

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 4, 2024 – 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 January 4, 2024. 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 389034483#.

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 389034483#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Dimple Desai, immediately, 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:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

Mr. Valengavich moved and Mr. Berger 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 January 2, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

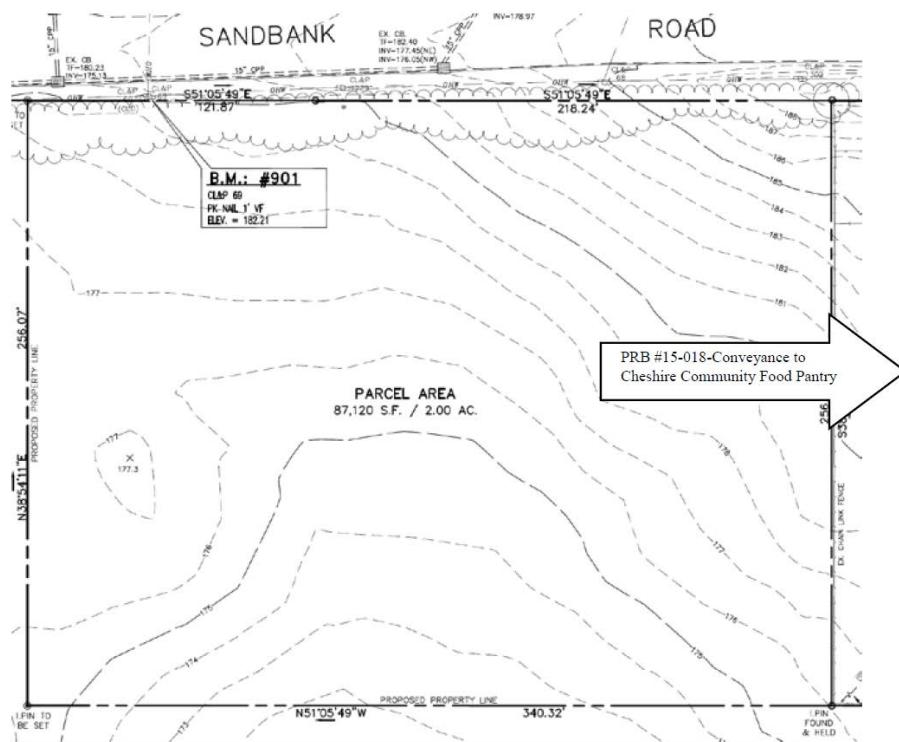
4. REAL ESTATE – NEW BUSINESS

PRB # 23-222
Origin/Client: DAS/DOC
Transaction/Contract Type: RE / Legislative Act
Grantee: Chesprocott Health District
Property: Cheshire, Sandbank Rd
Project Purpose: DOC Conveyance of 2.0 acres
Item Purpose: Legislative Conveyance pursuant to SA 22-18(1)

Under this Proposal (PRB #23-222) DAS and DOC seek Board approval of this Quit Claim Deed conveying 2.0 acres of land to the Chesprocott Health District pursuant to Section 1 of Special Act 22-18.

A summary of the conveyance is as follows:

1. The Quit Claim deed is generally consistent with Section 1 of Special Act 22-18, which stipulates the conveyance of two acres of land to Chesprocott Health District at a cost equal to the administrative cost of the conveyance.
2. Section 1(b) requires Chesprocott Health District to the land for purposes of building a regional health district, including to house Division of Emergency Management and Homeland Security Region No. 2 and emergency support function No. 8, public health and medical services.
3. Section 1(b)(1) includes a reverter clause if the land is not used for the stated purposes.
4. Section 1(b)(2) and Section 1(b)(3) prohibit the sale or lease of the land, with the land reverting to the state if sold or leased.



The Special Language is as follows:

AN ACT CONCERNING THE CONVEYANCE OF A PARCEL OF STATE LAND IN THE TOWN OF CHESHIRE.

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

Section 1. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Correction shall convey to the Chesprocott Health District a parcel of land located in the town of Cheshire, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has an area of approximately 2 acres and is identified as a portion of the approximately 166.95 acre parcel containing the Cheshire Correctional Institute, a portion of Block 57 on Town of Cheshire Tax Assessor's Map 36, and adjoining the parcel conveyed pursuant to section 2 of special act 14-23. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The Chesprocott Health District shall use said parcel of land for purposes of building a regional health district, including to house Division of Emergency Management and Homeland Security Region No. 2 and emergency support function No. 8, public health and medical services. If the health district:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or
- (3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Correction. 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 Correction shall have the sole responsibility for all other incidents of such conveyance.

Approved May 27, 2022

RECOMMENDATION: Staff recommends approval of the Legislative Conveyance.

1. The Quit Claim deed is consistent with Section 1 of Special Act 22-18, signed by the Governor on May 27, 2022;
2. The conveyance requires the Chesprocott Health District shall use said parcel of land for purposes of building a regional health district, including to house Division of Emergency Management and Homeland Security Region No. 2 and emergency support function No. 8, public health and medical services and includes a reverter clause if the land is not utilized as such, is leased or if sold; and
3. The deed description is consistent with the map description.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. OTHER BUSINESS:

7. VOTES ON PRB FILE:

PRB FILE #23-222 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #23-222. The motion passed unanimously.

8. NEXT MEETING – Monday, January 8, 2024 – will be held solely by means of electronic equipment.

The meeting adjourned.

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