

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 2, 2023

– solely by means of electronic equipment - via telephone conference –

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting at 9:30AM on November 2, 2023. Pursuant to the statute, this Meeting was held solely by means of electronic equipment, with Participants connecting via telephone conference at (860)-840-2075 and used passcode 284890492#.

The Notice provided designated this Regular Meeting as open to the public. Call in instruction were provided as: Dial toll free (860)-840-2075 and use passcode 284890492#. If you have any questions or need assistance to attend these Meetings, you can contact SPRB Director Dimple Desai at dimple.desai@ct.gov to make appropriate arrangements.

Members Present – solely by means of electronic equipment:

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

Members Absent:

Staff Present – solely by means of electronic equipment:

Dimple Desai
Thomas Jerram

Guests Present – solely by means of electronic equipment:

Shane Mallory, DAS Leasing
Tom Pysh, DAS Leasing
Samantha McLaughlin, DAS Leasing
Francesca Provenzano, DPH

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 October 30, 2023 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB # 23-170
Transaction/Contract Type: RE – TRR
Origin/Client: DOT/DOT
Project Number: 92-532-19A
Grantee: City of New Haven
Property: New Haven, Waterfront Connector
Project Purpose: New Haven Corridor Crossing Corridor Improvements-Release
Item Purpose: Quit Claim Deed

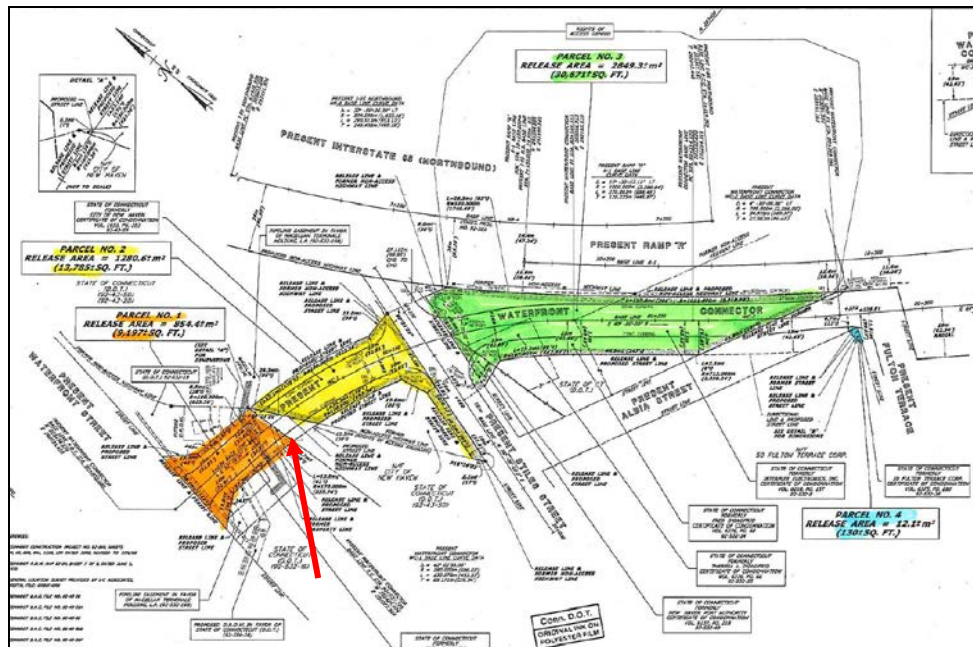
At its meeting held on February 4, 2019 the State Properties Review Board voted, under PRB #19-008, to approve the release of land and easements over seven parcels to the City of New Haven for land acquired to make improvements to the Waterfront Connector providing access from I-95 northbound, Exit 50, to Waterfront Street.

Under this Proposal (PRB #23-170) DOT seeks Board approval of this Quit Claim Deed conveying approximately 55,066 square feet of land and easements to the City of New Haven.

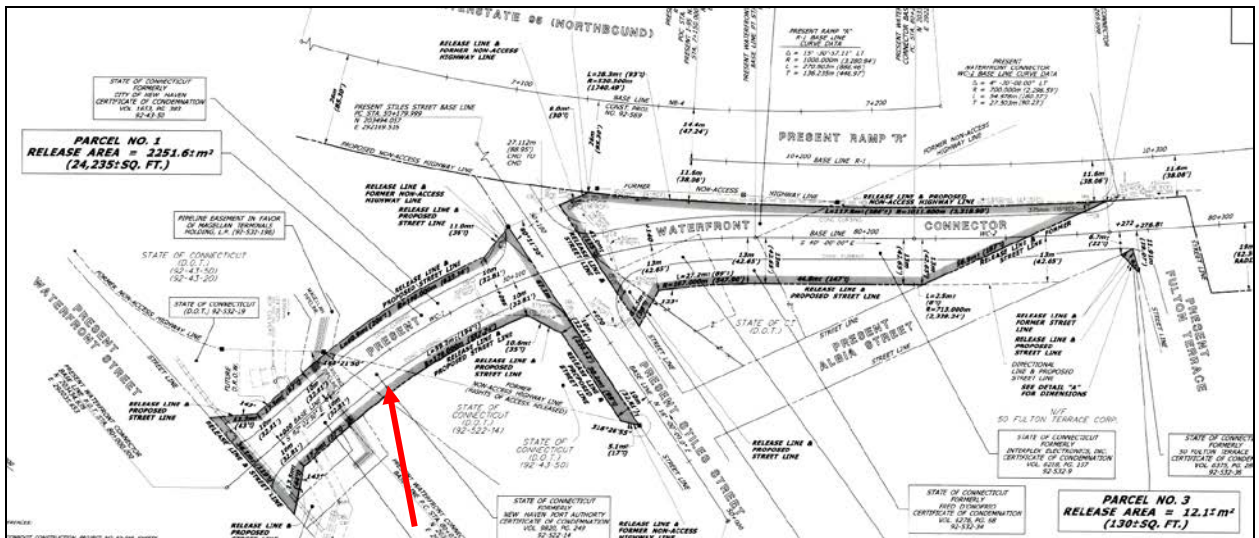
DOT provided this narrative in support of the Release:

In 2019, the Department of Transportation (Department) prepared a petition package for the subject file and the deed was ultimately executed by all parties. The City of New Haven was contacted to arrange a closing but failed to take title. The release map was ultimately revised to include a small triangular parcel acquired under file no. 92-522-14. This map revision necessitates a new deed be executed.

The parcel in question was acquired from the Port Authority of New Haven via a Certificate of Condemnation, recorded in 9280/249 of the New Haven Land Records.



Map from PRB #19-008.



Updated Release Map

RECOMMENDATION: Staff recommends approval of the Release 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. Properties and rights acquired by the State for the construction of any Project are released for highway purposes to the Municipality upon completion of construction; and
3. The deed description is consistent with the map description.

From PRB #19-008

February 1, 2019 Update:

At its January 31, 2019 meeting, the Board suspended this file for clarification of acquisition costs of those parcels to be released to the City of New Haven.

DOT responded that their Staff made an error, verified their data entry, and is forwarded a corrected sheet to reflect the total \$1,583,501 acquisition costs.

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ	DATE OF DEED
92-532-19	Ruth Caliendo	Vol.6239/P.218	\$232,000.00	10/10/200
			44,270 +/- s.f.	
92-43-50	City of New Haven	Vol.1653/P.383	\$1.00	3/29/195
			278784 +/- s.f.	
92-532-33	Theresa L. D'Onofrio	Vol.6276/P.66	\$20,000.00	11/19/200
			5,027 +/- s.f.	
92-532-34	Fred D'Onofrio	Vol.6276/P.68	\$105,000.00	12/2/200
			16,770 +/- s.f.	
92-532-9	Interplex Electronics, Inc.	Vol.6218/P.157	\$1,199,000.00	9/18/200
			32,550 +/- s.f.	
92-532-36	50 Fulton Terrace Corp.	Vol.6375/P.280	\$500.00	3/11/200
			130 +/- s.f.	
92-532-49	New Haven Port Authority	Vol. 9137/P.218	\$27,000.00	4/10/201
			4,495 +/- s.f.	

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 and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

From 1950 through 2014, DOT acquired a total of 43.33 acres (unknown number of parcels) for the construction of Interstate 95. Most recently, improvements were made to the Waterfront Connector providing access from I-95 northbound, Exit 50, to Waterfront Street. The total acquisition cost was \$631,833.45. The State is now releasing to the City of New Haven portions of seven prior acquisitions totaling 53,783 square feet in four new parcels identified on the DOT Survey Map. This is a release of land acquired along a town street for highway purposes only and there is no monetary consideration.

The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
92-532-19	Ruth Caliendo	Vol.6239/P.218	\$323,000.00 44,270 +/- s.f.	10/10/2002
92-43-50	City of New Haven	Vol.1653/P.383	\$1.00 278784 +/- s.f.	3/29/1950
92-532-33	Theresa L. D'Onofrio	Vol.6276/P.66	\$20,000.00 5,027 +/- s.f.	11/19/2002
92-532-34	Fred D'Onofrio	Vol.6276/P.68	\$105,000.00 16,770 +/- s.f.	12/2/2002
92-532-9	Interplex Electronics, Inc.	Vol.6218/P.157	\$1,199,000.00 32,550 +/- s.f.	9/18/2002
92-532-36	50 Fulton Terrace Corp.	Vol.6375/P.280	\$500.00 130 +/- s.f.	3/11/2003
92-532-49	New Haven Port Authority	Vol. 9137/P.218	\$27,000.00 4,495 +/- s.f.	4/10/2014

All seven acquisitions were via Condemnation and not subject to Board review and approval.

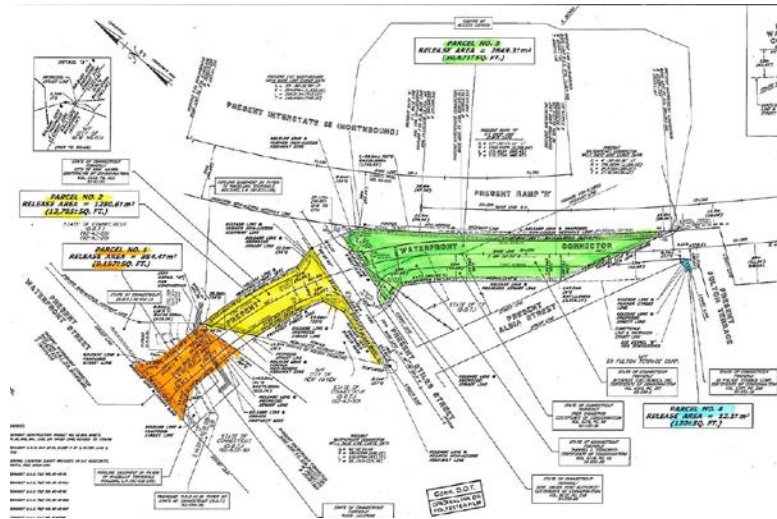
The Department of Transportation also retains a Drainage Right-of-Way over Parcel #1.

Staff requested DOT to provide a copy of the Agreement that directs DOT to convey the remaining land from a project to the host Municipality.

- DOT informed staff that there are many older acquisitions that were not subject to an Agreement, requiring release to the host municipality. DOT conveys these remnant parcels as they are utilized and maintained by the host municipality.

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 and easements by the commissioner of transportation.
2. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.



Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:32. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 23-183
Transaction/Contract Type: RE / Lease
Origin/Client: DAS / DPH

Statutory Disclosure Exemptions: 1-210(b)(24)

Upon completion of the Board’s review of this Proposal, Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 11:23. The motion passed unanimously.

OPEN SESSION

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS
6. ARCHITECT-ENGINEER - NEW BUSINESS
7. OTHER BUSINESS
8. VOTES ON PRB FILE:

PRB FILE #23-170 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #23-170. The motion passed unanimously.

PRB FILE #23-183 – Mr. Halpert moved and Mr. Valengavich seconded a motion to suspend PRB FILE #23-183, pending resolution of the net usable square feet retained under this proposed new Lease and corresponding pro-rata share of reimbursable expenses. The motion passed unanimously.

During the Board’s review of this Proposal, the utilization of a DAS Procurement Contract by DPH to secure warehouse storage space was raised. The Board will follow up on a state agency’s ability to secure storage space.

9. **NEXT MEETING** – Monday, November 6, 2023 – will be held solely by means of electronic equipment.

The meeting adjourned.

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