

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 28, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 28, 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
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 March 21, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of March 21, 2011. The motion passed unanimously.

REAL ESTATE - NEW BUSINESS

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 # 11 - 009 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DPW / DPW

Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed Lease Amendment at 9:50 a.m. and concluded at 9:57 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

PRB # 11 - 057 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-068
Grantor : Ballys Refs West Hartford, LLC
Property: 1031 New Britain Avenue and 27 South Street, West Hartford, CT

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Project Purpose: New Britain/Hartford Busway

Item Purpose: Acquisition of 7,606 sq. ft. access easement for transportation purposes.

Mr. Dillon said that this item is for the New Britain-Hartford Busway which 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.

The subject site is located at the intersection of 1031 New Britain Avenue and 27 South Street in West Hartford. The sites are zoned General Business (BG) and consists of two contiguous parcels comprising 3.19-acres that is improved with an 84,273 GSF general office/business building. Currently 37,704 SF are improved as a health club. The subject site has utilities including gas, electricity and public water & sewer. The highest and best use is the current commercial use.

Mr. Dillon said that DOT will acquire a 7,606 SF easement for transportation purposes to allow for access from New Britain Avenue to the Amtrak rail line. All activities related to this project are located along the westerly boundary of the premises and comprise an area of approximately 20-feet in width.

DOT Appraiser John Kerr prepared an appraisal report (11/2010) and used information from a report prepared by fee appraiser Norman Benedict Inc. The Benedict appraisal had assumed the need for a 9,496 SF easement and it has since been reduced to 7,606 SF. Mr. Kerr concluded a site value as vacant land of \$1,391,500 (\$10/SF) based on comparable land sales ranging from \$5 to \$12/SF. He then assigned a value of \$10/SF and supported the estimate of damages by calculating the cost of the access easement. The final damages were concluded to be \$15,200.

Mr. Dillon recommended Board approval because 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; and the acquisition value is supported by the appraisal prepared by DOT. Mr. Dillon noted that at this time the Board may suspend this item until the Governor's Office has made a decision on whether or not to proceed with the Busway project.

PRB # 11-058 Transaction/Contract Type: RE / Voucher

Origin/Client: DOT / DOT

Project Number: 107-167-015

Grantor : Stephen I. Desovich, et al

Property: 67 Hill Parkway, Middlebury

Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study, Middlebury

Item Purpose: Acquisition of 0.56+/- acres of land, in fee, together with improvements situated thereon, a "total take".

Ms. Goodhouse reported that in January 2009, DOT received approval from the Federal Aviation Administration to conduct a federal program for the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

PRB #11-058, 67 Hill Parkway, Middlebury, is the 13th acquisition, and is located in the project's Phase 2 acquisition area, which has 10 properties located on Hill Parkway and Triangle Boulevard.

Ms. Goodhouse said that DOT will acquire the subject property in total, consisting of .56 acres (24,500 SF) improved with a 1,098 raised ranch style dwelling, with 6 rooms above grade (3 bedrooms, 1 bath), with an unfinished basement with one-car garage, under, all in "good" condition. The site has 130 feet of frontage on the southwest side of Hill Parkway. There is a public sanitary sewer system and private water well. The zone is R-40, and the current use is in a non-conforming, legal use.

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DOT Appraiser Anthony John DeLucco employed the Sales Comparison Approach and relied on three sales in Southbury, occurring June-September 2010. Prior to adjustment, the sale prices ranged from \$290,000 to \$311,000. After adjusting for sales concessions, site, age, gross living areas and design features, the sales indicated a value range from \$259,250 to \$269,700. Consequently, Appraiser DeLucco assigned a value of \$265,000.

Ms. Goodhouse recommended Board approval because (1) DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary to improve the adequacy of existing state airports; (2) DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act; and (3) the appraisal report prepared by Anthony John DeLucco as of December 18, 2010 supports the purchase price.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-009 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-009. The motion passed unanimously.

PRB FILE #11-057 - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-057, pending receipt of further information from the Governor's Office regarding the overall status of the Busway project. The motion passed unanimously.

PRB FILE #11-058 - Mr. Norman moved and Mr. Josephy seconded a motion to approve PRB File #11-058. The motion passed unanimously.

The meeting adjourned.

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