

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 18, 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 July 18, 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 July 14, 2022 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

<i>PRB #:</i>	22-098
<i>Transaction/Contract Type:</i>	RE – Lease
<i>Origin/Client:</i>	DOT/DOT
<i>DOT Project #:</i>	103-159-049A
<i>Lessee:</i>	City of Norwich
<i>Property:</i>	Norwich, Chelsea Harbor Dr (150) – Brown Memorial Park
<i>Project Purpose:</i>	Pedestrian Walkway along Yantic River
<i>Item Purpose:</i>	5-Year Lease

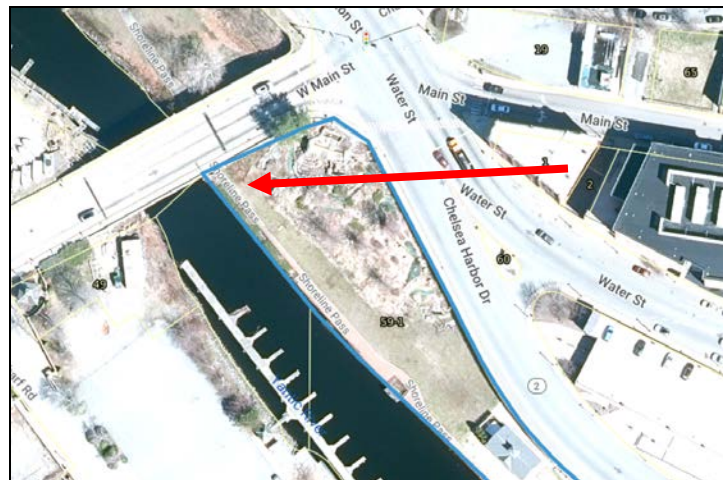
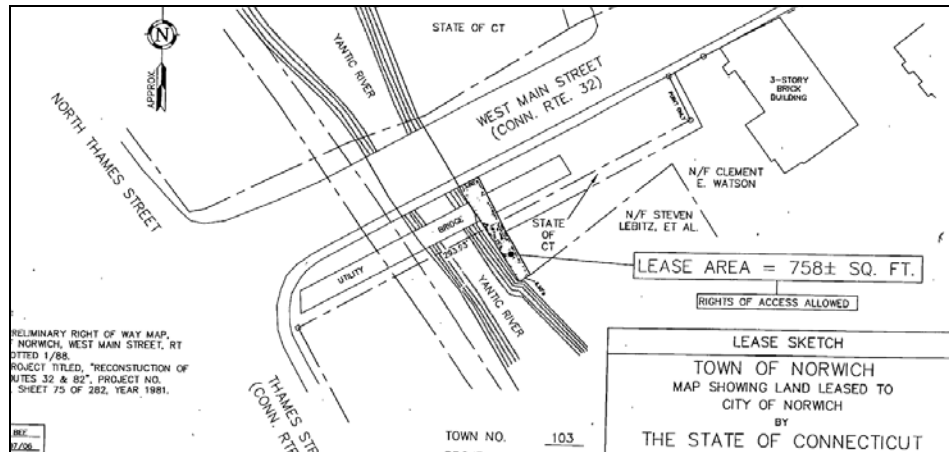
Lease Price: \$0

Project Background:

At the April 9, 2007 SPRB Meeting, the Board voted to approve a Lease of 758 square feet of land to the City of Norwich for a public access walkway along the Yantic River in conjunction with a riverfront restoration project. The Lease was for an initial 5-year term with two five-year options to extend the

Lease. There was no monetary consideration as land was utilized for public purposes.

Under this Proposal (PRB #22-098) DOT is seeking SPRB approval of a new Lease (Lease Out) for the State to continue to Lease a 758 square foot parcel of land to the City of Norwich over land located at 17-25 West Main Street in Norwich. 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:

Lessee	City Norwich
Premises	758 square feet
Use	Restricted to use as part a public access walkway as part of the riverfront restoration
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: Governmental" dated 3/1/2019, which are attached to the lease. The specifications include insurance and indemnification requirements.

The Lessee executed the Lease on May 6, 2022. The Lessor executed the Lease on May 25, 2022. OPM approved the Lease agreement on June 6, 2022.

RECOMMENDATION: Board approval of the lease-out agreement to City of Norwich 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 6/06/2022), the SPRB & the AG.
- The 758 square foot strip will be used solely for a public access walkway as part of the riverfront restoration project.
- 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. OTHER BUSINESS

7. VOTES ON PRB FILE:

PRB FILE #22-098 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #22-098. The motion passed unanimously.

8. NEXT MEETING – Thursday, July 21, 2022.

The meeting adjourned.

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