

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 30, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 30, 2013 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 May 23, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 23, 2013. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE- NEW BUSINESS

**PRB #** 13-088      **Transaction/Contract Type:** RE / Conveyance of Property  
**Origin/Client:** DAS/DAS  
**Grantee:** City of New Britain  
**Property:** 10 Franklin Square, New Britain, CT  
**Project Purpose:** Conveyance of State Land (pursuant to PA 12-2, Section 143)  
**Item Purpose:** Conveyance of 0.89-acres of land located at the intersection of Pearl Street and Badolato Drive for economic development purposes consistent with Public Act 12-2 Section 143.

Public Act 12-2, §143 of the June Special Session, requires the Commissioner of DAS, on behalf of the Chief Court Administrator, to convey to the City of New Britain 0.89 acres for economic development purposes.

The parcel of land is at the corner of Pearl Street and Badolato Drive, and will be subdivided from the Judicial Courthouse complex at 10 Franklin Square, New Britain. The public act stipulates:

- (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services, on behalf of the Chief Court Administrator, shall convey to the city of New Britain a parcel of land located in the city of New Britain, at a cost of sixty thousand dollars plus the administrative costs of making such conveyance. Said parcel of

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land has an area of approximately .89 acre and is identified as "n/f State of Connecticut volume 1637 page 326" on a map entitled "Proposed Subdivision Map of the property located at 10 Franklin Square, New Britain, Connecticut 06051" .....The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The city of New Britain shall use said parcel of land for economic development purposes. If the city of New Britain:

(1) Does not use said parcel for said purposes not later than two years after the conveyance of said parcel; or

(2) Leases all or any portion of said parcel,

the parcel shall revert to the state of Connecticut.

Staff recommended approval of the Quit Claim Deed from the State to the City of New Britain. The conveyance is consistent with Section 143 of Public Act 12-2, which stipulates transfer of the property to the City of New Britain at a cost of \$60,000 plus administrative costs (\$1,000) for economic development purposes. The proposed use is for a parking lot. As required by statute, the deed specifies that property will revert to the State in the event (a) the property is not used for economic development purposes not later than 2 years after the conveyance; (b) the City leases out all or any portion of said parcel. The deed description is consistent with a survey of the property dated May 1, 2012 and with the legal description within the statute.

<b>PRB #</b>	<b>13-113</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	301-118-004		
<b>Grantor:</b>	Connecticut Freezers, Inc.		
<b>Property:</b>	1 Brewery Street, New Haven, CT		
<b>Project Purpose:</b>	New Haven Railyard Expansion Project		
<b>Item Purpose:</b>	Acquisition of 5.90+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

This taking is required for the New Haven Rail Yard (NHRY) Facilities Improvement Program, designed to make the NHRY a fully functional facility that provides for efficient and effective storage, dispatching, inspection, maintenance and cleaning of an increasing fleet of rail cars. Service lines using the rail yard include the New Haven Line and Waterbury Line (both Metro-North lines) and the Shore Line East (Amtrak). The planned improvements will provide for a future New Haven to Hartford service. Construction on the first phase, Tier I, started in 2008 and will continue through 2021. The estimated cost of Tier I is \$706,800,000 using a combination of state & federal funds.

The subject property is opposite Brewery Street from the site of the Component Change Out Shop, under construction and scheduled for completion in 2014 and is 5.9 acres improved with an 117,549 SF refrigerated/frozen food distribution warehouse, located at the terminus of Brewery Street. The DOT will acquire the property in total, and compensation is based on an appraisal by Howard Russ as of February 2013.

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Mr. Russ valued the property using the Cost Approach and the Sales Comparison Approach, and concluded value based on \$6.00/SF. His report indicates his opinion that 99% of the property value is site value, with minimal value attributed to the building improvements.

DOT's review appraiser, Michael Corazelli, noted in his property inspection that 700 linear feet of rail siding, valued at \$45,500 in the depreciated value of the site improvements, was in the process of being removed. He assumed that Mr. Russ did not notice this fact due to the snow cover in February 2013. Deducting \$45,500 from Mr. Russ's value conclusion, DOT certified value at and seeks approval to purchase for \$1,724,500.

The Board recommended that the item be suspended, pending the results of a site inspection of the subject property.

<b>PRB #</b>	<b>13-114</b>	<b>Transaction/Contract Type:</b>	RE / Voucher
<b>Origin/Client:</b>	DOT / DOT		
<b>Project Number:</b>	107-167-037		
<b>Grantor:</b>	Earl M. Spinelli, et al.		
<b>Property:</b>	321 Triangle Boulevard, Middlebury, CT		
<b>Project Purpose:</b>	Oxford Airport Federal Aviation Regulation, Part 150 Noise Study		
<b>Item Purpose:</b>	Acquisition of 0.53+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

Staff reported that in January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours.

The subject property is the 44<sup>th</sup> in this project to come before the Board and is located in the project's Phase 4 (of 7) area. Staff recommended Board approval of the item. 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. 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. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$286,500.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

### **ARCHITECT-ENGINEER – NEW BUSINESS**

### **OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-088-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-088. The motion passed unanimously.

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**PRB FILE #13-113-** Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-113, pending but not limited to the results of a site inspection. The motion passed unanimously.

**PRB FILE #13-114** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #13-114. The motion passed unanimously.

The meeting adjourned.

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