

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 6, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 6, 2014 in the State Office Building.

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

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 30, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of January 30, 2014. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-024 **Transaction/Contract Type:** RE / Lease-Out
Origin/Client: DOT / DOT
Project Number: 015-271-001
Grantee: Bridgeport Port Authority
Property: Located beneath I-95 adjacent to 330 Water Street Dock, Bridgeport
Project Purpose: Lease of State Property, DOT Agreement No. 2.28-05(13)
Item Purpose: Ten-year lease with two-ten year renewal options for 3,165 ± SF of vacant land for uses required to expand the ferry dock and terminal capabilities at the existing Water Street Dock and Terminal Facility.

Staff reported that the proposed agreement will provide a 10 year lease for 3,165 SF located beneath Interstate I-95. It is a triangular shaped parcel on a concrete pier on the westerly side of the Pequonnock River near the ferry dock known as the 330 Water Street Dock and Terminal Facility. The purpose of the lease is to “use the premises only to expand ferry dock and terminal capabilities at the existing Water Street Dock and Terminal Facility.” No rent will be received for this lease-out. DOT will receive a one-time administrative fee of \$500 to help defray the costs of processing the lease agreement.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 6, 2014

Page 2

The Bridgeport Port Authority (BPA) operates under a City of Bridgeport Commission as a quasi-public agency. It was established in 1993 to promote the use and development of Bridgeport's waterfront. Up until 2009, when a federal court ruled against the BPA, it received revenues from the Bridgeport & Port Jefferson Steamboat Company and its passengers.

Staff recommended approval of the item. The commissioner of transportation has the authority under CGS §13a-80 to enter into lease agreements, subject to the approval of OPM (received 11/22/13) and the SPRB.

PRB #	14-025	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	170-3155-017		
Grantor:	Mr. Michael R. Masella		
Property:	254 North Colony Street, Wallingford, CT		
Project Purpose:	New Haven – Hartford – Springfield Rail Corridor Improvements Project		
Item Purpose:	Agreement for Just Compensation related to the acquisition of a defined easement for highway purposes totaling 872±SF as well as additional compensation for the contributory value of affected site improvements		

As a part of the New Haven-Hartford-Springfield (NHHS) Rail Program, the DOT will acquire a defined easement for transportation purposes.

DOT is planning to improve the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030, there will be up to 25 daily round trip trains between New Haven and Springfield. Total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

PRB #14-025 affects a 0.29 acre (12,632 SF) parcel improved with two multi-family dwellings located on the westerly side of North Colony Street (Route 5), Wallingford. The property is zoned CB-40. The defined easement to be acquired is at the rear of the parcel. An 8 foot high chain link fence will be installed, and it will separate the defined easement area from the rest of the subject parcel. Consequently, the owner will not be able to use the easement area for any purpose. The area is 45 feet wide and between 19 feet and 30 feet deep.

The Grantor asked for \$15,000 but the parties agreed to \$10,000 in damages. DOT re-examined sales of commercial use properties in town, and agreed that the taking would affect the Grantor's future plans to build construct a commercial garage on the property as his neighbor had done. At \$7.50/SF, the site (only) parcel value is \$94,743. The negotiated damages represent a 10.5% decrease in site value, which SPRB staff deemed a reasonable adjustment to the damage award.

Staff recommended Board of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damage award of \$10,000 is reasonably supported by the information provided by DOT.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 6, 2014

Page 3

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-024 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-024. The motion passed unanimously.

PRB FILE #14-025 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-025. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary