

STATE OF CONNECTICUT



STATE PROPERTIES REVIEW BOARD

450 Columbus Boulevard, Suite 202
Hartford, Connecticut 06103

Pursuant to CGS §1-225a, the State Properties Review Board conducted a Regular Meeting beginning at 9:30AM. Pursuant to the statute, this Meeting was held solely by means of electronic equipment – via Microsoft TEAMS or Call-In Conference.

<p>Microsoft Teams Meeting</p> <p>Join on your computer, mobile app or room device.</p> <p>Click here to join the meeting</p> <p>Meeting ID: 273 299 692 323 Passcode: uLQBFw</p> <p>Download Teams Join on the web</p>	<p>Or call in (audio only)</p> <p>+1 860-840-2075, 917724280#</p> <p>United States, Hartford</p> <p>Phone Conference ID: 917 724 280#</p>
--	---

Members Present – solely by means of electronic equipment:

Bruce R. Josephy, Chairman
Jeffrey Berger, Vice Chairman
Mark A. Shiffrin, Secretary
Eric Coleman
Russell Morin

Staff Present – solely by means of electronic equipment:

Thomas Jerram
Jyoshna Rath

Members Absent:

Guest Present – solely by means of electronic equipment:

Minutes of Meeting Held: July 10, 2025

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Shiffrin moved and Mr. Berger seconded a motion to approve the Minutes of the July 7, 2025 Regular Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE - OLD BUSINESS

Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Open Session and into Executive Session at 9:37

EXECUTIVE SESSION

For Discussion Purposes Only

PRB #: 25-080-A
Transaction/Contract Type: AG / PDR
Origin/Client: DoAG / DoAG

Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

Upon completion of the Board's discussion of this Proposal, Mr. Shiffrin moved and Mr. Berger seconded a motion to go out of Executive Session and into Open Session at 9:47. The motion passed unanimously.

OPEN SESSION



State Properties Review Board



DEEP Land Lease –73 Meadow Rd, Windsor & 600G Liebert Rd, Hartford

To: State Properties Review Board Members		
From: Thomas Jerram, Director		July 7, 2025
Jyoshna Rath, Architect Design Rev.		
PRB File #:	25-088	
Transaction/Contract Type:	RE / Lease	
Origin/Client:	DEEP / DEEP	
Property:	Windsor, Meadow Rd (73) & Hartford, Leibert Rd (600G)	
Lessor:	State of Connecticut	
Lessee:	Riverfront Recapture, Inc.	
Project Purpose:	Future Connecticut Riverfront Park	
Item Purpose:	25-Year Land Lease - 15.56 acres	

Project Background

Courtesy Riverfront Recapture, Inc.

https://riverfront.org/wp-content/uploads/2025/05/RLI_ExecutiveSummary_WEB.pdf

In 2019, thanks to a generous gift from the Richard P. Garmany Fund at the Hartford Foundation for Public Giving, Riverfront Recapture acquired 60 acres of privately owned riverfront land in northeast Hartford and the Wilson-Deerfield section of Windsor. This acquisition set the stage for connecting Hartford to Windsor via the Joe Marfuggi Riverwalk—a 2.5-mile multi-modal trail—and provided an opportunity to plan and build a new park for the community directly on the Connecticut River.

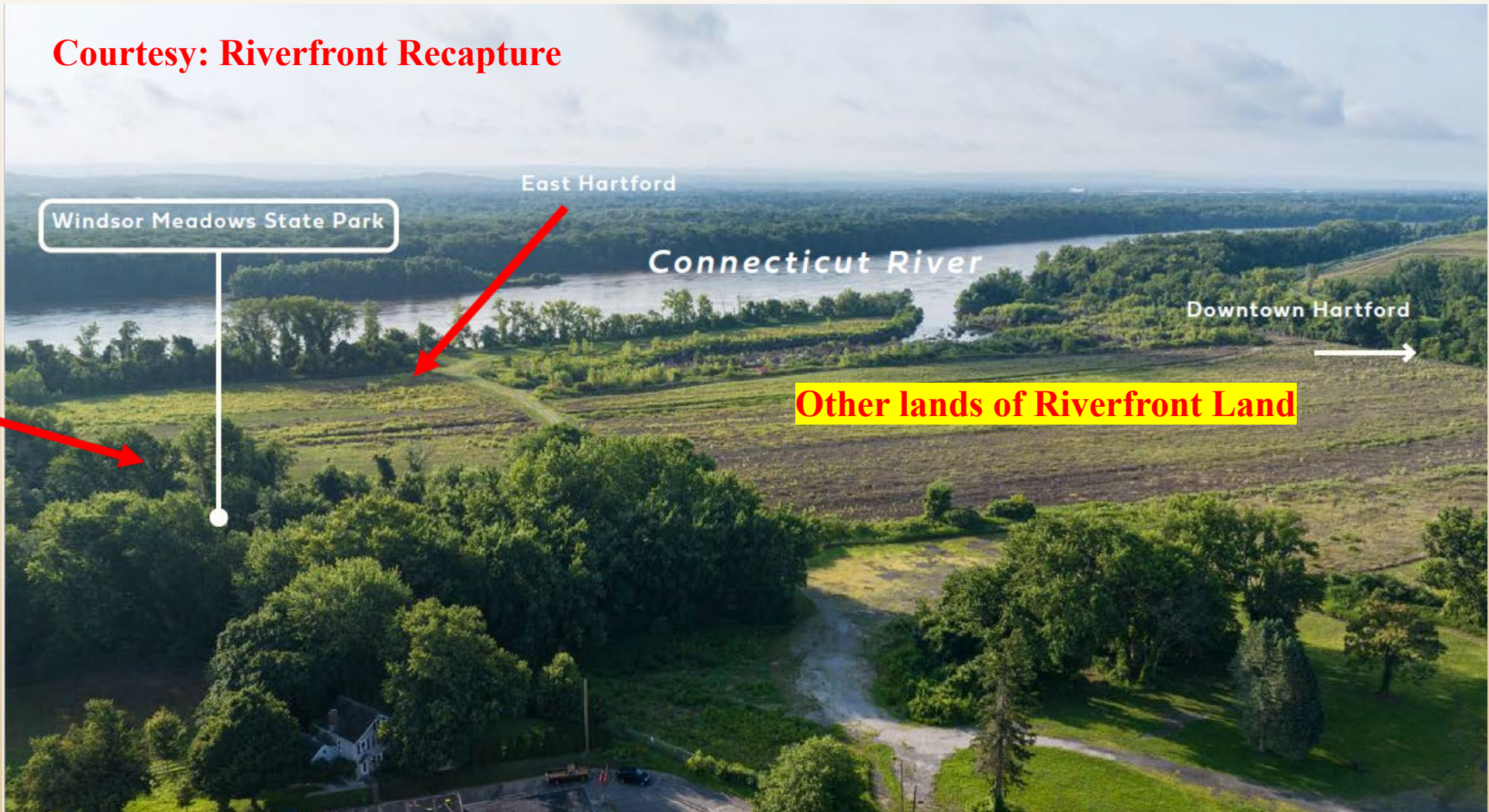
In 2023, we launched the master planning process committed to building a park that truly serves its future users through an open and inclusive community engagement effort. I'm proud to say that more than 2,000 community members shared their vision for what this space could become. Our design team traveled across the city and region, listening to residents who told us how the levee system, highways, and landfill had long isolated the northeast Hartford community from the river. People expressed a deep desire for water access and a park where everyone feels welcome. Together, we have crafted a vision to meet those needs.

At Riverfront Recapture, our mission is simple: connect people with the Connecticut River. This park will fulfill that mission by reconnecting communities that have, despite their proximity, been cut off from the river for decades. It will be a place for everyone to gather, play, and enjoy the beauty of the riverfront.

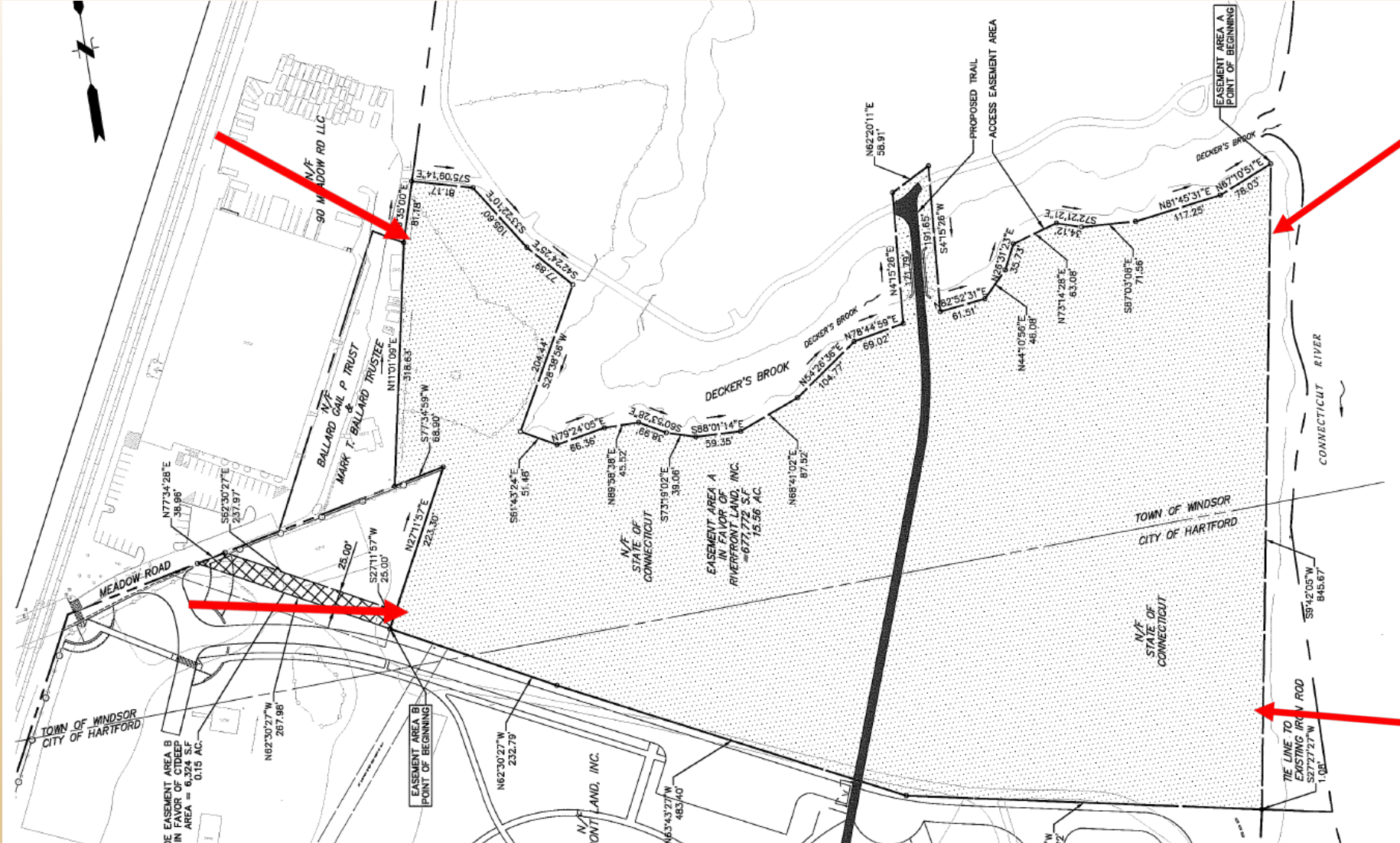
Special thanks to all who generously shared their hopes and aspirations for our future park, to Hargreaves Jones and their talented multi-disciplinary consultant team for shaping this inspiring vision, and to the Riverfront Recapture team for their tireless work and dedication.

Under this Proposal (PRB #25-088), the Department of Energy and Environmental Protection (DEEP) is seeking SPRB approval to Lease a 15.56-acre portion of the Windsor Meadows State Park to Riverfront Recapture, Inc, for public recreational and educational purposes and related uses pursuant to CGS§26-3b, at a cost of \$25/term.

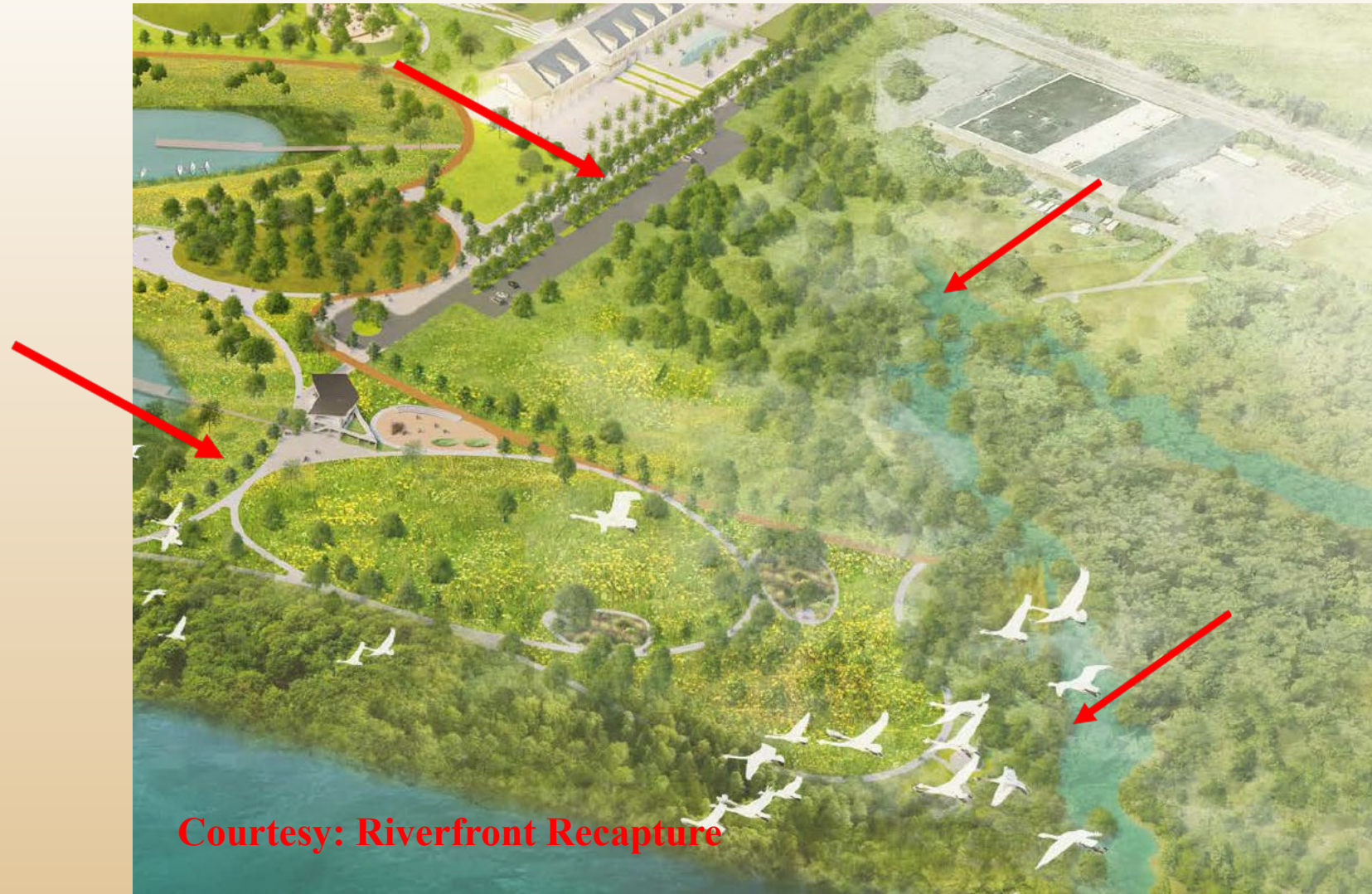
Courtesy: Riverfront Recapture



Leased Area – Survey Map



General Area



Courtesy: Riverfront Recapture

USDA Soil Survey Area – Inland Wetland Soils (in blue shaded area)



State Properties Review Board PRB #25-088

The terms of the lease are as follows:

Lessee	Riverfront Recapture, Inc.
Premises	Windsor, Meadow Rd (73) & Hartford, Leibert Rd (600G)
Use	Restricted to public recreational and educational purposes and related uses on 15.56 acres
Term	Twenty-five years commencing upon AG approval (no renewals)
Termination	For cause with 180 day notice
Rent	\$25/term
Utilities, costs	All by tenant, if available
Other	Lease includes specifications for insurance and indemnification requirements.

Specific to this Lease are reporting requirements as follows:

4. **Reporting.** The Lessee shall submit to the State, at no cost to the State, an annual report (due the first day of April of each year or such other time as the parties may in writing agree) consisting of the following data and information (the “**Annual Report**”):
 - (a) current and existing programs offered on the Premises to the public and to members (including a description of the outreach and scholarships made available pursuant to Section 5 hereof).
 - (b) program fees and other charges for access to or use of the Premises which were charged in the year preceding submission of the report and/or are proposed to be charged in the year subsequent to submission of the report.
 - (c) list of any State, local and federal planning, building and environmental permits submitted and obtained.
 - (d) list of existing buildings and structures located on the Premises.
 - (e) photographs documenting all existing buildings and structures located on the Leased Premises.
 - (f) any and all updates to the Capital and Property Improvement Plan.
 - (g) status updates on the construction and/or installation of Improvements previously approved by the State as part of an approved Capital and Property Improvement Plan or as part of the Temporary Easement.
 - (h) any material changes to the site or land over the course of the previous year as a result of routine maintenance or in response to the order of a government official or otherwise undertaken by Lessee as permitted pursuant to Section 2(b) or Section 2(c) hereof.
 - (i) such other data, as defined by Section 4e-1 of the Connecticut General Statutes, as may be required by the State in accordance with Section 4e-72 of the Connecticut General Statutes. No portion of this subsection shall be construed as limiting the State’s right to request additional information at any time in accordance with Section I of Schedule B attached hereto.

Recommendation

It is recommended that the Board approve the Lease of a portion of the Windsor Meadows State Park to Riverfront Recapture, Inc, for public recreational and educational purposes and related uses pursuant to CGS§26-3b, at a cost of \$25/term.

- The Commissioner of Energy and Environmental Protection has the authority under CGS §26-3b to enter into lease agreements, subject to the approval of DAS, OPM, SPRB & the AG.
- The 15.56 acres will continue to be used solely for public recreation and education purposes and related uses.
- The rent is \$25 (per term). The term of the lease is for 25 years, commencing upon approval of the AG. The State reserves the right to terminate the lease for cause with 180 days' advance notice.

Recommendation – Approval – Disapprove – Suspend

Meeting Date 7-10-2025

Sec. 26-3b. Rental, sale, exchange or transfer of real property and buildings in the custody or control of the commissioner. Right of first refusal.

(a) When the Commissioner of Energy and Environmental Protection deems that it would be in the interest of the state, he may rent to any person, or assign departmental employees to occupy, houses, other buildings or property in the custody or control of said commissioner. If he rents property to persons who are not employees of the department, he shall first obtain the approval of the State Properties Review Board and any such rent shall at least be equal to the fair market rental value of such property as determined by the commissioner, notwithstanding any other provision of the general statutes or of any regulations of any state agency. Rentals to persons other than departmental employees may be for commercial, residential or any other purpose that the commissioner deems to be in the interest of the state. If he assigns departmental employees to occupy such property, he may impose whatever conditions he deems necessary upon such assignment. He may also rent any such property to a departmental employee, and if, in his judgment, a rental fee should be charged to such employee, he shall determine such rental fee, notwithstanding any other provision of the general statutes or of any regulations of any state agency. The commissioner may, in the name of the state, execute leases, contracts or other documents to carry out the purposes of this section.

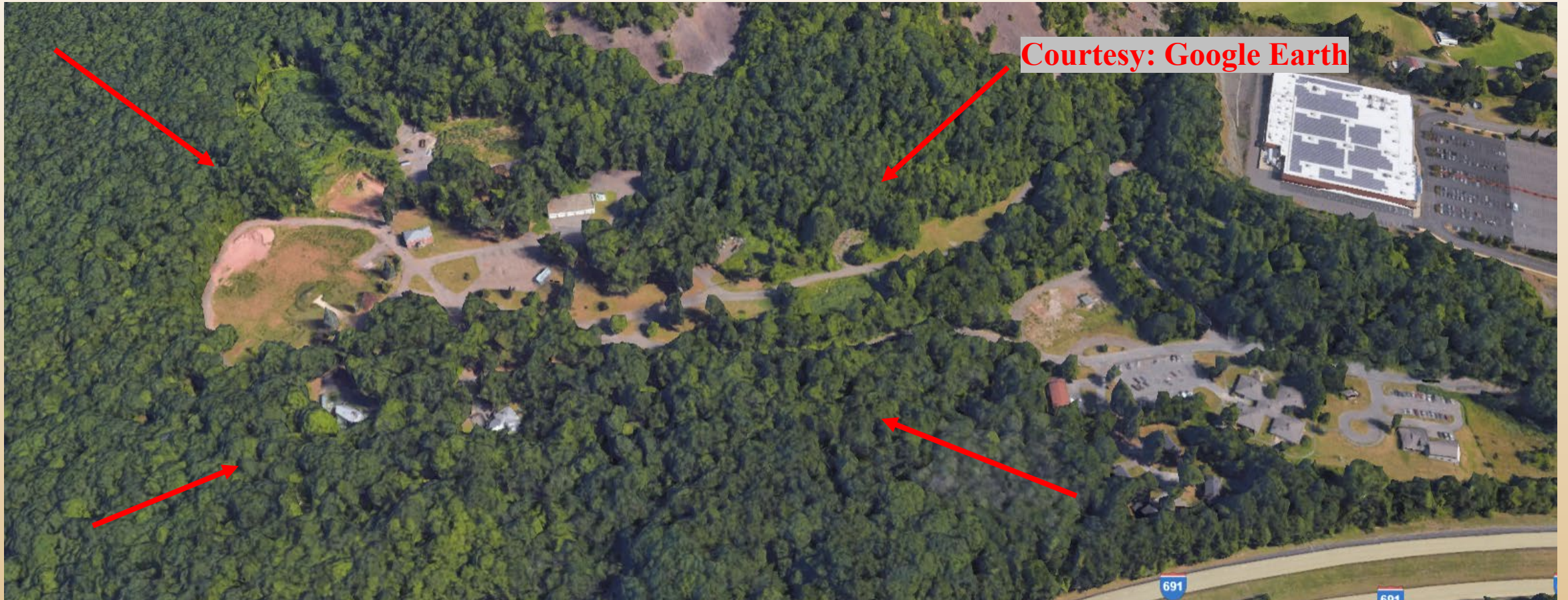
(b) Notwithstanding any other provision of the general statutes or of any regulations of any state agency, if the Commissioner of Energy and Environmental Protection determines that it would be in the interest of the state, he may, subject to the approval of the State Properties Review Board and the Governor, sell, exchange or otherwise transfer the state's interests in houses or buildings in the custody and control of said commissioner and land accompanying any such house or building, provided no house, building or accompanying land shall be sold, exchanged or any interest therein transferred for less than its fair market value as determined by the commissioner. Said commissioner may, in the name of the state, execute deeds, contracts or other documents for such purposes. The commissioner shall ensure that any land sold under this section shall be subject to a deed restriction preventing further subdivision. The commissioner may require further conservation restrictions as part of such sale to prevent or limit other activities including, but not limited to, tree cutting or construction of additional structures. All moneys from any such sale, exchange or transfer of any interest pursuant to this section shall be used by the commissioner to carry out the purposes of the recreation and natural heritage trust program established under chapter 453.

(c) The commissioner shall grant a right of first refusal regarding the purchase of any land offered for sale under subsection (b) of this section to any person who has provided notice of interest in such right to the commissioner under this subsection and who provides evidence satisfactory to the commissioner that (1) such person is the husband or wife, parent, grandparent, sibling, child or grandchild of (A) a person who held title to the land in fee immediately prior to the state's taking title provided the state acquired such title on or after January 1, 1969, and prior to January 1, 1975, and (B) a person who owns land contiguous to the land being offered for sale, or (2) such person (A) is the husband or wife, parent, grandparent, sibling, child or grandchild of a person who held title to the land immediately prior to the state's taking title provided the state acquired such title on or after January 1, 1969, and prior to January 1, 1975, and (B) owns land contiguous to the land being offered for sale. Notice of interest in such right shall be in writing and shall provide an address to which notice of an offer for sale may be sent and shall further provide any information the commissioner deems relevant to any determination required of him under this subsection. If he finds that such notice is complete, the commissioner shall send notice to such person, by certified mail, prior to offering such land for sale to any other person under subsection (b) of this section. Such right shall be exercised not later than thirty days after the date that notice of an offer for sale is received. In the event that more than one notice of interest is filed with the commissioner, the person who provided the first notice deemed complete by the commissioner shall be given the right of first refusal.

5. ARCHITECT ENGINEER – OLD BUSINESS



State Properties Review Board



Emergency Vehicle Operation Course Study at Altobello campus

<i>PRB #</i>	25-089
<i>Origin/Client:</i>	DAS / DESPP
<i>Transaction/Contract Type:</i>	AE / Task Letter
<i>Project Number:</i>	BI-N-366
<i>Contract</i>	OC-DCS-CIV-LA-0051
<i>Consultant</i>	Alfred Benesch & Company, Inc.
<i>Property</i>	Meriden, 1 Undercliff Rd
<i>Project Purpose:</i>	Emergency Vehicle Operation Course Study
<i>Item Purpose:</i>	Task Letter #1
<i>DAS-RECS Staff Assigned</i>	Jean Marie Sanchez, APM
<i>Date:</i>	July 08, 2025

PROPOSED AMOUNT: \$157,000.00

Under this proposal (PRB #25-089)

DAS is seeking Board's approval for Alfred Benesch & Company, Inc to provide Civil Engineer and Landscape Architect services for a total fee of \$157,000.00 to Conduct an existing conditions study and site survey at the Altobello campus in Meriden, CT, to determine whether a new Emergency Vehicle Operations Course (EVOC) can be developed on site.

This site previously had multiple buildings on it that have been demolished. There is underground infrastructure for water, sewer and storm drainage. The electrical service is on poles as the underground electrical service from the 1930's was abandoned years ago (see note on Slide 6).

Study Shall be in 2 phases :

Phase 1 : Base Mapping

Phase 2 : Conceptual Design

ON-CALL (PRB # 24-021)

The subject Contract was signed with the Consultant to provide On-Call Civil Engineer and Landscape Architect services on 4/1/2024 for a total not to exceed fee of \$1,250,000.00 with an expiration date of 5/15/2026.

SCOPE OF WORK

Existing Conditions Assessment

- Review existing drawings, specifications, surveys, reports and other documents available from the DAS and/or its designees, research Town records, obtain mapping from utility company records.
- Base mapping and conceptual design, wetlands delineation, vernal pool assessment and the preparation of associated, cost estimate, draft and final reports. Survey will consist of a complete A2 boundary survey, as well as a partial field topo/utility survey. The remaining portions of the property will be completed with GIS contours.
- Perform site visits to conduct field inspections and measurements of existing conditions at the Project site to become familiar with the existing conditions and delineate local and state defined resource areas and problem areas.
- Evaluate the condition of the existing areas and any related buildings that may be associated with the implementation of the EVOC.
- Prepare and submit a report, indicating the findings of the inspection including the site's capabilities, limitations and deficiencies based on the identified program requirements with recommendations that detail specific items that need to be brought into compliance with the accessibility requirements of the applicable codes.
- Prepare and submit measured existing plans to a schematic level required for the Study. The plans shall be scalable, showing major elements.

SCOPE OF WORK CONT.

Programming

- Coordinate programming sessions via in person and/or virtually with DAS, DESPP, and other project stakeholders to review the scope of the project, understand project requirements and obtain additional design data.
- Prepare and present a draft program, for DAS and DESPP review and comment, that defines the function, size and quantity of the desired spaces and areas.
- Provide written responses to comments and incorporate said comments into the final report.
- Prepare and submit the final programming report with comments incorporated.

Concept Development

- Prepare and submit one **(1)** design concept to determine if construction of an EVOC course on the subject property is feasible. Design is to be based on the Michigan course and include room for future expansion.
- Prepare and submit a project narrative and up to three **(3)** sketch options for layout of the course.
- Coordinate and attend meetings in person and/or virtually during the Concept Development phase to review, refine and approve the Study Concept.

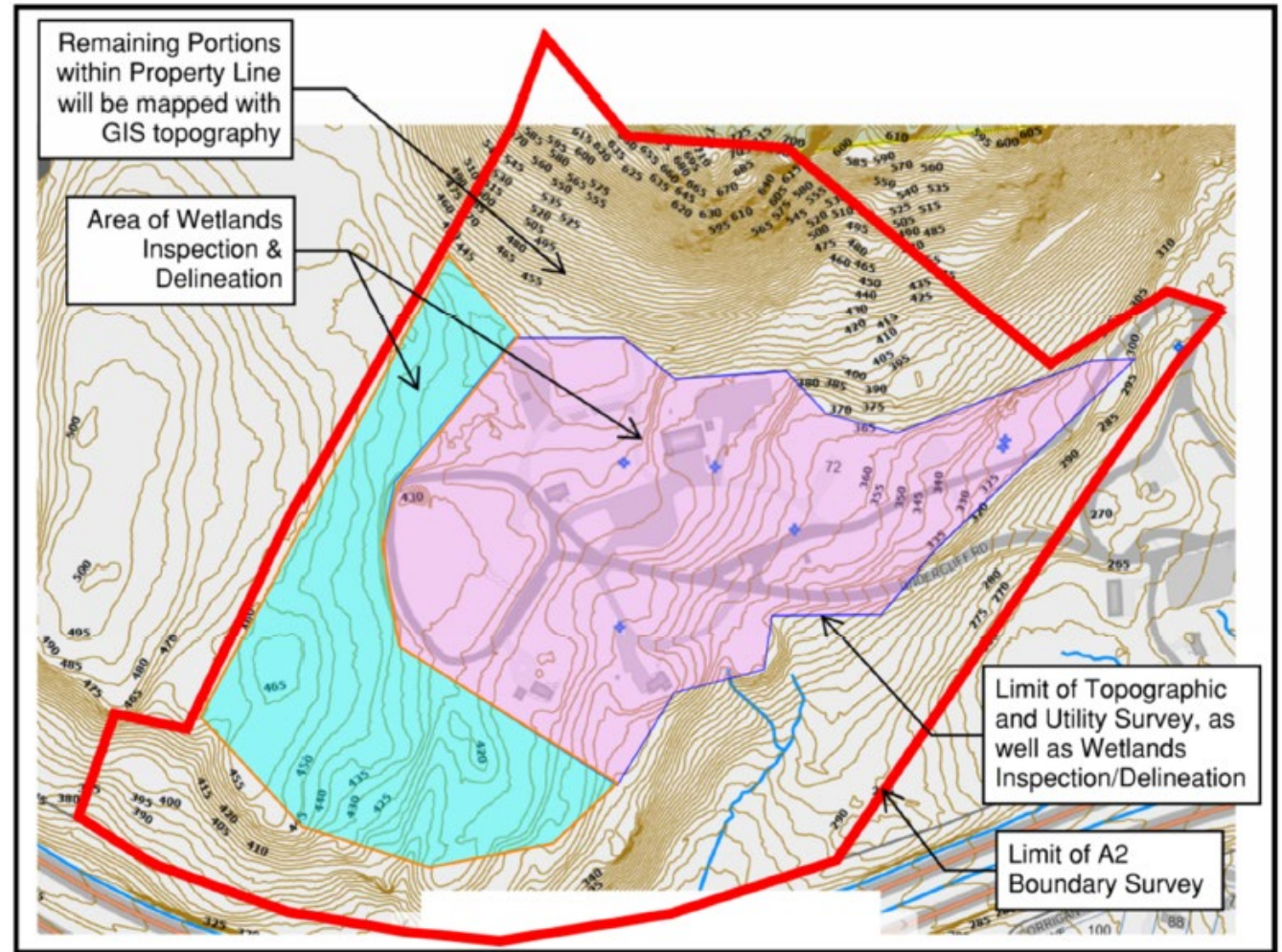
Cost Estimating

- Prepare and submit an opinion of probable construction cost in Level II of ASTM Unifomat II and develop a budget for the required furniture for DAS and DESPP review and comment, based on the approved Study Concept.
- Conduct a virtual review meeting to discuss the opinion of cost.

SURVEY LIMIT SHOWN BY CONSULTANT

Within the pink area the Highland House and 3 bay garage are DESPP occupied as well as the Blue Cottage and Grey Cottage that are DDS occupied.

Limits of Survey



CONSULTANT'S FEE WITH TIME PERIOD

Alfred Benesch & Company - TL # 1(PRB 25-089)	Basic Fees
Progress Survey (4 weeks)	\$40,000
Final Survey (12 weeks)	\$39,000
Study Draft Report (13 weeks)	\$50,000
Study Final Report (3 weeks)	\$28,000
TOTAL Consultant Fee (#25-089)	\$157,000

AUTHORIZED SUBCONSULTANTS

- Martin Brogie, Inc. - Wetland Delineation Services for Fee of \$3,200
- Down To Earth Consulting, LLC. - Geotechnical Engineering Services for Fee of \$12,000

Recommendation

It is recommended that SPRB approve this Task Letter #1 in the amount of \$157,000.

- DAS-RECS confirmed funding is available for the Task Letter.
- The submittal is accompanied by a Gift & Campaign Contribution Certification notarized on 01/21/2025.

Voted by Board Members

Approval –

Disapprove -

Suspend-

Mtng. Date : 07/10/2025

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #25-088 – Mr. Berger moved and Mr. Morin seconded a motion to approve PRB FILE #25-088. The motion passed unanimously.

PRB FILE #25-089 – Mr. Morin moved and Mr. Berger seconded a motion to approve PRB FILE #25-089. The motion passed unanimously.

9. NEXT MEETING

Special Meeting, Friday, July 10, 2025 – Site Inspection.

The meeting adjourned

APPROVED: _____
Mark Shiffrin, Secretary

Minutes of Meeting Held: July 10, 2025
