

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 9, 2023

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

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on November 9, 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 to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

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 November 6, 2023 Meeting and November 7, 2023 Special Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:37. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 23-182-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG/DoAG

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

Upon completion of the Board's review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:45. The motion passed unanimously.

4. REAL ESTATE – NEW BUSINESS

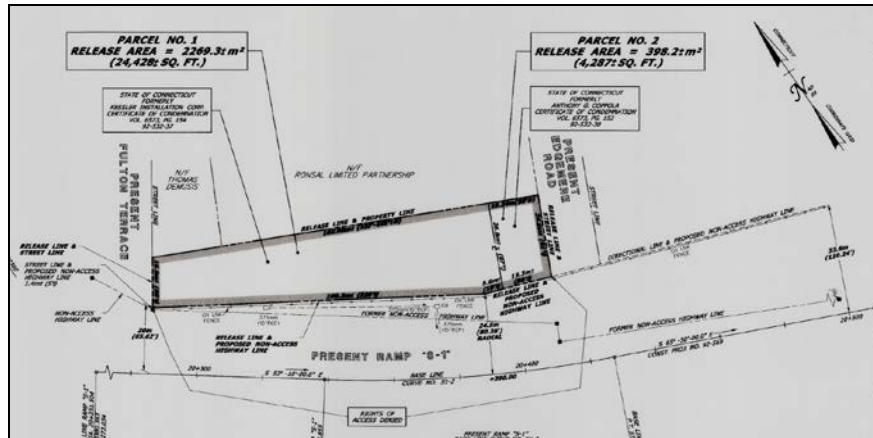
PRB # 23-189
Transaction/Contract Type: RE – Legislative Conveyance
Origin/Client: DOT/DOT
Project Number: 92-532-37A
Grantee: New Haven Port Authority
Property: New Haven, Fulton St @ Edgemere Rd along Ramp S-1
Project Purpose: DOT Conveyance of 28,715 sf - pursuant to PA 18-154(6)
Item Purpose: Quit Claim Deed

Under this Proposal (PRB #23-189) DOT seeks Board approval of this Quit Claim Deed conveying approximately 28,715 square feet of land to the New Haven Port Authority pursuant to Section 6 of Public Act 18-154.

The Public Act Language is as follows:

Sec. 6. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Transportation shall convey to the New Haven Port Authority two parcels of land located in the city of New Haven, at a cost equal to the fair market value of the properties, as determined by the average of the appraisals of two independent appraisers selected by the commissioner, plus the administrative costs of making such conveyance. The first parcel of land has an area of approximately .55 acre and is identified as 135 Fulton Terrace, at Lot 1200 in Block 955 on city of New Haven Assessor's Map 69. The second parcel of land has an area of approximately .14 acre and is identified as 54 Edgemere Road, at Lot 1100 in Block 955 on city of New Haven Assessor's Map 69. Both parcels are further identified as the parcels of land described in Department of Transportation File Number 92-932-37A. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) 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. The Commissioner of Transportation shall have the sole responsibility for all other incidents of such conveyance.



As required, DOT obtained two appraisals, as follows:

1. DOT Appraiser Steven C. Miller, as of June 14, 2022 - \$175,000; and
2. Independent Appraiser Norman R. Benedict, MAI, as of June 17, 2022 - \$215,000

Average = \$195,000

Staff asked DOT to clarify the following issues:

1. Please clarify if the Release Map provided with this Conveyance is the most recent version, as the QC Deed stated it was revised on 5/24/23.
2. The Release Map identifies one parcel containing 28,715 sf and the QC Deed identifies and describes two parcels, 24,428 sf and 4,287 sf, respectively. And the parcel descriptions in the QC Deed do not correspond to the Release Map. Please clarify which (map/deed) properly identifies the land to be released to the New Haven Port Authority.

DOT Response: we realized that an old version of the map was in the electronic version last month and updated it but I think I deleted the wrong file from our Sharepoint. This is the correct one, I have replaced it in SPRB Sharepoint page as well.

Staff Response: OK

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

1. The Quit Claim deed is consistent with Section 6 of Public Act 18-154;
2. The conveyance requires the sale price to be the average of two appraisals; and
3. The deed description is consistent with the map description.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

Chairman Josephy requested a motion to approve Board Fees and Mileage reimbursement for Chairman Josephy, Vice Chairman Berger, Secretary Valengavich, and Mr. Halpert for attending the Site Visit in Suffield on Tuesday, 11-07-2023, for a proposal reviewed under PRB #23-182-A. Secretary Valengavich made the motion, seconded by Mr. Greenberg. The motion passed unanimously.

8. VOTES ON PRB FILE:

PRB FILE #23-182-A – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB FILE #23-182-A. The motion passed unanimously.

PRB FILE #23-189 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-189. The motion passed unanimously.

9. NEXT MEETING – Monday, November 13, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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