

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 19, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 19, 2011 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Bruce Josephy, Secretary

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Millstein moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

**ACCEPTANCE OF MINUTES OF May 12, 2011.** Mr. Norman moved and Mr. Millstein seconded a motion to accept the minutes of May 12, 2011. The motion passed unanimously.

### REAL ESTATE- NEW BUSINESS

**PRB #** 11 - 103      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 177-305-132  
**Grantor:** City of New Britain  
**Property:** 55 Harvard Street, New Britain, CT

**Project Purpose:** New Britain/Hartford Busway  
**Item Purpose:** Acquisition of approximately 1,963 SF of land for transportation purposes and compensation for associated site improvements.

Mr. Dillon reported that staff has completed a review of the project and provided the following information. The site is 2.80 acres of residential and industrial land improved with the City of New Britain Public Works garage. The highest and best use is the current use. The taking area of 1,963 sq. ft. is a generally rectangular parcel (20 feet X 100 feet, more or less) located at the southwest corner of the property. It is used for parking cars belonging to the City fleet. There is enough space on-site for the parking to be relocated, therefore no severance was awarded. The City will be compensated for the pavement within the taking area.

DOT Appraiser Mark J. Mickiewicz analyzed three recent sales (one in New Britain, two in Newington). From raw data indicating a value range between \$3.54 to \$4.07/SF, he determined a unit value of \$3.75/SF. The depreciated value of the pavement within the taking area is \$2,500 (\$1.27/SF).

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Item	Valuation	
Taking Area	1,963 SF @ \$3.75/SF = 7,361.25, say	\$7,500
Site Improvement	Depreciated value of pavement in taking area	<u>\$2,500</u>
<b>Total Damages</b>		<b>\$10,000</b>

Staff recommended Board approval for the following reasons:

1. 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.
2. The acquisition value is supported by the appraisal prepared by DOT.

After discussion on the overall project; SPRB members concurred with the staff report but requested that additional information from DOT be provided specific to the need for this acquisition.

**PRB #** 11 - 105      **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 107-167-016  
**Grantor :** Thomas G. Cyr  
**Property:** 51 Triangle Boulevard, Middlebury

**Project Purpose:** Oxford Airport Federal Aviation Regulation, Part 150 Study, Middlebury  
**Item Purpose:** Acquisition of 22,500 +/- SF of land, in fee, together with improvements situated thereon, a "total take".

Mr. Dillon reported that staff has completed a review of the proposal and provided the following information. This subject property is the 17<sup>th</sup> acquisition, and is located in the project's Phase 2 area, which has 10 properties located on Hill Parkway and Triangle Boulevard. Board approval is recommended for the following reasons:

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.
3. The appraisal report prepared by John P. Kerr as of January 26, 2011 supports the purchase price.

DOT will acquire 0.5165 acres (22,500 SF) improved with a 1,248 SF ranch style dwelling, with 6 rooms above grade (3 bedrooms, 1.5 baths), with a 90% finished basement area, and two car garage all improvements are in "average/good" condition. 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.

Mr. Kerr employed the Sales Comparison Approach and relied on three sales in Middlebury, occurring in June, 2010. Prior to adjustment, the sale prices ranged from \$275,000 to \$330,000. After adjusting for site, age, condition, gross living area, finished basement, central air conditioning and design features, the sales indicated a value range from \$277,000 to \$298,000. Appraiser Kerr concluded a value of **\$290,000**.

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**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

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

**ARCHITECT-ENGINEER - NEW BUSINESS**

**EXECUTIVE SESSION**

**PRB #** 11-102 **Transaction/Contract Type:** A/E "New Contract"  
**Origin/Client:** DPW/CCSU

**Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)**

The Board commenced its discussion concerning the subject contract at 9:46 a.m. and concluded at 9:58 a.m.

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

**OPEN SESSION**

**OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #11-102-** Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-102. The motion passed unanimously.

**PRB FILE #11-103 -** Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-103. The motion passed unanimously.

**PRB FILE #11-105 -** Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-105. The motion passed unanimously.

The meeting adjourned.

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