

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 23, 2021 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on December 23, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

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

Members Absent:

William Cianci

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the December 20, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

| | |
|----------------------------------|---|
| PRB # | 21-184 |
| Origin/Client: | DAS/DSS |
| Transaction/Contract Type | Consent to Assignment (Exhibit G) |
| Assignor: | LM Bridgeport, LLC et al |
| Assignee: | My Housatonic, LLC |
| Property: | Bridgeport, Housatonic Ave (925) |
| Project Purpose: | Assign terms of a Lease approved by the Board under PRB #15-087 |
| Item Purpose: | Consent for Assignment (Exhibit G) |

DSS moved to this location in 1986 and the most recent lease was approved under PRB #15-087 (57,430 sf).

Under this submittal LM Bridgeport, LLC et al is requesting DAS approval for assignment of the Lease to My Housatonic, LLC. The property was sold for \$4,950,000 on August 12, 2021, and recorded in the Bridgeport land records on September 9, 2021 (Executor's Deed V.10562/P.162 & Warranty Deed V.10562/P.167) and a copy of the Deeds field with the City of Bridgeport were provided to DAS. Under the Consent to Assignment; My Housatonic, LLC accepts and acknowledges all of the existing lease terms with the State.

Staff asked DAS to clarify the following:

1. Please provide a copy of Corporate Authority or Consent to Action/Certificate of Incumbency;

DAS Response: I'm sending via email.

Staff Response: DAS provided. OK.

2. Please provide a Certificate of Insurance as required by Section 9 of the Lease;

DAS Response: I'm sending via email.

Staff Response: DAS provided. OK.

3. Please provide a copy of the OPM Form 1 – Campaign Contributions;

DAS Response: I'm sending via email.

Staff Response: DAS provided. OK.

4. Please provide a copy of the OPM Non-Discrimination Form;

DAS Response: I'm sending via email.

Staff Response: DAS provided. OK.

5. Please provide an updated Exhibit E – Statement of Financial Interest pursuant to Public Act 91-166.

DAS Response: I'm sending via email.

Staff Response: DAS provided. OK.

Recommendation: SPRB Staff recommend approval of this Consent to Assignment.

| | |
|-----------------------------------|--|
| PRB # | 21-189 |
| Transaction/Contract Type: | RE – Conveyance |
| Origin/Client: | DOT/DOT |
| DOT Project #: | 7-42-4C |
| Grantee: | Charlene J. Karanian and Sabra L. Karanian |
| Property: | Berlin, Mill St (adjacent to #161) |
| Project Purpose: | DOT Conveyance of 5,430 sf |
| Item Purpose: | Legislative Conveyance pursuant to SA 19-2 (1.a) |

RELEASE PRICE: \$12,950 (+ \$1,000 Administrative Fee)

At its meeting held on June 10, 2021, under PRB #21-089, the State Properties Review Board voted to approve the legislative conveyance pursuant to Special Act 19-2 (1.a) to Heirs of Charles Karanian. Upon submission to the Office of the Attorney General the file was returned to DOT to implement AG-requested changes.

Under this Proposal (PRB #21-189) DOT has now resubmitted this Quit Claim Deed with the Grantee changed to Charlene J. Karanian and Sabra L. Karanian as Tenants in Common.

DOT restarted their process pursuant to the special act and held a public bid on August 18, 2021. Charlene J. Karanian and Sabra L. Karanian submitted a \$12,950 bid, identical to the previously

submitted bid. No other bids were received. The Karanian bid was accepted by DOT. A \$1,000 Administrative Fee was added to the conveyance.

| BID RESULTS | | |
|--|------------|----------------|
| BID DATE: August 18, 2021 | | |
| PUBLIC BID: 648 | | |
| FILE NO.: 007-042-042C | | |
| PROPERTY AGENT: Marie B. Gaj | | |
| Asking Price: \$37,000.00 | | |
| DEPOSIT REQUIREMENT: 10% | | |
| 5,340 ± Square Feet of vacant land | | |
| Mill Street (Route 372)(Frontage of 181 Mill Street) | | |
| Berlin, Connecticut | | |
| NUMBER OF TIMES PUT OUT TO BID: Second | | |
| BIDDER'S NAME | BID AMOUNT | DEPOSIT AMOUNT |
| Charlene S. Karanian + | 12,950.- | 1295.- |
| Sabrina C. Karanian | | |

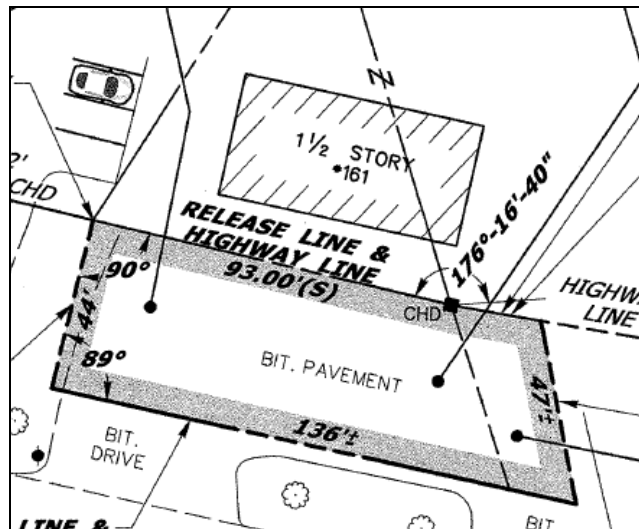
RECOMMENDATION: Staff recommends approval of the legislative conveyance for the following reasons:

1. The Quit Claim deed is consistent with Section 1.(a) of Special Act 19-2, signed by the Governor on July 23, 2019;
2. The August 18, 2021 Public Bid yielded only one response.
3. The land will be returned to the Berlin Tax rolls.
4. The deed description is consistent with the map description.

From PRB #21-089

RELEASE PRICE: \$12,950

Under this proposal (#21-089), DOT is seeking to convey a 5,430 square foot, commercially zoned, parcel within the Route 372 right of way pursuant to Special Act 19-2, Section 1.(a). The legislation requires that the DOT shall solicit competitive bids and use an expedited process to sell such right-of-way to the highest bidder.





The State acquired the property in 1941 for \$2,195 for construction of Route 372.

A Public Bid was held on February 26, 2020 with an asking price of \$37,000, which elicited one (1) bid as follows:

| BID RESULTS | | |
|--|-------------|----------------|
| BID DATE: February 26, 2020 | | |
| PUBLIC BID: 849 | | |
| FILE NO.: 007-042-004C | | |
| PROPERTY AGENT: Marie B. Gaj | | |
| Asking Price: \$37,000.00 | | |
| DEPOSIT REQUIREMENT: 10% | | |
| Lot Size - 5,340 +/- Square Feet - Frontage 136 +/- Feet | | |
| Mill Street (Route 372) (Frontage of 161 Mill Street) | | |
| Berlin | | |
| NUMBER OF TIMES PUT OUT TO BID: | | |
| BIDDER'S NAME | BID AMOUNT | DEPOSIT AMOUNT |
| Estate of Charles G. Karamjian | \$12,950.00 | \$1,295.00 |
| | | |
| | | |

DOT informed the Board that the description of the referenced parcel as identified in Special Act 19-2 is inaccurate. The actual description of the parcel is as indicated on the attached release map, File No. 7-42-4C, Sheet 1 of 1.

The Special Act Language is as follows:

AN ACT CONCERNING THE CONVEYANCE OF A STATE RIGHT-OF-WAY ON MILL STREET IN THE TOWN OF BERLIN. Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (Effective from passage) (a) Notwithstanding any provision of the general statutes, on or before July 1, 2019, the Commissioner of Transportation shall solicit competitive bids to sell the Department of Transportation's right-of-way over a parcel of land located in the town of Berlin. Said parcel of land is .124 acre and is identified as the parcel of land located at 161 Mill Street in the town of Berlin, and is further identified as Lot 4 in Block 83BB of town of Berlin Tax Assessor's Map 10-3. The right-of-way extends approximately 50 feet from Mill Street and ends approximately four feet from the building located at 161 Mill Street. Notwithstanding any provision of the general statutes, the Department of Transportation shall use an expedited process to sell such right-of-way to the highest bidder and said sale shall be subject to the approval of the State Properties Review Board.

(b) The State Properties Review Board shall complete its review of the conveyance of said right-of-way not later than thirty days after it receives a proposed agreement from the Department of Transportation. The right-of-way shall remain under the care and control of the Department of Transportation until a sale is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for said sale. The Commissioner of Transportation shall have the sole responsibility for all other incidents of said sale.

Approved July 23, 2019

RECOMMENDATION: Staff recommends approval of the legislative conveyance for the following reasons:

1. The Quit Claim deed is consistent with Section 1.(a) of Special Act 19-2, signed by the Governor on July 23, 2019;
2. The February 26, 2020 Public Bid yielded only one response.
3. The land will be returned to the Berlin Tax rolls.
4. The deed description is consistent with the map description.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-184 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-184. The motion passed unanimously.

PRB FILE #21-189 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB 21-189. The motion passed unanimously.

9. NEXT MEETING – Monday, December 27, 2021.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary