

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 8, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 8, 2015 in the State Office Building.

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

**Members Absent:** Mark A. Norman

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

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF OCTOBER 1, 2015.** Mr. Josephy moved and Mr. Valengavich seconded a motion to approve the minutes of October 1, 2015. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 15-202 **Transaction/Contract Type:** RE /New Lease  
**Origin/Client:** DAS/ BOR

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

The Board commenced its discussion of the above referenced lease at 9:35 a.m. and concluded at 9:51 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

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**REAL ESTATE – NEW BUSINESS**

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

**EXECUTIVE SESSION**

**PRB #** 15-227 **Transaction/Contract Type:** RE /New Lease  
**Origin/Client:** DAS/ BOR

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

The Board commenced its discussion of the above referenced lease at 9:51 a.m. and concluded at 10:05 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 #** 15-230 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 170-3155-080  
**Grantor:** J. Gavin Properties, LLC  
**Property:** 494 Main Street, Wallingford  
**Project Purpose:** New Haven – Hartford – Springfield Rail Corridor Project  
**Item Purpose:** Acquisition for highway purposes of 8,320±SF of land and a 6,532±SF construction easement.

Staff reported that DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030, there will be up to 25 daily round trip trains between New Haven and Springfield. Total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

The affected property is located at 494 Main Street Wallingford and comprises 26.9-acres of industrial zoned land in an I-40 Industrial Zone. The property is currently improved with a 41,228 Industrial Style Building. DOT is proposing to acquire approximately 8,320-SF of land and a 6,532-SF construction easement. The DOT Fee Appraiser believed that this taking would have minimal adverse effect on the remainder of the property due to the fact that the takings are located along the rear property boundary within an area comprised of mostly wetlands and adjacent to existing utility encumbrances. DOT hired independent fee appraiser Ronald Mcinerney who established a value of \$5,000 for the taking in fee simple, and \$195 for the temporary construction easement area, for a total of \$5,195

Staff recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway

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purposes. The acquisition value of \$5,195 is supported by the appraisal report prepared by Independent Fee Appraiser Ronald W. Mcinerney RCG #0001337.

<b>PRB #</b>	<b>15-231</b>	<b>Transaction/Contract Type:</b>	RE / Lease-Out
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	051-7001-MISC-1471		
<b>Grantee:</b>	Town of Farmington		
<b>Property:</b>	1 Depot Place, Easterly side of Route 177 (Plainville Avenue), Farmington		
<b>Project Purpose:</b>	Lease of 0.175 acres of land and building, DOT Agreement No. 12.02-01(14)		
<b>Item Purpose:</b>	Thirty-year lease for the approximately 0.175-acres of land improved with one building and identified as 1 Depot Place for the intended relocation of the Farmington Public Schools Administrative Offices for the EXCL/Continuing Education Department.		

PRB #15-159 is a new DOT lease agreement that will allow the Town of Farmington to use the Unionville Train Depot for administrative purposes. The station will house the Farmington Public Schools EXCL/Continuing Education Department. The station is registered with the State Historic Preservation Office. The 0.175 acre parcel is located along what is now the Farmington Canal Heritage Trail, formerly known as the Avon Secondary Line.

According to Town of Farmington town records, the town will relocate the EXCL office from the lower level of the Town Hall. The EXCL Program (Board of Education) will renovate the station and be responsible for renovation and future costs and liabilities.

DOT will not receive any rent, but the Town will pay all costs associated with the use of the premises. The lease term is 30 years. DOT may terminate the agreement with 180 days advance notice. Lease includes specifications as contained in "Standard Railroad License Specifications & Covenants... (Municipality Version)" which are attached to and made a part of the lease. The specifications include insurance and indemnification requirements.

Staff recommended approval of the item. The commissioner of transportation has the authority under CGS §13b-36(b) to enter into lease agreements for "transportation services, or for such other purposes as the commissioner determines to be consistent with the best interests of the state." By vote of the Farmington Town Council on May 12, 2015 the Town Manager was authorized to enter into this agreement with DOT. The Town has provided an insurance certificate dated 9/10/2015 indicating that the required liability insurance is in place. The lease agreement will result in the renovation and maintenance of a DOT-owned historic building.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Reimbursement of meeting and mileage fees.** Mr. Josephy moved and Mr. Valengavich seconded a motion to reimburse Chairman Greenberg for meeting and mileage fees in connection with his meeting regarding the annual report held on October 7, 2015 at the State Capitol. The motion passed

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unanimously.

The Board took the following votes in Open Session:

**PRB FILE #15-203** – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #15-203 receipt of information regarding the requirements and applicability of CGS 9-612(g)(2)(A) for this submission. The motion passed unanimously.

**PRB FILE #15-227** – Mr. Valengavich moved and Mr. Pepe seconded a motion to suspend PRB File #15-227, pending receipt of information regarding the requirements and applicability of CGS 9-612(g)(2)(A) for this submission, as well as other project information. The motion passed unanimously.

**PRB FILE #15-230** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-230. The motion passed unanimously.

**PRB FILE #15-231** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-231. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary