

STATE PROPERTIES REVIEW BOARD

Minutes of Special Meeting Held On March 26, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Special Meeting on March 26, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

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

1. ACCEPTANCE OF MINUTES: March 21, 2019.

Mr. Valengavich moved and Mr. Halpert seconded a motion to accept the minutes of the March 21, 2019 meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed Board Members of Governor Lamont's nomination of Bryan Hurlburt to be Commissioner of the Department of Agriculture and provided a summary of the 3-22-19 meeting of Board Staff with DoAG Commissioner Currey and select DoAG staff regarding farmland preservation.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	19-057
Transaction/Contract Type:	RE – Assignment of Land and Easements
Origin/Client:	DOT/DOT
DOT Project #:	079-210-002A
Grantor:	City of Meriden
Property:	Meriden, Gravel St & Baldwin Ave
Project Purpose:	Assignment of Land & Easements Acquired for reconstruction of Gravel St & Baldwin Ave
Item Purpose:	Quit Claim Deed

DOT acquired and is now releasing the following land and easements which were originally acquired for the **Reconstruction of Gravel Street and Baldwin Avenue**. The project is complete and it is now necessary for the State to assign the land and easements to the Town per Section 11 of Agreement No. 4.19-07(01). This is a release of land and easement acquired for highway purposes only and there is no monetary consideration. The project release areas comprise 4,605 sq.ft. of land, 40,655 sq.ft. of slope and drainage easements, 1,235 sq.ft. of sight line easements and 8 l.f. of appurtenant easements. The 47 original acquisitions was at a total cost of \$135,585.

The Quit-Claim deed releases the following:

STATE FILE NUMBER	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
079-210-001	Billy Mills	Easement 4724/261	\$975.00 690± sq. ft. - ease. to slope	9/17/2012
079-210-002	Eastgate Commons Condominium c/o Eastgate Commons Association, Inc.	Warranty 4804/256	\$10,000.00 1,405± sq. ft. - land 258± sq. ft. - ease. to slope	5/22/2013
079-210-003	Webb Manor Condominiums Webb Manor Association, Inc. c/o Alan Barbarino Real Estate, LLC	Cert. of Condem. 4755/11	\$4,950.00 921± sq. ft. - land 1,725± sq. ft. - ease. to slope 112± sq. ft. - ease. to slope	12/18/2012
079-210-004	Madeline Felix	Easement 4723/94	\$975.00 689± sq. ft. - ease. to slope	9/19/2012
079-210-005	Dennis P. Crecraft Pok Cha Crecraft	Cert. of Condem. 4716/175	\$3,325.00 372± sq. ft. - ease. to slope	8/23/2012
079-210-006	David R. Stevens Sandra Lee Stevens	Easement 4749/57	\$4,500.00 1,920± sq. ft. - ease. to slope	12/4/2012
079-210-007	George M. Purcell	Easement 4743/116	\$500.00 474± sq. ft. - ease. to slope	11/14/2012
079-210-008	Dana W. Barze Kathleen M. Barze	Cert. of Condem. 4846/192	\$1,300.00 1,630± sq. ft. - D.R.O.W.	9/26/2013
079-210-009	Daniel Schipprut	Easement 4756/136	\$1,100.00 545± sq. ft. - ease. to slope	12/20/2012
079-210-010	Mark A. Rooslund Donna L. Rooslund	Warranty 4737/255	\$4,950.00 65± sq. ft. - land 2,263± sq. ft. - ease. to slope	12/28/2012
079-210-011	Sara Chase Jesse Casanova	Cert. of Condem. 4747/117	\$1,000.00 1,002± sq. ft. - ease. to slope	11/28/2012
079-210-012	Steven J. Hunko, Jr.	Easement 4739/310	\$2,000.00 508± sq. ft. - ease. to slope	10/25/2012
079-210-013	Gregory Brown	Easement 4742/130	\$1,000.00 437± sq. ft. - ease. to slope	11/9/2012
079-210-014	Frank Critelli Linda G. Critelli	Easement 4727/270	\$2,400.00 1,708± sq. ft. - ease. to slope	9/26/2012
079-210-015	Karin Watson	Easement 4769/16	\$3,885.00 1,725± sq. ft. - ease. to slope	1/31/2013
079-210-016	Gregory Castro	Easement 4727/326	\$1,200.00 139± sq. ft. - ease. to slope	9/27/2012
079-210-017	Patrick St. Amant Patricia St. Amant	Easement 4744/71	\$1,300.00 920± sq. ft. - ease. to slope	11/15/2012
079-210-021	Kevin Thomas Aime E. Thomas Gretchen Thomas	Easement 4730/16	\$1,300.00 418± sq. ft. - ease. to slope	10/4/2012
079-210-022	Edmund M. Hamlin	Easement 4723/25	\$4,500.00 1,011± sq. ft. - ease. to slope	9/11/2012
079-210-023	Kim D. Larochele	Easement 4727/132	\$3,175.00 1,197± sq. ft. - ease. to slope	9/26/2012
079-210-024	Brent Weaver Angela M. Weaver	Easement 4778/8	\$10,000.00 2,078± sq. ft. - ease. to slope	2/27/2012
079-210-025	ARC of Meriden-Wallingford, Inc.	Easement 4750/212	\$6,600.00 2,198± sq. ft. - easa. to slope	12/6/2012
079-210-026	Oscar Garcia	Warranty 4731/221	\$3,900.00 235± sq. ft. - land 2,083± sq. ft. - ease. to slope	10/9/2012
079-210-027	Todd Constantini Abela Mezick	Easement 4735/188	\$3,300.00 1,208± sq. ft. - ease. to slope	10/22/2012
079-210-028	Adam E. Michaud Jennifer M. Laude	Easement 4748/160	\$8,300.00 613± sq. ft. - ease. to slope	12/3/2012
079-210-029	Lola K. Magee	Easement 4733/167	\$1,250.00 622± sq. ft. - ease. to slope	10/11/2012
079-210-030	Colleen Anelli	Easement 4786/167	\$2,400.00 576± sq. ft. - ease. to slope	3/24/2013
079-210-031	Gerald E. Santoni aka Gerald Santoni Arlene M. Santoni	Warranty 4816/116	\$1,200.00 198± sq. ft. - land 338± sq. ft. - ease. to slope	6/24/2013
079-210-032	John Slosek Debra Slosek	Cert. of Condem. 4716/173	\$10,600.00 95± sq. ft. - land 143± sq. ft. - ease. to slope 736± sq. ft. - sight line easement	8/23/2012
079-210-033	Hermes Huang	Easement 4739/311	\$4,350.00 484± sq. ft. - ease. to slope 399± sq. ft. - sight line easement	11/1/2012
079-210-034	Joseph C. Maniscalco	Easement 4724/260	\$500.00 323± sq. ft. - ease. to slope	9/17/2012

STATE FILE NUMBER	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/\$Z.	DATE OF DEED
079-210-035	Daniel P. Collins Clara Tuscano	Easement 4727/124	\$1,200.00 1,105± sq. ft. - easement to slope	9/25/2012
079-210-036	Donald A. Hammar Marion E. Hammar	Easement 4724/125	\$2,200.00 522± sq. ft. - easement to slope	9/14/2012
079-210-037	Rachael Chandler	Cert. of Condem. 4816/113	\$5,000.00 96± sq. ft. - land 1,526± sq. ft. - easement to slope	6/25/2013
079-210-038	Christopher Malaykhan Kristen Malaykhan	Cert. of Condem. 4838/203	\$500.00 118± sq. ft. - D.R.O.W.	8/27/2013
079-210-039	Matthew Norse	Warranty 4775/115	\$2,750.00 77± sq. ft. - land 873± sq. ft. - easement to slope 354± sq. ft. - easement to slope	2/12/2013
079-210-040	Sarah M. Jankowski	Cert. of Condem. 4796/176	\$500.00 295± sq. ft. - easement to slope	4/29/2013
079-210-041	Benjamin Maldonado, Jr.	Easement 4733/168	\$1,500.00 1,226± sq. ft. - easement to slope 4± lineal feet - easement	10/15/2013
079-210-042	Bertin Ducas Shannon Marie Ducas	Cert. of Condem. 4815/293	\$3,250.00 582± sq. ft. - land 777± sq. ft. - easement to slope 109± sq. ft. - easement to slope 4± lineal feet - easement	6/24/2013
079-210-043	Anthony M. Ferrucci, Jr.	Easement 4741/147	\$800.00 282± sq. ft. - easement in slope	11/5/2012
079-210-045	Carl J. Mozdzak Anne L. Mozdzak	Easement 4756/79	\$2,000.00 491± sq. ft. - D.R.O.W.	12/20/2012
079-210-046	Raymond L. Knapp, Jr. Rosanne G. Knapp	Warranty 4753/64	\$2,650.00 217± sq. ft. - land 584± sq. ft. - easement to slope	12/12/2012
079-210-047	John Potto Mary Lynn Coleman	Cert. of Condem. 4747/119	\$1,050.00 119± sq. ft. - land 560± sq. ft. - easement to slope	11/28/2012
079-210-048	Dorothy M. Legendre	Easement 4727/272	\$1,000.00 994± sq. ft. - easement to slope	9/27/2012
079-210-049	Kevin P. Bossidy Kathryn M. Bossidy	Warranty 4806/175	\$750.00 155± sq. ft. - land	5/28/2013
079-210-050	David M. Norton	Warranty 4789/191	\$600.00 105± sq. ft. - land 134± sq. ft. - easement to slope	4/4/2013
079-210-051	Michel S. Landry	Cert. of Condem. 4747/115	\$1,800.00 35± sq. ft. - land 276± sq. ft. - easement to slope	11/28/2012

Eastgate Commons was approved by the Board under PRB File #13-040.
 Weaver was approved by the Board under PRB File #12-271.
 ARC of Meriden was approved by the Board under PRB File #12-256.
 Michaud & Laude were approved by the Board under PRB File #12-255.

RECOMMENDATION: Staff recommend approval of this Quit Claim Deed to assign the easements acquired by the State to the City of Meriden is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of property and easements by the commissioner of transportation.
2. Section 11 of Agreement No. 4.19-07(01) between the State and City of Meriden, approved by the Attorney General on December 14, 2001, requires "That all properties and rights acquired by the State for the construction of the Project that are within the proposed highway lines of the reconstructed Gravel Street and Baldwin Avenue will be released for highway purposes to the Municipality upon completion of construction."

PRB # 19-063
Transaction/Contract Type: RE – Correcting Quit Claim Deed
Origin/Client: DOT/DOT
DOT Project #: 151-79-90B
Grantor: Anna Realty, LLC
Property: Waterbury, Edwin Ave (16-Rear)
Project Purpose: Correcting deed for sale of excess land approved under PRB #93-501
Item Purpose: Correcting Quit Claim Deed

Under PRB File #93-501 (10-4-93), the Board approved the sale of 3,894 sq.ft. of excess land to the westerly abutter located at 16 Edwin Avenue. The Grantees were Anna Palladino (60%), Anthony Palladino (14%), Lillian Rossi (13%) and Eleanor Love (13%). It has since been learned that at the time of the conveyance, Eleanor Love was deceased (as of 4-16-86) and could not legally take title to the property.

Eleanor Love's 13% interest was eventually passed to Anthony Palladino (all documentation provided), which increased Anthony Palladino's ownership to 27%.

On January 8, 2009, Anthony Palladino conveyed his interest 16 Edwin Avenue, described in five different parcels, to Anna Realty, LLC. The deed states Palladino conveyed his 13% undivided interest in the Fourth Piece, clearly describing the DOT parcel (151-79-90B). There is no reference to his remaining 14% interest in the DOT parcel. Palladino's interest in all five parcels totaled 51%.

Staff had requested the following clarifications from DOT regarding this proposed Correcting Quit Claim Deed:

- Please clarify the status of the ownership interests of Anna Palladino (60%) and Lillian Rossi (13%) in the DOT parcel.
- Please clarify the status of Palladino's 14% ownership interest in the DOT parcel.
- If Palladino conveyed 51% interest in 16 Edwin Ave to Anna Realty, please clarify what is the status of the remaining 49%.

DOT responded:

The chain of title info provided by the Attorney shows that any interest Eleanor Love may have had in this property rests with Anna Realty, LLC.

The State is only quit claiming ANY possible interest it may have in this property to correct the title defect; neither the original percentage conveyed to other Grantees or the current ownership of any of the other percentage portions have any bearing on this. The only possible interest that the State could have in the property is to Eleanor Love's 13% which has since passed through the chain of title to Anna Realty, LLC as he describes in his email below. We are neither confirming nor denying an interest- we are merely quit claiming any possible interest we may have due to a conveyance error.

The State intended to convey this property in its entirety and had no intention of retaining ownership of any portion, thereby we Quitclaim any and all interest.

RECOMMENDATION: Staff recommend **approval of this Correcting Quit Claim Deed** for the following reasons:

1. The conveyance was originally approved by the Board on October 4, 1993 under Board File PRB #93-501.
2. Staff confirmed the status of the ownership interests and chain of title.

PRB #	19-064
Transaction/Contract Type:	RE – Assignment of Land
Origin/Client:	DOT/DOT
DOT Project #:	92-532-11C
Grantor:	City of New Haven
Property:	New Haven, Alabama Street
Project Purpose:	New Haven Harbor Crossing Corridor Improvements
Item Purpose:	Quit Claim Deed

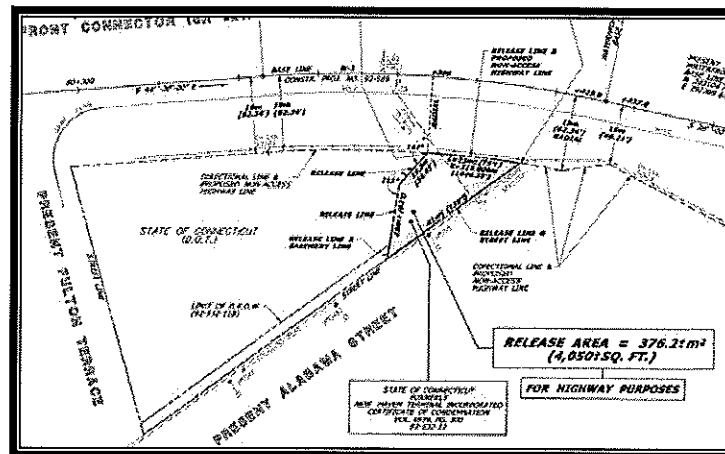
On September 15, 2004, the State of Connecticut acquired three parcels of land totaling 3.95 acres via condemnation from New Haven Terminal, Incorporated in conjunction with New Haven Harbor Crossing Corridor Improvements and the Waterfront Connector. The total acquisition cost was \$990,000.

DOT was preparing a map for disposition of an adjacent property to DECD when it was determined this 4,050 sq.ft. parcel should be conveyed to the City of New Haven for highway purposes. This is a release of land acquired along a city street for highway purposes only and there is no monetary consideration. As this is an older acquisition that was not subject to an Agreement requiring release to the host municipality. DOT is conveying this parcel as it is utilized and maintained by the host municipality.

The acquisition was via Condemnation and was not subject to Board review and approval.

RECOMMENDATION: Staff recommend approval of this Quit Claim Deed to assign the easements acquired by the State to the City of New Haven is recommended for the following reasons:

1. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation.
2. The description in the Quit-Claim to release the real property is consistent with the description on the DOT map.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

PRB #	19-079
Origin/Client:	DCS/DCS
Transaction/Contract Type	AE / On-Call Architect Consulting Contracts
Contract:	OC-DCS-ARC-0062
Consultant:	Antinozzi Associates, P.C.
Project purpose:	New On-Call Series
Item Purpose:	To provide DAS/DCS with consulting services for the entire spectrum of general architectural design and may involve the investigation, design and/or construction phases of any project.

MARCH 18, 2018 UPDATE.

At its March 14, 2019 Board Meeting, the Board approved the following contracts:

19-068, Northeast Collaborative Architects, LLC - OC-DCS-ARC-0059
19-069, AE Design Group, LLC - OC-DCS-ARC-0060
19-070, Quisenberry Arcari Malik, LLC - OC-DCS-ARC-0061
19-071, Friar Architecture, Inc. - OC-DCS-ARC-0063
19-072, edm Services, Inc. - OC-DCS-ARC-0064

Two on-call contracts were withheld from the series as follows:

- OC-DCS-ARC-0062 – Antinozzi Associates, P.C. – credentials not yet complete.
- OC-DCS-ARC-0065 – Newman Architects, PC – waiting for resolution of affidavit issue.

Under PRB #19-079, DCS is now submitting under On Call Series OC-DCS-ARC-0062 for Antinozzi Associates, P.C.

PRB 19-079 – Antinozzi Associates, P.C. (AAP) originally established in 1975. AAP currently has a local staff of 23 employees in Bridgeport including two office administrators, nine professional architects and three interior designers. The company has not been awarded an On-call Contract or Formal Contract with the DCS in the past two years.

AAP has an Architecture Corporation License with the CT State DCP as ARC.0000036 that is currently active. Smith Brothers Insurance, LLC reported that AAP has had one professional policy claim during the past 5 years. This claim was related to a project at Bridgeport Hospital. This claim is still open. AAP scored a total of 275 out of a possible 300 points and was identified as the fourth most qualified firm.

The following questions were raised based by staff:

- Please clarify if the 2-2-18 \$100 donation by Paul Lisi to “Tim for CT 2018” is a lawful contribution pursuant to CGS 9-612.
 - Pursuant to Section 9-612(f)(4), the provisions of the subsection shall not apply to a principal of a state contractor or prospective state contractor who is an elected public official. Paul Lisi is an elected member of the Town of Monroe Planning & Zoning Commission.
- Please clarify if the 2-9-18 \$100 donation by Michael Ayles to “Tim for CT 2018” is a lawful contribution pursuant to CGS 9-612.
 - Pursuant to Section 9-612(f)(4), the provisions of the subsection shall not apply to a principal of a state contractor or prospective state contractor who is an elected public official. Michael Ayles is an elected member of the Town of Guilford Board of Finance.
- Please clarify if the 10-26-14 \$250 donation by Paul Antinozzi to “CT Majority Team Pac” is a lawful contribution pursuant to CGS 9-612.
 - Staff research determined “CT Majority Team Pac” is a Legislative Leadership Pac and therefore not subject to statewide Executive Branch elected officials.

RECOMMENDATION – Staff recommends **APPROVAL** of the On-Call Contract that has a maximum total cumulative fee of \$1,000,000 per contract and an expiration date of 05/15/2021.

7. OTHER BUSINESS

Board member Valengavich made a motion, seconded by Board Vice Chairman Josephy, to approve Board Fee and Mileage for Chairman Greenberg’s March 20, 2019 meeting with LT Governor Bysiewicz. The motion passed unanimously.

Minutes of March 26, 2019

8. VOTES ON PRB FILES: The Board took the following votes in Open Session:

PRB FILE #19-057 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE # 19-057. The motion passed unanimously.

PRB FILE #19-063 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB FILE # 19-063. The motion passed unanimously.

PRB FILE #19-064 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE # 19-064. The motion passed unanimously.

PRB FILE #19-079 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB FILE # 19-079. The motion passed unanimously.

9. NEXT MEETING – Special Meeting, Wednesday, March 27, 2019

The meeting adjourned.

APPROVED:  **Date:** 3/28/19
John Valengavich, Secretary