

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 13, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 13, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 5, 2012. Mr. Valengavich moved and Mr. Josephy seconded a motion to approve the minutes of November 5, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-276 **Transaction/Contract Type:** RE / Lease Out
Origin/Client: DAS/DAS
Lessee: Martin House, Inc.
Property: 401 West Thames Street, Unit #700, Uncas-On-Thames Campus, Norwich
Project Purpose: Lease out of Unit #700 First and Second Floors
Item Purpose: Lease-out of approximately 25,248 SF of space to the Martin House, Inc. to provide residential and treatment programs for up to 56 individuals who require food, shelter and support services.

Ms. Goodhouse said that this proposal is a standard lease-out agreement to a social service organization. CGS §4b-38 authorizes DAS to lease state property to private individuals or concerns for private use, when not used or needed for state use and is in the public interest. The statute requires notification to the municipality if the lease is for 6 months or more.

Martin House was founded in 1982 in response to the growing number of homeless men and women in the Norwich - New London area because of discharges from the Norwich Hospital due to deinstitutionalization. The State of Connecticut made available an empty building on the Norwich Hospital Campus. The Martin House provides housing for people of low income, the majority of who have histories mental illness. Martin House provides a residence, three meals a

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day and support services to the people it serves. In August, 1998, with the closing of Norwich Hospital, Martin House moved to the Uncas on Thames campus, to Unit #700. The proposed lease is for 25,248 sq. ft. currently occupied by the Lessee.

The lease provides for a 5-year term, and one 5-year renewal. The rental rate is \$1.00/term. Ms. Goodhouse recommended approval of the item.

PRB #	12-277	Transaction/Contract Type:	RE / Conveyance of Property
Origin/Client:	DOT/DOT		
Grantee:	Regional Refuse Disposal District One		
Property:	Westerly side of State Route 44 located in New Hartford and Barkhamsted		
Project Purpose:	Mutual Release and Grant of Restriction and Reversionary Interest		
Item Purpose:	Mutual Release pursuant to PA 12-2 Section 148(c) from the previous conveyance under SA 08-8, Section 12 so that Regional Refuse Disposal District One may exchange a portion of the property with an abutting property owner for the purposes of connecting a well water line to the parcel.		

Ms. Goodhouse said that in order to satisfy the requirements of Public Act 12-2, DOT has prepared and the State Treasurer has signed a partial release of restriction and reversionary interests regarding a portion of 3.20 acres deeded in 2009 to the Regional Refuse Disposal District One:

The State of Connecticut quitclaims unto Regional Refuse District One only that portion of its reversionary interest, and *releases only that restriction on the transfer and use of the Premises, as described in Subsection (c) of Public Act 12-2, which states that the District may exchange a portion of said parcels with property owned by abutting property owners for purposes constructing a water well line on such abutting property.*

The Release states that “in all other respects the interests of the State and the Regional Refuse Disposal District One in the Premisesremain unchanged and in full force and effect.” DOT will receive \$1,000 in administrative costs. Section 148(c) of Public Act 12-2 (June Special Session) amended Special Act 08-8 so that the District could release a parcel of land from the restrictions recited in the Quitclaim Deed: *(c) Regional Refuse Disposal District One may exchange a portion of said parcels with property owned by abutting property owners for purposes of constructing a water well line on such abutting property. Such exchange shall not be deemed to violate the restriction on ownership of said parcels described in subsection (b) of this section.*

The restriction on any land not exchanged remains intact: that is, the District shall use said parcels of land for economic development purposes. If the District does not use said parcels for said purposes; does not retain ownership of all of said parcels, other than as described above, or leases all or any portion of said parcels, the parcels shall revert to the state of Connecticut.

The adjacent District property is a capped superfund site (former town dump). The District and the Town of Barkhamsted have constructed facilities at the foot of the superfund site. The Farmington Valley Health District requires that potable water be supplied from a well. An abutting property owner has offered a well-site in exchange for “a very small piece of land.” The

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Town of Barkhamsted asked for help from the Legislature to release the small piece of land from the restrictions required by Special Act 08-8.

Staff recommended Board approval of the item. The Mutual Release and Grant is consistent with the requirements of Section 148 of Public Act 12-2, June Special Session. The Treasurer executed the Mutual Release and Grant on October 17, 2012.

PRB # 12-284 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DAS / DMHAS
Housing ID#: MHCVC01
Lessee: Robert D. Young
Property: 146 Bow Lane (Cottage 1), Connecticut Valley Hospital, Middletown, CT
Project Purpose: Employee Lease-Out of State Owned Housing
Item Purpose: Agreement for rental of a state owned residential dwelling comprising a seven room unfurnished cottage under a monthly tenancy for up to two-years.

Ms. Goodhouse reported that by state policy established in January 2005, and DAS Regulations §5-200(k), state employee housing agreements are permitted when occupancy is either a condition of employment, essential for the proper fulfillment of an employee's job responsibilities, or would aid in the recruitment or retention of employees in those specific job classes approved for housing inducements. In this instance, the Lessee is a Skilled Maintainer 2, with duties including building and equipment maintenance, supervisor of grounds care, and assisting employees in the trades areas. DMHAS has certified that the state housing for this Lessee would expand the employee's ability to "protect, safeguard or conserve the facilities and/or equipment where such responsibilities are part of the employee's duties."

The policy requires that the rental rate is 70% of market value established by appraisal for renting a similar house or apartment. This lease commences on the first day following approval by the Attorney General. MHCVC01 is a seven room, colonial style single family residence. By appraisal, the market rent was established at \$21,600/year. The proposed lease rate is 70% of market rent, or \$15,120/year.

Ms. Goodhouse recommended approval of the lease-out of MHCVC01, 146 Bow Lane, Middletown. DMHAS has certified that the state housing for this Lessee would expand the employee's ability to "protect, safeguard or conserve the facilities and/or equipment where such responsibilities are part of the employee's duties." The appraisal was completed within the last 6 years, and the rental rate was established based on 70% of market rent. OPM has approved the lease-out, as required by P. A. 12-205, Section 2(f).

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-278 **Transaction/Contract Type:** AE / Commission Letter
Project Number: BI-RT-843 **Origin/Client:** DCS/DOE
Contract: BI-2B-843-ARC Commission Letter #5
Consultant: Tai Soo Kim Partners, LLC
Property: H.C. Wilcox Technical High School, Meriden
Project Purpose: Additions and Renovations to H.C. Wilcox Technical High School
Item Purpose: Commission Letter #5 to compensate the consultant for additional

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services related to the relocation of mechanical components from room A226 to A223 and layout modifications for a temporary freshman auto lab.

Mr. Dillon reported that Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space not previously improved by BGW, and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed commission letter remain at \$52,874,765 and \$77,568,765 respectively.

Commission Letter #5 is proposed to modify Tai Soo Kim Partners, LLC ("TSKP") contract for two distinct project components. Component #1 provides additional design services related to the relocation of mechanical components from room A226 to A223. Component #2 provides additional consulting services for design revisions and layout modifications for a temporary freshman auto lab.

SPRB Staff recommended approval of this commission letter for TSKP to provide additional project related services at the H.C. Wilcox Technical School Project in Meriden.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-276 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-276. The motion passed unanimously.

PRB FILE #12-277 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-277. The motion passed unanimously.

PRB FILE #12-278 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-278. The motion passed unanimously.

PRB FILE #12-284 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-284. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary