TO:       Members of the Board of Trustees

FROM:     Andrew Agwunobi, MD, MBA  
          Interim President | University of Connecticut  
          EVP for Health Affairs and Chief Executive Officer | UConn Health

DATE:     September 29, 2021

RE:       Amendment to Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health

RECOMMENDATION:

That the Board of Trustees approves an amendment to the Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health. The Administration recommends that the Board of Trustee adopt the Resolution below.

RESOLUTION:

"Be it resolved that the Board of Trustees approves an amendment to the Access and Utility Easement with 402 Farmington Avenue LLC at UConn Health."

BACKGROUND:

This easement is associated with the entrance drive to UConn Health’s property known as the Cell and Genomic Research Building, located at 400 Farmington Avenue in Farmington, Connecticut.

In 2005, UConn’s predecessor in interest granted an access and utility easement to 402 Farmington LLC’s ("402 Farmington") predecessor in interest to allow the construction of an entry drive and the installation of utilities over what is now UConn Health’s property. Presently, 402 Farmington desires to marginally expand the existing easement area to the east to allow for the placement of a new monument sign, as well as for temporary access along the north side of the existing easement area to allow for grading and landscaping.

The proposed temporary and permanent easement areas are shown on the attached draft “Easement Map, Proposed Residential Development, 402 Farmington Avenue (Route 4) & Quarry Road, Farmington, Connecticut,” prepared by Milone & Macbroom and dated June 15, 2021. The final easement language remains subject to final negotiations. The University will not seek consideration for this easement given that it is a modification of an existing easement.
NOTES
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS AN EASEMENT MAP BASED ON AN ORIGINAL SURVEY WITH EXISTING BOUNDARIES AND EASEMENTS BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO DEPICT THE EXPANSION OF AN EXISTING ACCESS AND UTILITY EASEMENT AND THE PROPOSED TEMPORARY EASEMENTS.
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. "PROPERTY/TOPOGRAPHIC SURVEY, PREPARED FOR: 402 FARMINGTON AVE, LLC, 8231 & 9249 FARMINGTON AVENUE, FARMINGTON, CONNECTICUT", SCALE: 1"=60', DATED: APRIL 22, 2020 AND PREPARED BY MILONE AND MACBROOM, INC.