

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 20, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on August 20, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert

Members Absent: John P. Valengavich, Secretary

Staff Present: Dimple Desai
Thomas Jerram

Guests Present: Shane P. Mallory, DAS Leasing
Brian Dillon, JUD
Patrick O'Brien, JUD
Eric Boone, Qualdigm

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES: August 9, 2018 and August 13, 2018.

Mr. Halpert moved and Mr. Josephy seconded a motion to accept the minutes of August 9, 2018 and August 13, 2018. The motion passed unanimously.

COMMUNICATIONS - Chairman Greenberg informed the Board and Staff of the passing of Leanne Valengavich, wife of Board Secretary John Valengavich, as well as information regarding the services.

Board Members provided Staff with total mileage for attending the Special Meeting in Lebanon.

REAL ESTATE- UNFINISHED BUSINESS

PRB #	18-153
Transaction/Contract Type:	RE/Conveyance of Property
Origin/Client:	DOT/DOT
Project Number:	95-152-2B
Grantee:	New Milford Affordable Housing
Property:	New Milford, Blue Bonnet Knoll (19)
Project Purpose:	Conveyance of Property
Item Purpose:	Quit Claim Deed pursuant to P.A 18-154, Section 11

At its meeting held on August 13, 2018 the State Properties Review Board voted to suspend this item pending but not limited to the following:

- Pl clarify how does the proposed deed meet the requirements of PA-18-154 (Section 11(a) and (b))?
- Who will ultimately own the property? Is there a buyer already identified? Does this buyer meet the 80% or less median income requirement?

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- How was \$80,000 sale value determined?

DOT responded to Staff inquiries in a memo dated August 17, 2018 addressing issues and agreed the opening paragraph of the quit claim deed the consideration should be for Administrative Fees and not \$80,000.

Subsequent to Board discussion the Board agreed with approving the conveyance subject to DOT resubmitting the quit claim deed reflecting the intent of the legislation.

REAL ESTATE – NEW BUSINESS

PRB # 18-133
Transaction/Contract Type: RE/ Assignment of Land & Easements
Origin/Client: DOT/DOT
Project Number: 126-156-005A
Grantee: Town of Shelton
Project Purpose: Reconstruction of Perry Hill Road, Shelton
Item Purpose: QC Deed – Assignment of Land & Easements

DOT acquired and is now releasing the following land and easements which were originally acquired for the **Reconstruction of Perry Hill Road**. 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. 2.06-03 (01). This is a release along a town street for highway purposes only and there is not any monetary consideration. The project release areas comprise twenty (20) separate parcels comprising a total of 13,974± sq.ft. of land and 20,300± sq.ft. of area encumbered by defined easement areas.

The Quit-Claim deed releases the following:

STATE FILE NO.	FORMER OWNER	DEED TYPE/ VOLUME/PAGE	APPROX. ORIGINAL PURCH. PRICE/SZ.	DATE OF DEED
126-156-001	Theodore A. Markat	Warr. Deed 2110/87	\$7,825.00 797 ±sf/592 ±sf	3/12/2003
126-156-002	William C. Fisher et al	Warr. Deed 1998/103 & 2005/83	\$2,725.00 296 ±sf/160 ±sf	10/19/2002 & 10/1/2002
126-156-003	Fay M. White	Warr. Deed 2002/94	\$1,000.00 55 ±sf	9/27/2002
126-156-004	Paul H. Osak et al	Easement 2080/196	\$940.00 320 ±sf	1/27/2002
126-156-005	Huntington Heights Condominium	Warr. Deed 2113/328	\$50,000.00 8,945 ±sf/8,313 ±sf	3/18/2003
126-156-006	George A. Sender et al	Cert. of Cond. 2190/208	\$13,700.00 1,669 ±sf	6/27/2003
126-156-006A	George A. Sender et al	Easement 2816/95	\$3,150.00 249 ±sf	5/4/2007
126-156-006B	George A. Sender et al	Easement 2937/159	\$1,270.00 167 ±sf	5/16/2008
126-156-007	The Highland Golf Club of Shelton, Inc.	Warr. Deed 2268/253	\$9,500.00 302 ±sf/2,245 ±sf	4/29/2003
126-156-008	Mark J. Saksa et al	Easement 2157/19	\$500.00 22 ±sf	5/12/2003
126-156-009	Lesley Terdik	Cert. of Cond. 2083/169	\$45,961.47 912 ±sf	1/30/2003
126-156-009A	Lesley Terdik	Cert. of Cond. 2915/200	\$7,470.00 943 ±sf	3/18/2008
126-156-010	Derrick A. Clark et al	Easement 2048/79	\$4,500.00 581 ±sf	12/4/2002
126-156-011	Eric Demarco et al	Easement 2152/20	\$12,040.00 1,755 ±sf	5/5/2003
126-156-012	Kathleen Demarco et al	Warr. Deed 2252/199	\$11,775.00 2,953 ±sf/2,222 ±sf	9/4/2003
126-156-013	Tina Custer	Cert. of Cond. 2150/222	\$11,900.00 624 ±sf	5/2/2003
126-156-014	City of Shelton	Easement 2045/124	\$1,800.00 549 ±sf	11/27/2002
126-156-015	Elizabeth F. Hurd Bures	Cert. of Cond. 2083/167	\$9,000.00 711 ±sf	1/30/2003
126-156-016	Frank Deangelo et al	Cert. of Cond. 2496/204	\$7,000.00 807 ±sf	2/16/2005
126-156-016A	Frank Deangelo et al	Easement 2917/186	\$660.00 83 ±sf	3/20/2008

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RECOMMENDATION: Board **approval of this Quit Claim Deed** to assign the land and easements acquired by the State to the Town of Shelton 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 descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.
3. Section 11 of the Agreement for Rights of Way Activities No. 2.06-03 (01) between the State and Town of Shelton, approved by the Attorney General on December 7, 2001, requires "That all properties and rights acquired by the State for the construction of said Project that are within the proposed highway lines of the reconstructed Perry Hill Road will be released for highway purposes to the Municipality upon completion of construction."

PRB #	18-134
Transaction/Contract Type:	RE/ Assignment of Land
Origin/Client:	DOT/DOT
Project Number:	93-000-5A
Grantee:	Town of Newington
Project Purpose:	Reconstruction of Main ST (Rt 176) – former Newington New Britain Road
Item Purpose:	QC Deed – Assignment of Land

DOT acquired and is now releasing the following land which was originally acquired for the **Reconstruction Newington-New Britain Road, now known as Main St (Route 176)**. The new layout of Main Street did not include this 12,382± square foot piece of land; however, the land was improved with an asphalt-paved roadway, part of former state road. With the highway construction complete, the state essentially abandoned this piece of land. The abutter was not interested in acquiring the property but inquired who will be responsible for maintaining the roadway. Neither the abutter, Town or State was interested in maintaining this portion of land and roadway. A local state legislator intervened and it was agreed the State will convey the land to the town for highway purposes and the Town will continue to maintain the land and roadway.

The Quit-Claim deed releases the land acquired from Gerado Toce et al, as recorded in a Warranty Deed dated June 9, 1927 and recorded in Volume 22, beginning on page 475 of the Newington land records. Note: SPRB Staff identified an error in the source deed, requiring DOT to make a correction in the QC Deed prior to review by the Board.

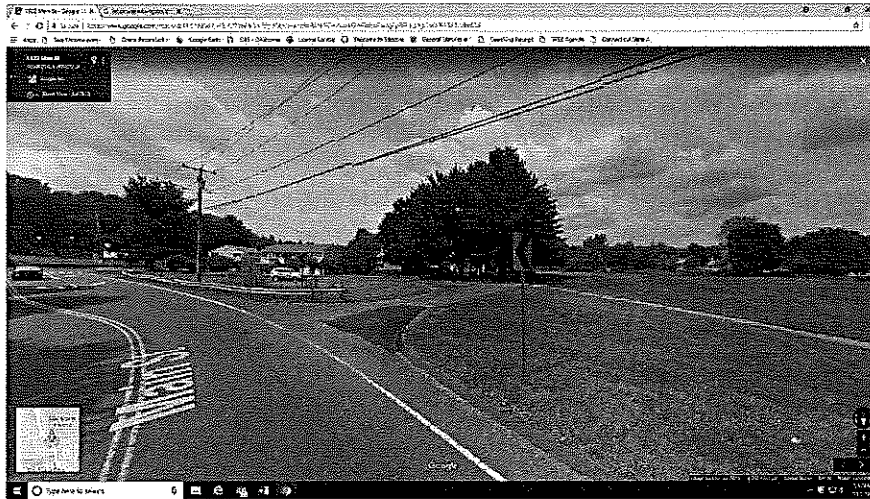
RECOMMENDATION: Board **approval of this Quit Claim Deed** to assign the land and easements acquired by the State to the Town of Shelton is recommended for the following reasons:

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

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Mr. Josephy moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:31. The motion passed unanimously. The Board invited the following individuals to participate in the Executive Session: Shane P. Mallory, DAS Leasing, Brian Dillon, JUD, Patrick O'Brien, JUD, Eric Boone, Qualdigm.

EXECUTIVE SESSION

PRB # 18-128 **Transaction/Contract Type:** RE /Holdover Agreement

Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

At 9:36 a.m., Mr. Josephy moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS

VOTES ON PRB FILES:

The Board took the following votes in Open Session:

PRB FILE #18-128 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB FILE #18-128. The motion passed unanimously.

PRB FILE #18-133 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB FILE #18-133. The motion passed unanimously.

PRB FILE #18-134 – Mr. Josephy moved and Mr. Halpert seconded a motion to approve PRB FILE #18-134. The motion passed unanimously.

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PRB FILE #18-153 – Mr. Halpert moved and Mr. Josephy seconded a motion to approve PRB FILE #18-153. The motion passed unanimously with the following note:

Pursuant to 8-17-18 communication from Amy Martinez, DOT Principal Property Agent, DOT will prepare and resubmit a Quit-Claim Deed removing any reference to \$80,000, and replaced with 'a \$1,000 administrative fee language as required by PA 18-154, Sec. 11(a). This approval is for this section only.

Next regular meeting Thursday, August 23, 2018.

The meeting adjourned.

APPROVED: _____


John Valengavich, Secretary

Date: _____

