

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 2, 2024

– 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 May 2, 2024. 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 Conference ID 917724280#.

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 Conference ID 917724280#. If you have any questions or need assistance to attend these Meetings, or for some reason the Call-In Numbers do not work, please contact SPRB Director Thomas Jerram, immediately, at thomas.jerram@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:

Thomas Jerram

Guests Present – solely by means of electronic equipment:

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. Halpert moved and Mr. Berger seconded a motion to approve the minutes of the April 29, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:45. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 24-005
Transaction/Contract Type: RE / Lease
Origin/Client: DAS / DSS

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 10:04. The motion passed unanimously.

OPEN SESSION

4. REAL ESTATE – NEW BUSINESS

PRB File #: 24-052
Transaction/Contract Type: RE – TRR
Origin/Client: DOT/DOT
DOT Project #: 51-260-1C
Grantee: Town of Farmington
Property: Farmington, Backage Road
Project Purpose: Safety & Traffic Operating Improvements on Route 4 (Farmington Ave)
Item Purpose: Quit Claim Deed

Project Background

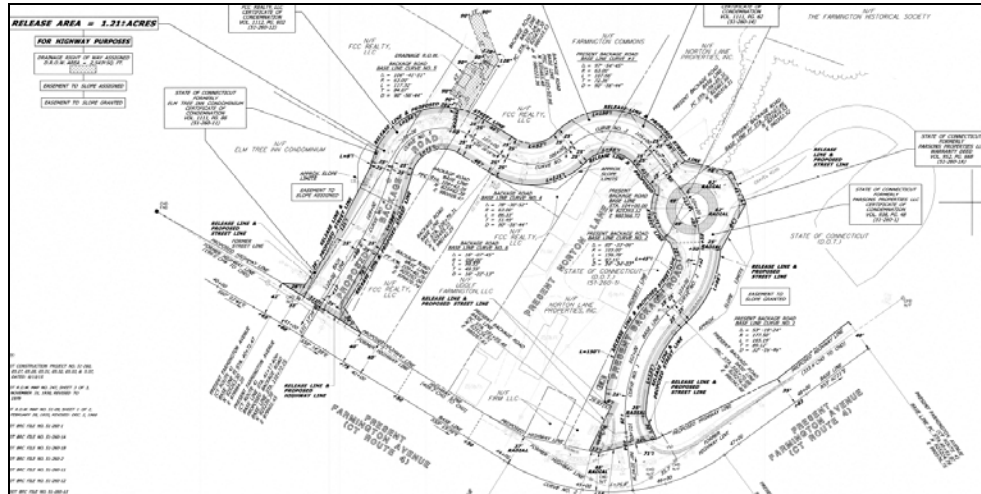
Under this Proposal (PRB #24-054) DOT seeks Board approval of this Quit Claim Deed conveying six parcels of land containing approximately 1.21 acres of land and easements to the Town of Farmington.

DOT provided this narrative in support of the Release:

Attached are a deed and map pertaining to the release of 1.21± acres of vacant land, Proposed Backage Road/Present Backage Road, located at Farmington Avenue (Connecticut Route 4), in the Town of Farmington. The subject property was acquired for safety and traffic operational improvements on Route 4.

The conveyance is to the Town of Farmington for Highway Purposes for no monetary consideration.

The six parcels of land totaling 3.98± acres were acquired in 2008, 2009 and 2015 for a total of \$3,203,700.



Release Map – DOT Project #51-260-1C

The Quit-Claim deed releases the following:

State File No.	Former Owner	Deed Type/Vol/Pg	Date of Deed	PRB #
51-260-1A	Parsons Properties, LLC	Warranty - 952-668 (\$925,000)	4/2/2009	N/A
51-260-11	Elm Tree Inn	Condemnation - 1111/86	5/29/2015	N/A
51-260-12	FCC Realty, LLC	Condemnation - 1112-602	6/25/2015	N/A
51-260-19	Farmington Commons	Condemnation - 1112/600	6/25/2015	N/A
51-260-14	Norton Lane Properties	Condemnation - 1111-62	5/29/2015	N/A
51-260-1	Parsons Properties, LLC	Condemnation - 938-48	8/28/2008	N/A

DOT State File No. 51-260-1A, was a supplemental acquisition seven months after the original acquisition (51-260-1) via condemnation. With the supplemental acquisition the court awarded a supplemental judgement, and the transfer was recorded via warranty deed, not via condemnation. No SPRB review was required.





Farmington GIS Mapping

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.

5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS:

8. VOTES ON PRB FILE:

PRB FILE #24-005 – The Board noted that this Proposal was previously suspended on February 13, 2024 and will continue the suspension of PRB FILE #24-005, pending responses from DAS. No vote was taken, or required.

PRB FILE #24-054 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #24-054. The motion passed unanimously.

- 9. NEXT MEETING** – Monday, May 6, 2024 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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