

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 10, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 10, 2014 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. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MARCH 4, 2014. Mr. Pepe moved and Mr. Josephy seconded a motion to approve the minutes of March 4, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 13-261-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

At 9:40 a.m., Agriculture Commissioner Steve Reviczky, Joseph Dippel, Cameron Weimar, and Katherine Winslow of the Department of Agriculture joined the meeting. The discussion of the proposed purchase at concluded at 10:30 a.m. at which time Messrs. Reviczky, Dippel and Weimar and Mrs. Winslow left the meeting.

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

OPEN SESSION

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REAL ESTATE- NEW BUSINESS

PRB # 14-041 **Transaction/Contract Type:** RE / Lease-out
Origin/Client: DAS/DOC
Grantee: Town of Cheshire
Property: Southwest side of Sandbank Road, Cheshire Correctional Institution, Cheshire
Project Purpose: Lease-out for continued use of state property as a bus depot.
Item Purpose: New lease-out for a 5-year term with one 5-year renewal for the lease-out of approximately 3.26-acres of land located along the southwest side of Sandbank Road for a municipal school bus depot.

Staff recommended Board approval for the subject lease-out which provides the continued use of the subject property for the Town of Cheshire school bus depot. Section 4b-38 of the C.G.S. authorizes DAS to lease state-owned land & facilities to municipalities for municipal use. The Board first approved this use by the Town in 1982 when a lease was executed for 2.4± acres. In 2008, by amendment, the leased area was increased to 3.26 acres.

As required by Section 4b-38, the State Treasurer has determined that the lease will not affect the status of any tax-exempt bond obligations. OPM approved the lease on 2/3/14. The rent for the five year term is \$1.00 plus any and all utilities, services, maintenance, repairs and costs related to the Town's use of the property. The Town shall maintain liability insurance in amount of \$1.0 million per incident & \$2.0 million aggregate & name the State as insured party; the State may terminate the agreement with 270 days advance notice.

PRB # 14-043 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-003
Grantor: Farmington Avenue Professional, LLC
Property: 985 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Acquisition of a defined easement for highway purposes totaling 2,386±SF and a temporary work easement totaling 3,083±SF.

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

The property subject property at 985 Farming Avenue, Bristol is 1.675 acres of commercial land improved with a 4,056 medical office building and a 10,884 SF business office building. The property is generally rectangular in shape with frontage and access on Route 6 and Boardman Street, Bristol.

DOT requires approximately 5 feet in width along the property's 379 feet of Farmington Avenue frontage for a defined easement for highway purposes. This area totals 2,386 SF of land. DOT will also acquire a

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temporary work area easement of 3,083 SF affecting 14 parking spaces, also located along the Farmington Avenue frontage. The temporary easement is expected to be required for two years; when the project commences, no parking will be possible within the temporary work area.

The appraisal report was completed by Robert Galullo of Louis J. Galullo Appraisers, as of 10/10/2013. He used the Sales Comparison Approach to conclude a site value of \$6.50/SF, or \$474,400 before the taking; and a total value of \$1,942,200 before the taking. The sales occurred between 2011 and 2013 and were located in Southington, Plainville and Waterbury.

After the taking, the Appraiser estimated a loss in value of \$0.20/SF to the site value as a result of the permanent easement, which is \$14,900. To calculate the temporary work area, affecting 14 on-site parking spaces, he considered it a ground rental at a higher than usual rate (20%; ground rental rate generally does not exceed 10%) to compensate the owner for the temporary severance of \$4,000/year due to the loss of parking. The total damages are \$22,900.

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 acquisition value is supported by the appraisal report.

PRB #	14-044	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	017-182-005		
Grantor:	1019 Farmington Avenue, LLC		
Property:	1019 Farmington Avenue, Bristol, CT		
Project Purpose:	Widening of U. S. Route 6, Bristol and Farmington Project		
Item Purpose:	Acquisition of a defined easement for highway purposes totaling 680±SF and additional compensation for the contributory value of affected site improvements		

The subject property at 1019 Farmington Avenue, Bristol is approximately 0.54-acres and improved with a commercial building currently subdivided and occupied by a variety of service and office uses ranging from a nail salon to an accounting firm. For the same road improvement project as the previous item, DOT requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 680 SF which is located along the property's frontage on the northerly side of Route 6.

DOT established a rate of \$10.00 which is consistent with the previous approvals for commercial acquisitions related to the project which have approximately ranged from \$8.00 to \$13.00 per SF. The taking also includes additional compensation for the contributory value of site improvements being landscaping and brick signage inclusive of wiring that will need to be relocated.

DOT offered compensation in the amount of \$6,800 for the defined easement and \$3,000 for the affected site improvements, for a total of \$9,800.

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 acquisition value is supported by DOT Estimate of Compensation.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-261-A – Mr. Valengavich moved and Mr. Josephy seconded a motion to suspend PRB File #13-261-A in order to review the additional information provided by the Department of Agriculture. The motion passed unanimously.

PRB FILE #14-041 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-041. The motion passed unanimously.

PRB FILE #14-043 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-043. The motion passed unanimously.

PRB FILE #14-044 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-044. The motion passed unanimously.

The meeting adjourned.

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