

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On April 18, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on April 18, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Pepe seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF April 7, 2016, April 11, 2016 and April 13, 2016. Mr. Valengavich moved and Mr. Pepe seconded a motion to approve the minutes of April 7, 2016, April 11, 2016 and April 13, 2016. The motion passed unanimously.

COMMUNICATIONS

Chairman Greenberg asked the Board to remember Mark A. Norman, who died suddenly April 15, 2016. Mr. Norman joined the Board September 15, 2010 and will be remembered and missed as a valuable member of the State Properties Review Board.

The Chairman said that because the Board operates under Robert's Rules of Order, until a new appointment is made restoring the Board's complement to six members, the attendance of three members is necessary to conduct business.

The Chairman directed staff to prepare a letter requesting appointment of a member to replace Mr. Norman on the Board.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 16-080 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-109-008

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Grantor: CMS Land Holdings, LLC
Property: 490 Pepper Street, Monroe
Project Purpose: Pepper Street Reconstruction Project
Item Purpose: Acquisition for highway purposes of 52 SF slope easement and a 6,976 SF construction easement as well as additional compensation for the contributory value of affected site improvements.

This project involves a full-depth reconstruction and widening of Pepper Street, from Route 25 to Grant Road. An exclusive left turn lane will be constructed onto Route 25, together with a traffic signal equipment upgrade at the Route 25/Pepper Street signalized intersection; drainage and sight lines will be improved. The project also includes a realignment of the Garder Road intersection; and the construction of an 11 foot wide multi-use trail along the west side of Pepper Street between Grant Road and Northbrook Drive.

The subject property is 6.99 acres of industrial land improved with an industrial warehouse. The DOT takings will not affect the building improvements. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$2.00/SF. DOT is awarding compensation in the amount of \$9,200 for the acquisition for highway purposes of 1,494± SF of land, a slope easement of 52 SF, a construction easement of 6,976 SF as well as additional compensation for the contributory value of some site improvements.

Staff recommended 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 acquisition value is supported by the DOT estimate of compensation.

PRB # 16-081 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 082-314-003
Grantor: Red Fox Restaurant and Bar, LLC
Property: 218 Spring Street, Middletown
Project Purpose: Rehabilitation of Bridges Nos. 06852 & 06853 I-91 over Unnamed Brook
Item Purpose: Acquisition for highway purposes of 1,929 SF slope easement and a 8,783 SF construction easement for ingress and egress for construction access between Smith Street and Bridge No. 06853.

This project involves the rehabilitation of two bridges that carry Interstate 91 over an unnamed brook. The rear boundary of the subject property is the non-access highway line for the Interstate. The project involves the construction of a temporary haul road, beginning on the north side of Smith Street. The haul road is 16 feet wide and 320± feet long, and will be used for access and egress to the work site. DOT will also construct a temporary anti-tracking pad, construction areas for jacking receiving pit and forming and constructing reinforced concrete headwalls and wingwalls during the rehabilitation of the 2 bridges. After the completion of the project, the haul road and all temporary construction appurtenances will be removed and the area graded and seeded.

The subject taking affects 1.99 acres of commercial land located on the northerly side of Smith Street, Middletown. DOT will acquire a permanent slope easement for the installation, function and maintenance

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of a 36" pipe affecting 1,929 SF in the rear of the property. Also, a temporary haul road will be constructed, and the road and temporary construction areas will be affected 8,783 SF.

DOT prepared a land (site only) appraisal report. Based on the appraisal analysis, DOT assigned a value of \$230,000 to the site (\$2.65/SF) and recommended compensation in the amount of \$6,500.

Staff recommended 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 acquisition value is supported by the DOT appraisal report.

PRB # 16-084 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-109-007
Grantor: Doris Rose Urban et als
Property: 485 Pepper Street, Monroe
Project Purpose: Pepper Street Reconstruction Project
Item Purpose: Acquisition for highway purposes of 2,633 SF of land, a 1,648 SF slope easement, a 148 SF drainage right of way and a 3,582 SF construction easement for the purpose of providing temporary driveway access.

The subject property is 6 acres of industrial land improved with a single family residence. The DOT takings will not affect the building improvements. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$1.50/SF. DOT is awarding compensation in the amount of \$6,800 for the acquisition for highway purposes of 2,633 SF of land, a slope easement of 1,648 SF, a drainage right of way of 148 SF, and a construction easement of 3,582 SF.

Staff recommended 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 acquisition value is supported by the DOT estimate of compensation.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

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

EXECUTIVE SESSION

PRB# 16-079 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-FP-13-2 DB **Origin/Client:** DCS/DESPP
Contract: BI-FP-13-2 DB
Property: Burrville Regional Fire Training School, 606 Burr Mountain Road, Torrington
Project Purpose: Expansion of Burrville Regional Fire Training School – D-B Agreement
Statutory Disclosure Exemption: 1-210(b)(24)

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The Board commenced its discussion of the proposed contract at 9:39 a.m. and concluded at 9:55 a.m.

PRB# 16-082 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-FP-15 DB **Origin/Client:** DCS/DESPP
Contract: BI-FP-15 DB
Property: Eastern CT Regional Fire Training School, 1 Fire School Road, Willimantic
Project Purpose: Expansion of Eastern Connecticut Fire Training School – D-B Agreement
Statutory Disclosure Exemption: 1-210(b)(24)

The Board commenced its discussion of the proposed contract at 9:56 a.m. and concluded at 10:05 a.m.

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

OPEN SESSION

OTHER BUSINESS

The Board took the following votes in Open Session.

PRB FILE #16-079 – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-079. The motion passed unanimously.

PRB FILE #16-080 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-080. The motion passed unanimously.

PRB FILE #16-081 – Mr. Valengavich moved and Mr. Pep seconded a motion to approve PRB File #16-081. The motion passed unanimously.

PRB FILE #16-082 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-082. The motion passed unanimously.

PRB FILE #16-084 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-084. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary