

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On January 3, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 3, 2012 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Bruce Josephy, Secretary  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Mark A. Norman

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF DECEMBER 22, 2011.** Mr. Valengavich moved and Mr. Millstein seconded a motion to approve the minutes of November 21, 2011. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

**PRB #** 11 - 253      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 15-61-30A  
**Grantee:** A & F Properties, LLC  
**Property:** Westerly side of Seltsam Road, Bridgeport  
**Project Purpose:** DOT Sale of excess property  
**Item Purpose:** DOT sale of approximately 42,123 SF of vacant located on the westerly side of Seltsam Road in Bridgeport via a public bid

This item concerns an irregular shaped parcel containing 42,123 sq. ft. of vacant residential land. It is what remains from 7 properties acquired in 1968 for the relocation of Routes 8 and 25. The rear property line is elevated 30 feet above street level due to the presence of a ledge along the entire rear boundary. There is 655 feet of frontage on Seltsam Road. At its widest boundary, the property has a depth from Seltsam Road of 94 feet, which then narrows to 23 feet at the northern boundary.

DOT held a public bid on May 11, 2011. No minimum bid was required. No bids were received. A & F Properties LLC subsequently submitted an offer of \$5,000 on May 16, 2011. Mr. Greenberg said that he and Mr. Pepe visited this site which has many limitations to development. Zoning requires a minimum depth requirement is 100 feet. He said that with a zoning variance, it may be possible that the parcel can support limited single-family residential development. Mr. Pepe described the ledge and

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its impact on the development of the site. The Board also discussed the permanent slope easement, and the drainage right of way affecting the parcel.

Because of the site limitations and the requirements for approvals from the Zoning Board of Appeals, a prospective buyer has no guarantee that the city will allow residential development of the site. Mr. Greenberg said that he would approve the release of the parcel, noting that DOT would entail additional expense if the property were again offered in a public bid.

**REAL ESTATE- NEW BUSINESS**

<b>PRB #</b>	<b>11 - 271</b>	<b>Transaction/Contract Type:</b>	RE / Admin. Settlement
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	088-174-001		
<b>Grantor:</b>	Spanish American Cultural Club, Inc.		
<b>Property:</b>	349 Washington Street, New Britain, CT		
<b>Project Purpose:</b>	Reconstruction of Beaver Street		
<b>Item Purpose:</b>	Complete acquisition of the property located at 349 Washington Street comprising approximately 0.22-acres and improved with a 6,072+/- two story brick building occupied by a social club and church.		

Ms. Goodhouse said that the project for the reconstruction of Beaver Street, New Britain, involves intersectional improvements to Beaver Street where it meets Washington Street, LaSalle Street, and Farmington Avenue. The project requires the “total take” of the subject property at 349 Washington Street. DOT seeks approval of an administrative settlement \$220,000 to compensate the Spanish American Cultural Club, Inc. The negotiations were between the range of \$180,000 (Appraiser John LoMonte, commissioned by DOT) and \$235,000 (for the Grantor: John J. Galvin, MAI of Andrew & Galvin Appraisal Services, LLC).

Mr. Pepe noted that in his Sales Comparison Approach, Galvin’s analyzed 5 sales of properties used as gathering halls which indicated a range between \$22.00/SF and \$68.88/SF of GBA. After adjustments, the indicated values fell in the range of \$34.10/SF - \$45.80/SF of GBA. Galvin’s conclusion of \$39.00/SF of GBA, or \$235,000 was well supported. The report also included an Income Approach that supported the \$235,000 value conclusion.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #11-253** - Mr. Pepe moved and Mr. Greenberg seconded a motion to approve PRB File #11- 253. The motion passed unanimously.

**PRB FILE #11-271** - Mr. Millstein moved and Mr. Valengavich seconded a motion to approve PRB File #11-271. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary