

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 30, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 30, 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: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 23, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 23, 2015. The motion passed unanimously, except for Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-278 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DAS/DESPP
Property: 1111 Country Club Road, Middletown
Project Purpose: Assignment of Agencies to State Facilities
Item Purpose: Approval for the assignment of the Department of Emergency Services and Public Protection – Homeland Security and Central CT Intelligence Unit from 25 Sigourney Street to 1111 Country Club Road pursuant to CGS 4b-29.

Staff reported that the Department of Administrative Services (“DAS”) is requesting SPRB approval pursuant to CGS 4b-29 for the relocation of the Department of Emergency Services and Public Protection (“DESPP”) Homeland Security Division from state owned space located at 25 Sigourney Street to 1111 Country Club Road, Middletown. DAS is requesting SPRB’s approval for the relocation of this Agency as part of the planned “Hartford Building Acquisition & Relocation Projects” as well as complying with the directive to vacate 25 Sigourney Street.

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The relocation is consistent with the Hartford Building Acquisition Program used by DAS to support its request to purchase various real estate assets in Hartford. SPRB staff has been informed that subject to Board approval and project bidding this relocation is planned to occur around April 2016.

Staff recommended approval of the item.

PRB #	15 - 279	Transaction/Contract Type:	RE / Lease-Out Extension
Origin/Client:	DOA / DOA		
Lessee:	Kimberly Abell and Michael Shaw		
Property:	N/S Norwich-Colchester Road (a/k/a Norwich Ave.), W/S Geer Road, and E/S and W/S of Roger Foote Road, Lebanon and Colchester		
Project Purpose:	Agricultural Lease Agreement, Lebanon and Colchester		
Item Purpose:	Lease Extension for 163- acres of land (Area 1: 16 acres, Area 2: 92 acres and Area 3: 55 acres) located on the Lebanon Agricultural Reserve a/k/a Savin Farm, with improvements, for use as a dairy facility and cottage residence.		

In 2011, SPRB approved #11-035, a lease agreement between the State and Kimberly Abell and Michael Shaw, d/b/a M & K Dairy, LLC. The Lessee has the use of a cottage residence, dairy barn facility, and 163 acres on the north side of Norwich Avenue. Currently, the Department seeks SPRB approval of the first of two 5-year extensions provided for in the lease agreement. The Lessee notified the State in July and again in November 2015 requesting that the agreement be extended. The extension will commence 3/1/2016 for the term ending 2/28/2021. All terms and conditions of the lease agreement remain in full force and effect.

The base rental rate of \$1,700 is net to the Department of Agriculture, and was initially determined based on a bid process. The rental rate will be adjusted annually based on the price of milk as established by the Northeast Federal Milk Order. For example, if the producers are paid \$17.00/hundred weight of milk, the rental payment will be \$1,700/month. If payments drop to \$16.00/hundred weight, the rental payment will be \$1,600/month. The rental rate will in no circumstances be less than \$1,200/month and no more than \$1,700/month. In the past five year period prior to the lease agreement, the producer prices ranged from \$13.01 per hundred weight to \$19.85 per hundred weight. In the five year period from 2011 – 2015, the average annual statistical uniform price paid to producers has not dropped below \$17.00/hundred weight. The current price is approximately \$17.60/hundred weight.

Staff recommended approval of the item. The parties have signed a “Notice Extending Lease Agreement” in which the Department acknowledges that the Lessee is in compliance with the terms of the lease agreement.

The Department of Agriculture has been impressed by the management improvements and stewardship ethic of the Lessee, including leveraging \$220,000 in federal funding to implement a grazing plan. The plan was designed by USDA-NRCS and included removing brush and invasive species from field perimeters; biomass seeding; installing new fencing and water facilities including subsurface drainage; new animal trails, access roads. The grazing plan conserves soil and water resources. A copy of the plan is included in the SPRB submittal.

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All requisite documentation has been provided with respect to certifications regarding gifts and campaign contributions as required by PA 07-1, including an insurance certificate dated 11/13/15 showing that insurance requirements have been met.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

2016 Regular Meeting Schedule. In accordance with CGS §1-225, the Board advised Staff to notify the Secretary of the State that the Board would continue the current meeting schedule, meeting twice weekly on Mondays and Thursdays; if a holiday falls on a meeting day, that meeting will usually be scheduled for the following business day.

The Board took the following votes in Open Session:

PRB FILE #15-278 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-278. The motion passed unanimously.

PRB FILE #15-279 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-279. The motion passed unanimously.

The meeting adjourned.

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