

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 23, 2016 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 1, 2016 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary

Members Absent: Pasquale A. Pepe

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF NOVEMBER 17, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of November 17, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-270 **Transaction/Contract Type:** RE / Release
Origin/Client: DOT / DOT
Project Number: 015-031-423H & 423I
Grantee: Bridgeport Port Authority
Property: Southeasterly side of Stratford Avenue, Bridgeport
Project Purpose: Mutual Release and Grant of Restrictions
Item Purpose: Conveyance of 51,841± SF of vacant land and the break in the non-access highway line for economic development or waterfront related purposes pursuant to §10, Special Act 15-1, June Special Session.

Staff recommended Board approval for the conveyance of real estate pursuant to Pursuant to Special Act 15-1 Section 10.

The conveyance is consistent with Section 10 of Special Act 15-1, which stipulates the transfer of the property comprising approximately 1.08-Acres and located along the southerly side of Stratford Avenue to the Bridgeport Port Authority (“BPA”) at the administrative cost of \$1,000.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 23, 2016

Page 2

As required by statute, the deed specifies that the BPA will utilize the property for “economic development” or “waterfront related” and may sell or lease all or any portions of the site for uses consistent with this purpose.

The deed description is consistent with a survey of the property dated April 28, 2016 and with the legal description within the Special Act and also includes a provision that the DOT will provide a right of way across State Route 130 to the conveyance parcel.

This parcel of land is located along the southerly side of Stratford Avenue directly east of its intersection with the Yellow Mill Channel Bridge Crossing. The special act stipulates that the BPA shall use said parcel of land for economic or waterfront development purposes. If BPA: (1) proposes any sale or lease of the parcel; it must be for fair market value based on the average of two independent fee appraisers. Any funds received by the BPA consistent with this approach shall be transferred to the Treasurer for use in the Special Transportation Fund; (2) does not use said parcel for said purposes or sells it inconsistent with item (a); the parcel shall revert to the state of Connecticut.

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

EXECUTIVE SESSION

PRB # **16-275** *Transaction/Contract Type:* RE / Lease Renewal
Origin/Client: DAS/DMHAS

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

The Board commenced its discussion of the proposed lease at 10:10 a.m. and concluded at 10:30 a.m.

PRB # **16-277** *Transaction/Contract Type:* RE / Lease Amendment
Origin/Client: DAS/JUD

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

The Board commenced its discussion of the proposed lease at 10:31 a.m. and concluded at 10:55 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 23, 2016

Page 3

The Board took the following votes in Open Session:

PRB FILE #16-270 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-270. The motion passed unanimously.

PRB FILE #16-275 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-275. The motion passed unanimously.

PRB FILE #16-277 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-277. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary