

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 3, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 3, 2016 in the State Office Building.

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

Members Absent: Mark A. Norman
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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF February 25, 2016. Mr. Josephy moved and Mr. Millstein seconded a motion to approve the minutes of February 25, 2016. The motion passed unanimously.

COMMUNICATIONS

Parking License Agreement at 1 Sigourney Street, Hartford. The SPRB Director distributed copies of PRB #16-060, received March 2, 2016, which is a request for approval from the Department of Administrative Services to exercise an option to renew a parking license agreement for the continued use of 671 parking spaces for state employees working primarily at 25 Sigourney Street, Hartford. The Chairman directed that discussion continue under Other Business on today's meeting agenda.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-044 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 063-633-014
Grantor: Dimitra Christakos
Property: 515 Albany Avenue, Hartford
Project Purpose: Albany Avenue Safety Improvement Project
Item Purpose: Acquisition for highway purposes of 305± SF of land and 126± SF defined highway easement to construct and maintain a bus shelter and sidewalks.

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Staff reported that this project involves operation, safety and streetscape improvements along Route 44 (Albany Avenue) in the City of Hartford, extending from Homestead Avenue approximately 1 mile to Bedford Street. Improvements include pavement rehabilitation and storm water drainage upgrades. This site at 515 Albany Avenue is 0.17 acres of improved commercial land on the southerly side of Albany Avenue at the intersection of Garden Street. DOT will acquire 305 SF of land located at the northwest corner of the property at the street intersection. A bus shelter will be constructed on the Albany Avenue frontage within a permanent easement area of 126 SF. In addition, DOT will require a 201 SF temporary construction easement along the property's frontage in order to construct sidewalks.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the 0.17 acre commercial site at \$92,565 (\$12.50/SF) and damages total \$5,500.

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 acquisition value is supported by the DOT estimate of compensation.

PRB #	16-047	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	150-131-003		
Grantor:	Amanda Seitz		
Property:	104 Blackville Road, Washington		
Project Purpose:	Replacement of Bridge No. 06786 on Blackville Road Project		
Item Purpose:	A total take of 0.21-Acres of residential land improved with a 1,074- GSF single family dwelling.		

DOT is replacing a bridge that carries Route 109/Blackville Road over Mallory Brook, in the Town of Washington. Existing culverts will be replaced with a new precast concrete box culvert, concrete headwall, end wall and wing walls. The proposed bridge will support two 11-foot lanes and two 2-foot shoulders. The construction estimate is \$1,350,000.

At the above referenced location, DOT will take the entire property of 8,938 SF (0.21 acres) improved with a circa 1929 Cape-style dwelling. The property has about 105 feet of frontage on the north side of Route 109. Mallory Brook flows along the easterly and northerly boundaries of the site. A new retaining wall has been constructed to protect the driveway improvements. There is a privacy fence along the state highway.

The DOT staff appraiser concluded a property value of \$250,000 as of 11/10/2105. DOT provides an Administrative Settlement statement that summarizes the negotiations to purchase. After rejecting the state's offer to purchase for \$250,000 the Grantor provided an appraisal report by Resource Valuation Group that estimated market value at \$275,000, and a prior contract for the sale of the property for \$280,000 which fell through due to the pending State project. The parties have agreed to \$260,000 in damages.

Staff recommended 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

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purposes. The damages of \$260,000 are well supported by the data in the DOT and Resource Valuation Group appraisal reports.

PRB #	16-054	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	032-130-013		
Grantor:	Four T Realty, LLC		
Property:	1265 Main Street, Coventry		
Project Purpose:	Reconstruction of State Route 31 Project		
Item Purpose:	Acquisition for highway purposes of 292± SF of land, 2,189± SF drainage right of way, temporary severance for the loss of parking and entrance disruptions as well as additional severance for the permanent loss of parking.		

The purpose of the project is for the realignment and improvement of Route 31 along an area of 4,170 linear feet through the center of town, Coventry Village. Project includes the installation of sidewalks and streetscape improvements. DOT retained a design consultant to prepare an “Access Management Plan” to reduce the number of curb cuts and control their location and design. On-street parking will be reduced and off-street parking increased. One goal is to calm the traffic through town by reducing the width of the travel lanes, add textured crosswalks, landscaping and ornamental lighting, install granite curbing. This is a pilot project under the FHA “Context Sensitive Solutions Program” for highway improvements in historic districts. The project will improve the drainage conditions for Mill Brook which drains from The Bidwell Tavern property (PRB #14-155), under Route 31 into a drainage basin on the subject property at 1265 Main Street, and under Route 31.

PRB #16-054 affects 0.19 acres located in the Village Commercial zone. The current frontage is 73.04 feet. It is improved with a 4,944 SF two-story commercial building on the south side of Route 31, Main Street, Coventry. Access from Main Street is via two shared driveways.

DOT will acquire 292 SF of land located along the property’s 73 feet Main Street frontage to a depth of about 4 feet. Also a 2,189 SF drainage system (D.R.O.W.) area will be acquired. Two temporary construction easements will be acquired: 60 SF for the purpose of constructing box culverts, wing walls and splash pad; and 170 SF for the purpose of constructing box culverts, pipe jacking, installing a temporary earth retention system, sidewalks and related grading for pedestrian access during construction. The drainage plan causes substantial project impacts on the subject property due to the construction of a new drainage right of way that will permanently affect the parking at the subject property.

Currently there are 18 (both owned and shared) onsite parking spaces; after the acquisition the number of spaces will be permanently reduced to 15, with the permanent loss of 3 spaces along the front portion of the property. The DOT appraisal was completed as of 2/10/2016 found that before the project, the subject property has a market value of \$395,000; after the takings, the market value is permanently reduced by \$49,500; and temporary damages incurred will be \$10,500 for a total of \$60,000 in damages.

Staff recommended 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 damages of \$60,000 are well supported by the data in the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

PRB # 16-060 **Transaction/Contract Type:** RE /Renewal
Origin/Client: DAS/DAS
Licensor: Aetna Life Insurance Company
Property: 1 Sigourney Street, Hartford
Project Purpose: License Agreement for 671 surface lot parking spaces.
Item Purpose: Approval of a License Agreement Renewal for a six-month term for the continued use of 671 surface parking lot spots which was previously approved by the Board under PRB File #12-062 and PRB File #14-276.

The Board discussed its receipt on March 2, 2016 of the above referenced item for the renewal of a License Agreement expiring on March 6, 2016 unless renewed before that date. In its discussion, the Board generally concurred that it would be financially prudent for DAS to exercise the renewal option. The renewal rate is \$52.37 per parking space per month. If the Agreement were to expire, the holdover rate is \$91.65 per parking space per month, and increase of 175%.

Recognizing that time is of the essence in that the option must be exercised by the DAS Commissioner before the new term begins on March 6, 2016, the Board instructed Staff to inform DAS of the Board's intent to approve the above referenced item at its next meeting.

The Board took the following votes in Open Session:

PRB FILE #16-044 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #16-044. The motion passed unanimously.

PRB FILE #16-047 – Mr. Pepe moved and Mr. Millstein seconded a motion to suspend PRB File #16-047. The motion passed unanimously.

PRB FILE #16-054 – Mr. Millstein moved and Mr. Pepe seconded a motion to approve PRB File #16-054. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary