

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 21, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 21, 2011 in the State Office Building.

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

Staff Present: Brian A. Dillon, Director

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 March 16, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of March 16, 2011. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 051 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-040
Grantor : Blu Sky Investors, LLC
Property: 91 and 111 Holmes Road, Newington, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: 91 Holmes Road - Acquisition 160 sq.ft. easement for transportation purposes and a 4,415 sq. ft. easement to slope for drainage associated site improvements.
111 Holmes Road - Acquisition 4,136 sq.ft. of land, 4,868 sq. ft. easement for transportation purposes, 1,180 sq. ft. easement to slope for drainage associated site improvements and a 213 sq. ft. easement for a drainage right of way.

Mr. Dillon stated that the New Britain-Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned. Board approval of the Administrative Settlement is recommended if the project proceeds. The subject sites are located at 91 and 111 Holmes Road, Newington, and are zoned Industrial (I). The sites consist of 1.31-acres and 2.67-acres respectively and each are improved with an industrial warehouse building. The building located at 91 Holmes Road is 15,706 GSF and the

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building situated at 111 Holmes Road is 19,800 SF. The subject sites enjoy utilities including gas, electricity and public water & sewer. The highest and best use is the current industrial use. Both properties are owned by Blu Sky Investors, LLC. The two parcels are located adjacent to the southern boundary of Fennwyck Estates which was recently approved under PRB #11-024 for an approval related to the acquisition of an easement for transportation purposes and a drainage right-of-way.

DOT Appraiser Anthony DeLucco has determined that the takings have no impact on the improvements, and he determined the damages by comparing the site value before and after the takings. The appraiser developed a range of \$2 to \$6 per SF and assigned a value of \$4/SF to 91 Holmes Road and \$3/SF to 111 Holmes Road. The lower value attributed to 111 Holmes Road is directly related to the numerous easements and encumbrances on the site. The total compensation including administrative expenses was determined to be \$41,500.

PRB # 11 - 052 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-079
Grantor : 570 New Park Avenue, LLC
Property: 570 New Park Avenue, West Hartford, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: Acquisition of 1,084 sq. ft. of land and 1,756 sq.ft. easement for transportation purposes and a 1,172 sq. ft. temporary construction easement.

Mr. Dillon stated that the New Britain-Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. DOT has 120 acquisitions (partial and total takings) planned. Board approval of the Administrative Settlement is recommended if the project proceeds. The subject site is located at 570 New Park Avenue, West Hartford, is zoned General Industrial (IG) and consists of a 0.96- acre parcel that is improved with an 8,432 SF industrial office warehouse complex. The subject enjoys utilities including gas, electricity and public water & sewer. The highest and best use is the current industrial use.

DOT will acquire 1,084 SF in fee simple, a 1,756 SF easement for transportation purposes, a 1,172 SF temporary construction easement and compensation for the value of contributory site improvements. All activities related to this project are located along the easterly boundary of the premises and adjacent to land of Amtrak.

DOT Fee-Appraiser Steve MacCormack representing MacCormack Appraisal Services LLC prepared an appraisal report (9/2010) in which he concluded **a site value as improved of \$440,000 (\$52/BSF) before the taking and \$425,000 (\$50.50/BSF) after the taking**, resulting in an estimate of damages of **\$15,000**. The conclusions were developed based on a Sales Comparison Approach. He supported the estimate of damages by calculating the reduced lot size, slightly lower land to building ratio and the loss of 335 LF of chain link fence. The total compensation inclusive of a temporary construction easement was determined to be \$16,300.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

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The Board took the following votes in Open Session:

PRB FILE #11-051 - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-051, pending receipt of further information from the Governor's Office regarding the overall status of the Busway project. The motion passed unanimously.

PRB FILE #11-052 - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-052, pending receipt of further information from the Governor's Office regarding the overall status of the Busway project. The motion passed unanimously.

The meeting adjourned.

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