

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On March 31, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 31, 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 24, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of March 24, 2011. The motion passed unanimously.

**REIMBURSEMENT OF EXPENSES.** Mr. Norman moved and Mr. Millstein seconded a motion to reimburse Chairman Greenberg for inspection conducted March 30, 2011 of sites leased for offices of state agencies located in Stamford. The motion passed unanimously.

### **REAL ESTATE - NEW BUSINESS**

**PRB #** 11 - 060 **Transaction/Contract Type:** RE / Administrative Settlement

**Origin/Client:** DOT / DOT

**Project Number:** 013-157-007

**Grantor :** National Railroad Passenger Corporation

**Property:** West Main Street, U. S. Route 1, Branford

**Project Purpose:** Reconstruction of Amtrak Bridge Rail Bridge over U. S. Route 1

**Item Purpose:** Compensation for damages due to loss of ground rent income from two outdoor advertising structures caused by DOT acquisition of defined easement for highway purposes, consisting of 12,981 sq. ft.

Ms. Goodhouse reported that in 1999 DOT acquired two easements for highway purposes, but did not compensate Amtrak for income lost from the removal of two billboard structures located in the easement area. The 1999 appraisal report assumed that the billboard structures "located within the acquisition area would be relocated by the owner pursuant to an agreement with the railroad." The billboard structures were to be relocated elsewhere on the subject site. This was incorrect, and in 2009 DOT prepared an appraisal report to determine damages due Amtrak for the loss of income stream from the ground lease for the billboard structures.

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DOT has negotiated an administrative settlement with Amtrak, with the parties agreeing to \$230,000 in compensation. The amount is supported by an appraisal by Daniel McCown, MAI.

Chairman Greenberg said he would like to receive additional information from DOT regarding the contractual agreement between Amtrak and CBS with respect to the loss of the billboard location. He referred to CGS Section 8-273a which allows any person aggrieved by a determination of the amount of compensation paid for the acquisition of an outdoor advertising structure to appeal to the Board for additional compensation.

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 - 062      **Transaction/Contract Type:** RE / Lease Renewal  
**Origin/Client:** DPW / DCF  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed Lease Renewal at 9:55 a.m. and concluded at 10:05 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**

**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 #11-060** - Mr. Norman moved and Mr. Josephy seconded a motion to suspend PRB File #11-060 pending the receipt of additional information regarding the relocation of the outdoor advertising structures. The motion passed unanimously.

**PRB FILE #11-062** - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-062. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary