

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 27, 2019 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held a Regular Meeting on June 27, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

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. Halpert seconded a motion to approve the minutes of the June 24, 2019 meeting. The motion passed unanimously.

2. COMMUNICATIONS

Director Desai informed Board Members that DAS Deputy Commissioner Petra will be attending the July 1, 2019 meeting to discuss matters pertaining to DCS.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

Staff noted that the Agenda was inadvertently published to reflect PRB File #113 being reviewed in Open Session, when DAS had requested it be reviewed in Executive Session. Chairman Greenberg noted the correction to the Agenda.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session at 9:33. The motion passed unanimously.

EXECUTIVE SESSION

PRB #: 19-113
Transaction/Contract Type: RE/ License Agreement
Origin/Client: DAS/JUD
Property: New Haven, State Street (690) & Audubon St (15)

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

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session at 9:47. The motion passed unanimously.

OPEN SESSION

PRB # 19-122
Transaction/Contract Type: RE/ Legislative Conveyance
Origin/Client: DAS/DAS
Grantee: Town of Newington
Property: Newington, Mountain Rd (a portion of Assessor Lot 12/10/000)
Item Purpose: Legislative Conveyance pursuant to PA 18-154(1) – Quit Claim Deed

A summary of the conveyance is as follows:

1. Section 1 of Public Act 18-154, requires the Commissioner of Administrative Services to convey approximately 10 acres of land to the Town of Newington at the administrative cost of such transaction (\$1,000). A Class D Survey was prepared by the Town of Newington identifying a total of 9.83 acres to be conveyed. The land is a portion of the former Cedar Crest Campus.
2. The conveyance includes a restriction that the property be utilized for 'passive recreation purposes' and includes a reverter clause if not used for this purpose, or if any portion of the property is sold or leased.

The Public Act Language is as follows:

Section 1. (Effective from passage) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall convey to the town of Newington a parcel of land located in the town of Newington, at a cost equal to the administrative costs of making such conveyance. Said parcel of land has a total area of approximately 10 acres and is identified as a portion of a larger parcel that contains the former Cedarcrest Hospital, Lot 000 in Block 10 on town of Newington Assessor's Map 12, and further identified as the conveyance parcel on a map of the Department of Energy and Environmental Protection entitled "Potential Land Transfer, Former Cedarcrest Hospital, Newington and Wethersfield", dated October 3, 2013. The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The town of Newington shall use said parcel of land for passive recreation purposes. If the town of Newington:

- (1) Does not use said parcel for said purposes;
- (2) Does not retain ownership of all of said parcel; or
- (3) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative Services. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Staff inquired with DAS to clarify the following questions. DAS responses are in RED.

1. Please clarify whether the notations in Exhibit A below, highlighted in either yellow (A) or green (B), are properly formatted as prior deed submitted by DAS for Board review have not included these notations. DAS discussed with surveyor and removed from the legal description.
2. Please reconcile if the metes and bounds in the 3rd and 5th paragraphs of Exhibit A with the survey map. DAS discussed with surveyor and surveyor corrected the survey map.
3. Please reconcile the map title worded in the last paragraph below with the actual wording of the map title on the survey map. DAS corrected the Map Title.
4. Please clarify whether the map should be corrected to reflect the 'passive recreation use' rather than the stated "use as a conservation area." DAS discussed with surveyor and surveyor corrected the survey map.

Exhibit A

Property Description

Beginning at a point in the easterly line of Mountain Road, said point being N 00°-05'-42" W, 212.17' +/- from the northwesterly corner of land now or formerly of the Balf Company, and is the southwesterly corner of the herein described parcel of land.

Thence running, N 00°-05'-42" W, along the easterly line of Mountain Road, 628.33' +/-;

Thence, the following courses and distances along land now or formerly of the State of Connecticut (Parcel C and Parcel D): N 89°-54'-18" E, 457.08' +/-, S 17°-24'-32" E, 768.96' +/-;

Thence, S 81°-05'-14" W, along land now or formerly of the Balf Company, 554.14' +/-;

Thence, the following courses and distances along land now or formerly of the State of Connecticut (Parcel A): N 00°-05'-42" W, 190.71' +/-, S 89°-54'-18" W, 138.33' +/-, to the point or place of beginning;

Bounded:

Northerly by land now or formerly of the State of Connecticut;

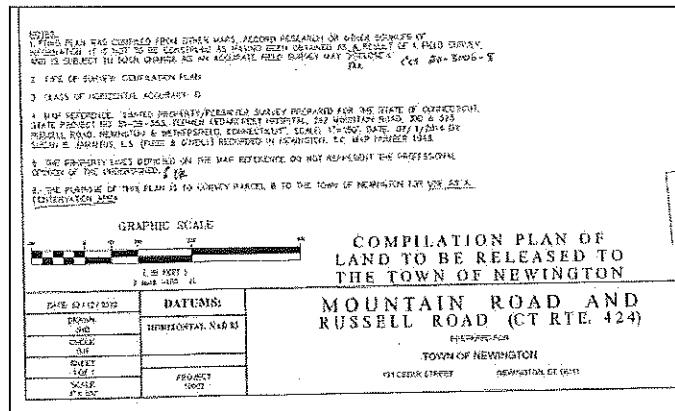
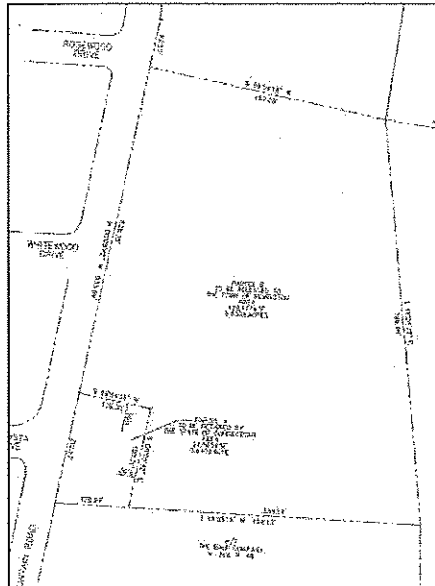
Easterly by land now or formerly of the State of Connecticut;

Southerly by land now or formerly of the State of Connecticut and by land now or formerly of the Balf Company;

Westerly by Mountain Road and by land now or formerly of the State of Connecticut.

The above described parcel of land contains 428,177 +/- sf (9,830 +/- acres) and is depicted on a map titled: "Compilation Plan of Land to be Released to the Town of Newington, 131 Cedar Street, Newington, CT 06111", scale: 1"=100', date: 02/12/2019 and is filed in the Newington Town Clerk's Office, T.C. Map Number _____.

*Mountain Road and Parcel Land
(cf A70 454), Proposed for Town
of Newington*



RECOMMENDATION: Staff recommends **APPROVAL** of the legislative conveyance for the following reasons:

1. The conveyance is consistent with Section 1 of Public Act 18-154, which stipulates the transfer of the property to the Town of Newington at the administrative cost of \$1,000.00. The parcels to be conveyed comprise approximately 0.32-acres and is located at 218 North Street in New Britain. This information is consistent with the legislative act.
2. As required by statute, the deed specifies that property will revert to the State in the event the property is not used for "passive recreation purposes"
3. The legal description in the Quit Claim Deed is consistent with the survey map.



5. ARCHITECT-ENGINEER - UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER - NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILES:

PRB FILE #19-113 – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB FILE #19-113. The motion passed unanimously.

PRB FILE #19-122 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #19-122. The motion passed unanimously.

9. NEXT MEETING – Monday, July 1, 2019

The meeting adjourned.

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

