

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 3, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 3, 2015 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: 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 JULY 27, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 27, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 15-087 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DSS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the lease proposal at 9:37 a.m. and concluded at 9:50 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE – NEW BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

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EXECUTIVE SESSION

PRB # 15-162-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced discussion of the proposal at 9:51 a.m. and concluded at 9:55 a.m.

Mr. Josephy moved and Mr. Valengavich seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

PRB # 15-159 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
File Number: 103-074-034A
Lessee: City of Norwich
Property: Generally located along the Norwich Little League Complex, Norwich
Project Purpose: Lease of vacant land, DOT Agreement No. 10.16-02(14)
Item Purpose: Five-year lease with two-five year renewal options for 1.1 ± acres of vacant land located along State Route 2 and Wawecus Street for recreational purposes as part of the Norwich Little League Complex.

Staff reported that for many years the State of CT through DOT has leased to the City of Norwich 1.11 acres for recreational purposes located off Wawecus Street between State Routes 2 and 32 and the Norwich Little League Complex.

PRB #15-159 is a new lease that will continue the use of the property by the City. The terms allow a five year lease with two additional five year renewal periods. Either part can terminate with thirty days' notice. The City pays any costs associated with the lease, including utility and maintenance costs. DOT has standard highway lease specifications that apply and are attached as a part of the lease document.

Staff recommended Board approval of the item. The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 06/30/2015) and the SPRB. By City Resolution dated April 6, 2015, the City Council approved the subject lease agreement and authorized the Acting City Manager to enter into the lease agreement on behalf of the City. The City has provided an insurance certificate dated 7/7/2015 indicating that the required liability insurance is in place.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

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The Board took the following vote in Open Session:

PRB FILE #15-087 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-087. The motion passed unanimously.

PRB FILE #15-159 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-159. The motion passed unanimously.

PRB FILE #15-162-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #15-162-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary