

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 1, 2024

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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.

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. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 27, 2024 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Board Members were informed of a communication from DAS Commissioner Gilman regarding the Board's contribution to the DAS entry for the *Digest of Administrative Reports to the Governor*. Each year DAS submits to the Governor an annual report of agency activities pursuant to Section 4-60 of the Connecticut General Statutes. This report serves as a reference guide for legislators, agency heads, and the general public.

Board Members were informed that there is a issue with the DAS/SPRB website where all postings after May 2, 2024 are not visible on the live site. DAS IT is working to resolve the issue.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB File #: 24-093
Transaction/Contract Type: RE – TRR
Origin/Client: DOT/DOT
DOT Project #: 135-321-10B
Grantee: City of Stamford
Property: Stamford, Oaklawn Avenue
Project Purpose: Oaklawn Avenue Roadway Improvements
Item Purpose: Quit Claim Deed

Project Background

Under this Proposal (PRB #24-093) DOT seeks Board approval of this Quit Claim Deed conveying land and easements acquired for the Project in the City of Stamford.

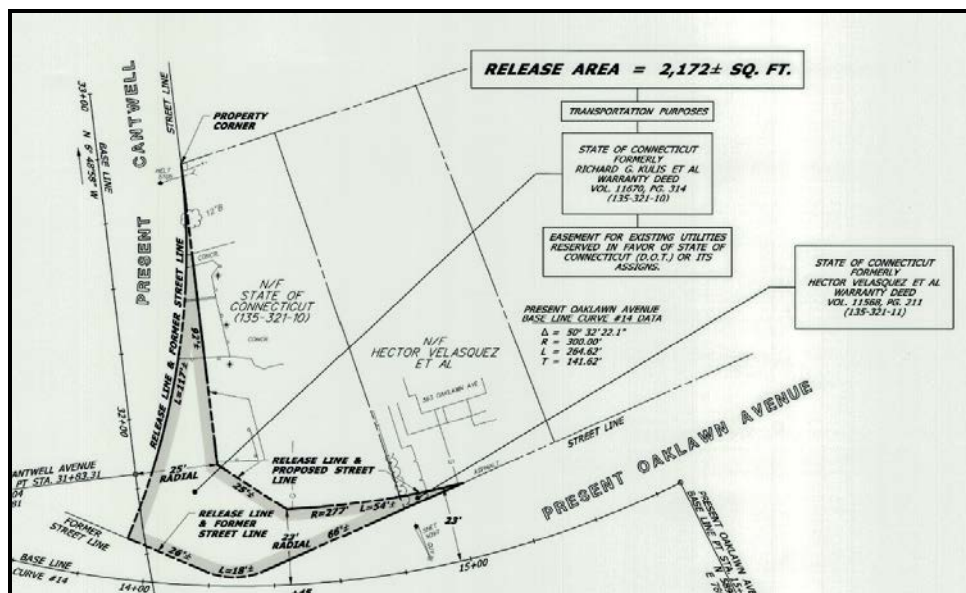
DOT provided this narrative in support of the Release:

Attached is a deed and appurtenant mapping for the proposed conveyance of land and easements to the City of Stamford (City). The land and easements were acquired by the Department in connection with the municipally-funded project know as Oaklawn Avenue Roadway Improvements (project no. 135-321).

On August 16, 2014, the Department and City entered into an agreement regarding Right of Way responsibilities for municipally funded projects. Per item No. 4.6 on page 12 of the attached agreement, all property and property rights acquired by the Department for the Project shall be released to the Municipality upon completion of the Project, with a restriction for transportation purposes. The project is now considered complete.

There is no monetary consideration for this conveyance.

Release Map – DOT Project #135-321-10B



The Quit-Claim deed releases the following:

State File No.	Acquisition (Sq.Ft.)	Former Owner	Deed Type/Vol/Pg	Date of Deed	PRB #
135-321-001	469	Iparraguirre Et Al	Warranty - 11660/185 (\$20,300)	1/13/2017	16-210
135-321-002	1,118	Kaufman Et Al	Warranty - 11633/103 (\$42,100)	12/6/2016	16-227
135-321-003	854	Drake Et Al	Warranty - 11620/338 (\$27,000)	11/18/2016	16-208
135-321-004	1,806	Robles	Condemnation - 11627/235	11/28/2016	N/A
135-321-005	1,795	Slippy & Sarak	Condemnation - 11640/101	12/12/2016	N/A
135-321-006	639	Davis	Warranty - 11670/198 (\$18,000)	1/31/2017	16-264
135-321-007	742	Apostolides	Warranty - 11575/81 (\$19,700)	9/22/2016	16-203
135-321-008	447	Francois Et Al	Warranty - 11685/18 (\$11,100)	1/17/2017	16-209
135-321-009	253	Bhati & Soni	Warranty - 11643/243 (\$6,425)	12/20/2016	16-166
135-321-010	6,660	Kulis Et Al	Warranty - 11670/314 (\$445,000)	2/1/2017	16-286
135-321-011	40	Velasquez & Cuevas	Warranty - 11568/211 (\$1,700)	9/13/2016	<\$5,000
135-321-012	225	DiNardo	Warranty - 11524/265 (\$?)	7/19/2016	<\$5,000
135-321-013	8	DeVito Et Al	Warranty - 11469/275 (\$500)	4/29/2016	<\$5,000

DOT was presented with the following inquiries regarding this proposed Lease:

1. The Quit Claim Deed specifically releases 2,172 square feet of land, acquired from 135-321-010 and 135-321-011. The deeds provided in this Proposal for Project #135-321 included 13 acquisitions totaling 15,056 square feet, of which 4,523 sf was deemed surplus and sold (135-321-010A). Furthermore, Article 4.6 of Master Municipal Agreement requires all property and property rights acquired for the Project be released to the Municipality “for transportation purposes.” Please clarify if it is the intent to release only the 2,172 square feet at this time, with the balance of the land to be released at a later date pursuant to the Master Municipal Agreement.

4.6 Release of Property.

Upon completion of the construction project, as determined by the DOT, all property and property rights acquired by the DOT for the Project shall be released in a quitclaim deed with the designation “for transportation purposes only” to the Municipality in which the property is located.

DOT Response: The intent is to release everything acquired for transportation purposes under project 135-321.

The deed specifically references the 2,172 square feet of land acquired under files 135-321-10 and 135-321-11 because it is a portion of the original acquisition. Since we are only releasing a portion of the original acquisition, a separate map was created and the release area was described in the deed. The remaining parcels acquired under project 135-321 are all being released as acquired, so we do not typically describe them in the deed.

It’s a little confusing, but page 1 of the deed states: “That certain parcel of land...” and then goes on to describe the 2,172 sq. ft. Then page 2 of the deed states: “Those certain parcels of land and easements...which have been recorded in the Stamford Land Records in the volumes and pages set forth below, to which further reference may be had for more particular descriptions thereof.” Then all the acquired parcels are listed for release.

Staff Response: This particular Release was discussed with DOT and after review of the Deed, all of the lands acquired for the Project are being conveyed – for transportation purposes – to the Town, as required. OK

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:

Board Members reviewed the FY-23 Digest of Administrative Report submission to DAS Commissioner Gilman to prepare for the forthcoming report due no later than August 1, 2024.

8. VOTES ON PRB FILE:

PRB FILE #24-093 – Mr. Valengavich moved and Mr. Berger seconded a motion to approve PRB FILE #24-093. The motion passed unanimously.

9. NEXT MEETING – Wednesday, July 3, 2024 – will be held solely by means of electronic equipment via Microsoft TEAMS and conference call.

The meeting adjourned.

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