

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 30, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on March 30, 2015 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF March 23, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of March 23, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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 # 15-055 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the above referenced lease amendment at 9:40 a.m. and concluded at 9:52 a.m.

PRB # 15-057 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

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The Board commenced its discussion of the above referenced lease at 9:53 a.m. and concluded at 10:02 a.m.

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

OPEN SESSION

PRB #	15-056	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	051-260-005		
Grantor:	Brickwalk Shops, LLC		
Property:	767-775 Farmington Avenue & 2 High Street, Farmington		
Project Purpose:	Route 4 Safety and Operational Improvements Project		
Item Purpose:	Acquisition for highway purposes of 1,514±SF of land and 825 ±SF of slope easement area.		

Staff reported that the purpose of this DOT project is for improvements on Route 4 within the Farmington Village Center, along Route 4 from Garden Street to Mountain Spring Road, for a length of 2,270 feet. Between the years 2000 and 2005 there were 445 accidents with 124 injuries in the project area. The project will add left turn lanes eastbound and westbound on Route 4 where it intersects with Route 10; a left turn lane from High Street onto Route 4. The project also includes the construction of a “backage road” to improve traffic circulation. The backage road will be constructed on the north side of Route 4, where several individual driveways will be consolidated into one signalized access onto Route 4 opposite High Street.

767-771 Farmington Avenue & 2 High Street are 2 adjacent lots that combine for a 2.15 acre (93,600 SF) commercial site improved with 10 buildings with about 20 tenant spaces including a mix of apartments, office, retail and bank uses. Frontage on Farmington Avenue is 216 feet; and on High Street 165.55 feet. 775 Farmington Avenue is adjacent; it is a 0.1033 acre (4,500 SF) site improved with one 550 SF office building. There is 30 feet of frontage. Both sites have access to all public utilities and are zoned FC/FV Farmington Center/Farmington Village District Zones.

The grantor will be compensated for a total of 1,514 SF in fee simple along the frontage; and an 825 SF slope easement affecting the corner of Farmington Avenue and High Street. The total damages are \$24,600.

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 damages are well supported by the appraisal reports prepared by independent fee appraiser Steven E. MacCormack, dated September 26, 2014.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-055 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-055 with the statement that this approval “*Replaces PRB File #14-193 which was returned to DAS Leasing due to the Board’s determination that the documents submitted were not executed by the legal owner of record.*” The motion passed unanimously.

PRB FILE #15-056 – Mr. Valengavich and Mr. Millstein seconded a motion to approve PRB File #15-056. The motion passed unanimously.

PRB FILE #15-057 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-057. The motion passed unanimously.

The meeting adjourned.

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