

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On February 26, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on February 26, 2015 in the State Office Building.

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

**Members Absent:** 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 FEBRUARY 19, 2015.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of February 19, 2015. The motion passed unanimously, except for Mr. Josephy, who abstained from voting.

### REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

### EXECUTIVE SESSION

**PRB #** 15-019-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights  
**Origin/Client:** DOA / DOA

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion of the above referenced item at 9:35 a.m. and concluded at 9:45 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

### OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 26, 2015

Page 2

The Board took the following vote in Open Session.

**PRB FILE #15-019-A** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File#15-019-A. The motion passed unanimously.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 14-293      **Transaction/Contract Type:** RE /Lease Amendment  
**Origin/Client:** DAS/ DDS      **Discussion Only – No Action Anticipated**

**Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)**

The Board commenced its discussion of the above referenced item at 9:47 a.m. At 9:47 a.m. DAS Commissioner Melody A. Currey and DAS Leasing Administrator Shane Mallory joined the meeting. Commissioner Currey and Mr. Mallory left the meeting at 10:12 a.m. The Board concluded its discussion of the item at 10:14 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**OPEN SESSION**

**REAL ESTATE – NEW BUSINESS**

**PRB #** 15-029      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 170-3155-055  
**Grantor:** Sixty Church Street, LLC  
**Property:** 62 & 64 Church Street, Wallingford  
**Project Purpose:** New Haven – Hartford – Springfield Rail Project  
**Item Purpose:** Acquisition for highway purposes of a 726±SF drainage right of way, a 1,808± SF temporary construction easement and a 6,703± SF temporary construction access easement.

Staff reported that this item is for the DOT New Haven-Hartford-Springfield (NHHS) Rail Program. The DOT will acquire a drainage right of way and two temporary construction easements. DOT is planning to improve the portion of the Amtrak rail corridor 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 #15-029 affects 3.16 acres in two parcels zoned I-40 (commercial/industrial) improved with two office/retail buildings totaling 28,677 SF. The project requires a 726 SF drainage right of way, for the construction and installation of twin 48” R.C. Pipes, concrete end wall and rip rap scour hole.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 26, 2015

Page 3

DOT estimated compensation at \$7,000 based on an appraisal report by Steven E. MacCormack, as of 8/22/2014. He determined that the drainage right of way diminished value by less than 0.25%. The damages attributed to the temporary easements affect some parking spaces, but there are enough spaces available on site to compensate for their temporary loss; therefore no temporary severance was awarded and the construction easements were valued using a 10% land rental rate for a 4 month period.

Staff recommended Board approval 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 \$7,000 is supported by the appraisal report prepared by Steven E. MacCormack.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following vote in Open Session:

**PRB FILE #15-029** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-029. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary