

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 1, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 1, 2015 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

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

Vice Chairman Millstein called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 26, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 26, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-116	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	046-000-071	
Grantee:	38 Prospect Hill, LLC	
Property:	Adjacent to 38 Prospect Hill Road, East Windsor	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 19,100+/- SF of vacant land via a sole abutter bid. The property is located along the easterly side of 1601 South Avenue at the intersection of Spada Boulevard and South Avenue.	

Staff reported that the release parcel is a portion of the U. S. Route 5 highway right of way, described on the DOT compilation plan as a portion of the “original trunk line highway commonly known as Prospect Hill Road.” The release is a 19,100 trapezoidal parcel, approximately 256 feet in length, and 90 feet wide at its southerly line. It is located on the southeasterly side of Route 5, 139.92 northerly of its intersection with Newberry Road. The release parcel has site improvements: pavement, concrete catch basin, lawn area and curbing.

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The DOT file indicates that in 2013 the Grantee, when planning to purchase the abutting land at 38 Prospect Hill Road, requested the release parcel from DOT. A portion of the release parcel had been leased for parking area and sign. The assemblage with the sole abutter will benefit the Grantee's property by increasing the developable area; giving Grantee more control or area closer to Route 5 for landscaping and signage; and increase setback from Prospect Hill Road.

The location is zoned M-1, and the DOT Appraiser believed that the highest and best use would be for a more intensive retail use or gasoline/convenience store because of its location opposite a Route 91 Exit near a new Walmart, United Bank, Wendy's and Taco Bell. The effective date of the appraisal is 9/5/2014. The release value calculation, well supported by the appraisal report, is \$140,000. The DOT offered to sell and the buyer agreed to pay \$141,000 for the release parcel, which includes a \$1,000 administrative fee. The State retains an easement for existing utilities and the right to maintain the existing catch basin

Staff recommended approval for the sale to the Grantee. The DOT divisions have concurred with the release as shown on the compilation plan. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs. The Town of East Windsor and the legislative delegation were notified of the sale as required by CGS §3-14b and §13a-80(a). The sale price is supported by the DOT appraisal report. The sale will increase the Grand List for local property taxation.

PRB #	15-117	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	151-271-051A	
Grantee:	City of Waterbury	
Property:	944 West Main Street, Waterbury	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 5,680+/- SF of vacant residential land to the City of Waterbury pursuant to CGS 3-14b.	

This property was acquired in 2000 by condemnation for the Widening and Reconstruction of West Main Street, Waterbury. The purchase price was \$165,000. The building on the site has since been raised. It is currently being used for excess parking by residents of an abutting multi-family residence, with which the subject property shares a 10-foot wide driveway.

Previously, the property was considered a non-conforming residential lot. Going forward, residential use would require a variance because the existing building was razed, and the site lacks 1.5 feet of frontage and 320 SF of land area. DOT received a request from Icarus V, LLC ("Icarus"), the purchaser of an office building located across the street from the subject property, asking for its release "for the purpose of providing ancillary private parking to its tenants and their guests." DOT appraised the site for \$5,300, "as is." DOT issued the public bid.

One bid was received in the amount of \$5,000 from Icarus, which also submitted a plan to DOT showing that 7 parking spaces could be developed if the site was excavated, a drainage system, asphalt paving and retaining walls installed. Considering that the parcel does not conform to zoning requirements, and that no buyer had come forward for residential use of the parcel, and that the buyer needed to make an investment to make the site suitable for parking, DOT agreed to release the parcel to Icarus for \$5,000.

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CGS §3-14b gives municipalities a right to purchase surplus property, and when DOT notified the City of Waterbury of its intention, Waterbury exercised its option to purchase the property for \$5,000. The City intends to use the parcel for economic development/community revitalization efforts.

Staff recommended that the Board approve the \$5,000 sale of 5,680 SF of vacant land at 944 West Main Street, to the City of Waterbury. DOT has fulfilled the requirements of CGS §13a-80 regarding the disposal of property surplus to its needs. The appraisal supports the sale price of \$5,000 for the lot “as-is.” DOT will retain a slope easement acquired for the improvements to West Main Street.

PRB #	15-120	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	17-149-001(A)		
Grantee:	City of Bristol		
Property:	Various areas along Washington Street and Stafford Avenue, Bristol		
Project Purpose:	Assignment of land to the City of Bristol		
Item Purpose:	Assignment of various parcels of land totaling approximately 5,820 ± SF to the City of Bristol for highway purposes only as part of the Realignment of Stafford and Church Avenues at Washington Street Project.		

Staff recommended Board approval for the release of this real estate to the City of Bristol. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The project has been concluded and Item No. 10 in the DOT agreement with the City of Bristol requires that rights acquired within the highway lines be released for highway purposes to the City.

DOT acquired and is now assigning and releasing to the City of Bristol the following land within the highway lines that was originally acquired for the realignment of Stafford and Church Avenues at Washington Street, per Agreement No. 05.08-03(97). The project is complete and this is a release along the city street for highway purposes only and there is no monetary consideration.

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 #	15-130	Transaction/Contract Type:	RE / Sale
Origin/Client:	DAS / DAS		
Project Number:	SB 11-05 through SB 11-08		
Grantee:	Thames River Landing, LLC		
Property:	Portion of Former Norwich Hospital Campus, Route 12, Norwich		
Project Purpose:	DAS Sale of Surplus State Property		
Item Purpose:	Release of approximately 49.65± acres of the former Norwich Hospital Campus to the Grantee as the result of a public bid.		

Statutory Disclosure Exemptions: 1-210(b)(24)

The Board commenced its discussion of the above referenced sale at 9:40 a.m. and concluded at 9:55 a.m.

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Mr. Josephy moved and Mr. Norman 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

The Board took the following votes in Open Session:

PRB FILE #15-116 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-116. The motion passed unanimously.

PRB FILE #15-117 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-121. The motion passed unanimously.

PRB FILE #15-120 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-120. The motion passed unanimously.

PRB FILE #15-130 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-130. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary