public improvements, shall be transferred to the state.

(2) If the city of New Haven:

(A) Does not retain ownership of all of said parcel, except for a sale of all or any portion of said parcel for economic development purposes, in accordance with the provisions of subdivision (1) of this subsection; or

(B) Leases all or any portion of said parcel, except for a lease of all or any portion of said parcel for economic development purposes, in accordance with the provisions of subdivision (1) of this subsection, the parcel shall revert to the state of Connecticut.

(3) The Commissioner of Transportation, in consultation with the city of New Haven, shall establish a new right-of-way for Route 34.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcels of land not later than thirty days after it receives a proposed agreement from the Department of Transportation. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.

PRB File #:	22-096
Transaction/Contract Type:	RE – Gift
Origin/Client:	BOR / QVCC
Grantor:	Northeast Development Company, LLC
Property:	Willimantic, Main Street (729)
Project Purpose:	Gift of Property Pursuant to CGS 10a-150
Item Purpose:	QC Deed

At 9:30 Dr. Hynick, Attorney Litvin and Mr. Epstein joined the meeting to participate in the Board's discussion of this Proposal. All left the meeting at 9:45.

BACKGROUND

The State of Connecticut had previously leased 12,091 square feet on behalf of Connecticut State Colleges and Universities (CSCU) and Quinebaug Valley Community College (QVCC). QVCC had occupied the premises beginning in 1998, under a Lease approved by the Board under PRB #98-611. A five-year renewal option to that Lease was approved under PRB #04-059 and a subsequent amendment was approved under PRB #04-374, expanding the space and extending the Lease through 7/20/2009. A new 5-year Lease was approved by the Board under PRB #15-146 and subsequently in 2017, the Lease was terminated with QVCC co-locating at Windham Technical High School under a MOU approved by the Board under PRB #17-244. Subsequent to QVCC vacating the property, Northeast Development had leased the property to EASTCONN, for use as an alternate high school.

Under this Proposal (PRB #22-096), CSCU and QVCC now seek SPRB approval pursuant to CGS 10a-150 to accept a Gift of Property from Northeast Development Company, LLC (Steven Townsend) for real estate located at 729 Main Street in Willimantic, a 0.21 acre commercially zoned lot improved with a one-story commercial building with a partially finished basement

level. The Quit Claim Deed includes a reversionary clause to the Grantor should the Grantee cease to utilize the property for educational purposes for 21 years from the date of conveyance.



Sec. 10a-150. (Formerly Sec. 10-327b). Receipt and disposition of gifts of lands, money or other property. The boards of trustees of each of the constituent units of the state system of higher education are empowered to accept, on behalf of the state, any gifts of lands, money or other property donated to the institutions under their control. Said boards shall direct the application, distribution or disbursement of such lands, money or other donated property, or the income therefrom, for any purpose connected with said institutions under their respective control, consistent with the conditions, if any, upon which the gift was created. The State Treasurer shall be advised of the receipt of any such gift of money and where practicable shall hold on behalf of the respective boards of trustees, any such gift of money or income therefrom. The approval of the Commissioner of Administrative Services and the State Properties Review Board under section 4b-23 where acquisitions of real estate are involved shall be required.

- 3-24-2022 - The Board of Regents passed a Resolution accepting the Gift of Property pursuant to CGS 10a-150; and
- 5-12-2022 – DAS Commissioner Gilman approved acceptance of the Gift of Property pursuant to CGS 10a-150.
- 6-06-2022 – QC Deed executed by Steven Townsend, Managing Member of Northeast Development Company, LLC

Upon SPRB approval, the QC Deed will be presented to the AG for final approval, at which time a Real Estate Closing will be scheduled. Subsequent to the Closing, CSCU will notify the State Treasurer of the Gift pursuant to statute.

RECOMMENDATION: Board approval is recommended for the following reasons;

1. The Gift will allow QVCC to re-establish the “Willimantic Center” as a permanent QVCC satellite campus in Willimantic;
2. The Gift is subject to a reversionary clause should the BOR/QVCC fail to utilize the property for educational purposes for 21 years following the date of conveyance;
3. A Title Search of the property indicated no title defects;
4. An environmental assessment of the property indicated minimal areas of remediation;
5. The QC Deed conveys the property with no limitations on future use; and
6. The Gift reflects the continued philanthropic efforts of the Grantor in supporting the QVCC college community.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #22-077 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-077. The motion passed unanimously.

PRB FILE #22-088 – Mr. Berger moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-088. The motion passed unanimously.

PRB FILE #22-096 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-096. The motion passed unanimously.

9. NEXT MEETING – Monday, June 13, 2022.

The meeting adjourned.

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