

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 28, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 28, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich

Members Absent: Bennet Millstein, Vice Chairman
Pasquale A. Pepe

Staff Present: 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, 2016. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 21, 2016. The motion passed unanimously.

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

EXECUTIVE SESSION

REAL ESTATE- UNFINISHED BUSINESS

PRB # 16-038-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 proposed purchase at 9:40 a.m. and concluded at 9:53 a.m.

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

OPEN SESSION

REAL ESTATE – NEW BUSINESS

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PRB # 16-061 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 063-633-010
Grantor: Noel Balfour, et al.
Property: 715-721 Albany Avenue, Hartford
Project Purpose: Albany Avenue Safety Improvement Project
Item Purpose: Acquisition for highway purposes of 861± SF of land and 894± SF temporary construction easement.

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.

The site at 715-721 Albany Avenue is 0.183 acres of land (B4 Business Zone) with a commercial building on the southwesterly side of Albany Avenue at the intersection of Burton Street. DOT will acquire 861 SF of land located at the northwest corner of the property at the street intersection. In addition, DOT will require an 894 SF temporary construction easement along the property's frontage for the purpose of planter, driveway and sidewalk construction. The DOT Appraiser recommended compensation in the amount of \$5,900 based on a site value of \$5.70/SF.

Staff recommended Board approval of damages in the amount of \$5,900. 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 appraisal report.

PRB # 16-062 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 004-118-001A
Grantee: Town of Avon
Property: Land, Easements and Rights located along Old Farms Road, Avon
Project Purpose: Assignment of land to the Town of Avon
Item Purpose: Assignment of 155,647± SF of land, 4,819± SF easement area and 7,395± SF drainage right of way and other rights to the Town of Avon for highway purposes only which was originally acquired for the Realignment of Old Farms Road Project.

Staff recommended Board approval for the release of the above referenced real property to the Town of Avon. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Realignment off Old Farms Road Project. The project is complete and it is necessary for the DOT to convey the property to the Town of Avon for highway purposes, per Item No. 11 of Agreement No. 06.06-14(00). There is no monetary consideration.

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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 #16-038-A – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-038-A. The motion passed unanimously.

PRB FILE #16-061 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #16-061. The motion passed unanimously.

PRB FILE #16-062 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #16-062. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary