

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 18, 2017 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on September 18, 2017 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

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

**Staff Present:** Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF September 11, 2017.** Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of September 11, 2017. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE – NEW BUSINESS

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

### EXECUTIVE SESSION

**PRB #** 17-232 **Transaction/Contract Type:** RE / License Agreement  
**Origin/Client:** DAS / DAS

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

The Board commenced its discussion of the proposed license agreement at 9:40 a.m. and concluded at 9:49 a.m.

**PRB #** 17-233 **Transaction/Contract Type:** RE / Purchase and Sale Agreement  
**Origin/Client:** DAS/DAS  
**Property:** 37 Church Street M, Village of Mystic, Stonington, CT  
**Buyer:** North Stonington RD, LLC  
**Project Purpose:** Sale of Surplus Property  
**Item Purpose:** Approval of Purchase and Sale Agreement for the disposition of 0.3 acres of land, together with all buildings and improvements situated thereon, previously the site of a Department of Developmental Services group home.

**Statutory Disclosure Exemption: 1-210(b)(24)**

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 18, 2017

Page 2

The Board commenced its discussion of the proposed agreement at 9:50 a.m. and concluded at 10:06.

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

**OPEN SESSION**

**PRB #** 17-236 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 015-031-404B  
**Grantee:** City of Bridgeport  
**Property:** Easements located along South Frontage Road, Bridgeport  
**Project Purpose:** Assignment of real estate to the City of Bridgeport for highway purposes  
**Item Purpose:** Assignment of 402 ±SF of easement area to the City of Bridgeport, for highway purposes only, originally acquired for the Reconstruction of Interstate 95 Project.

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the easement which was originally acquired for Reconstruction of Interstate 95 Project. The easement area comprises approximately 402+/- SF and is located along South Frontage Road at its intersection with West Avenue, Bridgeport.

DOT had notified SPRB that while processing File #15-31-004A for a release of 7,998+/-SF of land to R & M II Realty the easement was identified. The prospective purchaser has requested that the area still be included in the sale inclusive of the easement to the City as opposed to reducing the release area by 402 +/- SF. As such, subject to the final approval by SPRB and the AG; DOT will be preparing for the sale of the 7,998 +/- SF inclusive of a “certain easement for highway purposes. This file will be submitted in the near future once completion of this assignment has been approved.

**PRB #** 17-262 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DAS/DCF  
**Property:** 505 Hudson Street, Hartford  
**Project Purpose:** State Agency Assignment of Space  
**Item Purpose:** Approval pursuant to CGS 4b-29 for the relocation/assignment of the Department of Children and Families CWIS Program from leased space at 110 Bartholomew Avenue to 505 Hudson Street.

The Department of Administrative Services (“DAS”) is requesting Board approval pursuant to CGS 4b-29 for the relocation of the Department of Children & Families (“DCF”) Child Welfare Information System (“CWIS”) Program which was formally known as LINK from leased space at 110 Bartholomew Avenue to the 4<sup>th</sup> Floor of 505 Hudson Street.

## STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 18, 2017

Page 3

The Board approved the Lease Amendment for DCF at 110 Bartholomew Avenue in February 2014 (PRB File #14-075) for 63,645 NUSF at a rate of \$13.67/NUSF inclusive of 320 parking spots. The CWIS Program and its consultants were then approved for 9,047-SF of additional space at 110 Bartholomew Avenue (PRB File #15-123) which included 27 parking spaces and a consistent rate of \$13.67/NUSF. The agreement was approved by the Attorney General's Office in June 2015. This agreement included a 6-month termination notice after 36-months of occupancy. More recently in August 2017 the Board approved a License Agreement with the abutting property owner for 85 spaces to support staff at this location. The additional parking includes a 30-day termination clause.

DCF has now confirmed that they need to increase the amount of project consultants from the current 57 in-house staff at 110 Bartholomew to 93 individuals. While the leased space could possibly be reconfigured for staffing; the current site cannot support an additional 40 parking spots either on-site or at the adjacent lot. As such, DCF is requesting approval to relocate this program to 505 Hudson Street once the Department of Economic and Community Development has relocated to 450 Columbus Boulevard.

DCF and DAS anticipates that the overall relocation will save the State money over the next 5-years as lease payments will be terminated. It should also be noted that the CWIS Program is 50% funded by the federal government. It is the intention of DCF to expedite the move to 505 Hudson upon its vacancy by DECD and then backfill the existing space at 110 Bartholomew until the lease termination in July 2018. It is anticipated that the parking license agreement will be terminated once the CWIS Program has relocated.

The MOU has been signed by Commissioner Currey and DCF Commissioner Katz. OPM has also approved the assignment.

Staff recommended approval of the item.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

### **ARCHITECT-ENGINEER – NEW BUSINESS**

### **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #17-232** – Mr. Valengavich moved and Mr. Halpert seconded a motion to suspend PRB File #17-232, pending the receipt of additional information about the proposed license agreement. The motion passed unanimously.

**PRB FILE #17-233** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-233. The motion passed unanimously.

**PRB FILE #17-236** – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-236. The motion passed unanimously.

**PRB FILE #17-262** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, September 18, 2017

Page 4

#17-262. The motion passed unanimously.

The meeting adjourned.

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

John P. Valengavich, Secretary