

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 29, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 29, 2014 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: 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 MAY 22, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 22, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 14-139-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:32 a.m. and concluded at 9:54 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

PRB # 14-142 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 070-3155-028

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Grantor: Catholic Charities, Inc. – Archdiocese of Hartford
Property: 61 Colony Street, Meriden, CT
Project Purpose: New Haven – Hartford – Springfield Rail Corridor Project
Item Purpose: Acquisition for highway purposes of 445 ±SF of land, a defined easement totaling 897 ±SF, 2,719 ±SF access easement to construct and maintain a platform, 2,196 ±SF temporary construction easement, 22 ±SF easement to construct a retaining wall and additional compensation for the rental value of the easement area and the loss of site improvements as well as severance for the loss parking.

Staff reported that as a part of the New Haven-Hartford-Springfield (NHHS) Rail Program, improvements will be made to the Meriden Railroad Station, which is located on State Street. The project proposes construction of a state-of-the-art passenger railroad station that includes two (2) 500’ covered high level platforms to allow for level boarding. The proposed project also includes constructing a pedestrian bridge (walkway) and elevator towers in order to allow for safe pedestrian access across the tracks. Brook Street between State Street and the Railroad Crossing will be closed as a part of the project in order to accommodate surface parking (79 spaces). The remaining section of Brook Street between North Colony Street and the Railroad Crossing will remain open for business and municipal access. A second parking lot along North Colony and Church Street is proposed and will include 74 parking spaces. Sidewalk access to the proposed Station will be provided from North Colony Street and State Street. Work is scheduled to begin in 2014 and be complete in 2016. The approximate cost is \$24,000,000 funded through the Federal Rail Administration and with State of Connecticut matching funds. The US-DOT, Federal Railroad Administration has awarded the DOT \$120,900,000 (46%) of the total projecting cost of \$262,801,520 (estimated as of 9/2012).

PRB #14-142 affects 0.449518 acres improved with a 9,750 commercial building at 61 Colony Street, which is located on the west side of the tracks, across the tracks from the railroad station. The property is a Catholic family services center, with offices, conference rooms, and a day care facility. There are 25 parking spaces. DOT will acquire 445 SF of land located in the rear of the property, and 3,638 SF in permanent easements located mostly in the northerly portion of the property for the construction of the West Platform and retaining wall, together with permanent and temporary easements:

<i>Permanent Damages</i>		
Land	445 SF @ \$4.59/SF	\$ 2,000
Defined easement for transportation purposes	897 SF @ \$4.59/SF x 90%	4,000
Easement construct & maintain platform, appurtenances, & retaining wall	22 SF @ \$4.59/SF x 99%	100
Easement for access to construct & maintain West Platform	2,719 SF @ \$4.59/SF x 62.5%	7,900
Severance (permanent loss in parking, 4 spaces)		20,000
Loss of site improvement: 1,342 SF of paving		2,000
Loss of site improvement: 40 linear feet of fencing		1,000
Total, Permanent Damages		\$37,000
<i>Temporary Damages:</i>		
Construction Easements of 2,196 SF & 1,222 SF = 3,418 SF	12 parking spaces x 1 year @ \$100/ space	\$14,400
Rental value for construction easement areas	3,418 SF @ \$4.59/SF x 10%	1,600
Total Damages		\$53,000

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Independent Fee Appraiser Steven MacCormack valued the property, before and after the taking (1/23/2014). The permanent damages resulting from the taking, defined easement, and access easement is a change in use from full exclusive use and control to shared use of the land area. The permanent taking results in the loss of 20 parking spaces. The appraiser estimated that the market value of 61 Colony Street is \$600,000, of which the site value is \$90,000 (based on \$200,000/acre). After the takings, the property value is reduced to \$563,000. The temporary damages are a one-year rental of the temporary work area and the loss of 12 parking spaces for one year.

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 compensation in the amount of \$53,000 is supported by the appraisal report by Steven MacCormack, dated January 23, 2014 and is consistent with prior takings review and approved for this project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-139-A – Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #14-139-A pending the results of a site inspection. The motion passed unanimously.

PRB FILE #14-142 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-142. The motion passed unanimously.

The meeting adjourned.

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