

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 2, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 2, 2016 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary

Members Absent: Pasquale A. Pepe

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

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 26, 2016. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of May 26, 2016. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 14-239 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion on the proposed lease amendment at 9:40 a.m. and concluded at 9:52 a.m.

Mr. Valengavich moved and Mr. Josephy seconded a motion to go out of Executive Session and into Open Session.

OPEN SESSION

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REAL ESTATE – NEW BUSINESS

PRB # 16-125 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 151-171-003G
Grantee: 400 Connecticut, LLC
Property: Land at Intersection of Austin Road and Captain Neville Drive, Waterbury
Project Purpose: Sale of Excess Property to Sole Abutter
Item Purpose: Release of 27,723 SF ± of vacant industrial land located adjacent to 400 Captain Neville Drive, Waterbury, originally acquired for Interstate 84, Austin Road Interchange, Exit 25A.

DOT acquired this property for the I-84/Austin Road Interchange, Exit 25A. The parcel is about 0.1 mile from the Interchange. It is vacant land, and the site improvements have been maintained by the Abutter/Grantee. Located within the release parcel are paved driveways, two gates, fencing and landscaping. The release parcel is triangular in shape with 299.28 feet of frontage on Austin Road, and 189.80 feet on Captain Neville Drive. The land comprises a portion of the former Austin Road and Mattatuck Heights, which were realigned during the I-84 project. The release parcel does not conform to zoning requirements and can be released by DOT through the sole abutter bid process.

The sole abutting property, address 400 Captain Neville Drive, is 20.78 acres of I-2 industrial land, improved with a 181,710 GSF industrial building; there are two large paved parking lots with approximately 570 spaces. Access is via two gated driveways off of Austin Road. The neighborhood is a mixture of industrial (on east side of Austin Road) and large apartment complexes/residential properties (on west side of Austin Road). All public utilities are available to the site.

DOT prepared a “before and after” appraisal report, based on the site value only, and on the basis on the report, it offered to release the parcel for \$35,000, which was agreed to by the parties.

Staff recommended approval of the sale of the release parcel to the Grantee. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The sale will return the property to the municipal grand list to generate local tax revenue. The municipality was notified and declined to purchase as required by CGS §3-14b and §13a-80(a). The legislative delegation was notified as required by §13a-80(a). The release value of \$35,000 appears reasonable in that the sales indicated a range in value from \$40,200 to \$54,400/acre. The sale price of \$35,000 is equivalent to \$55,000/acre, which is at the high end of the range. The DOT will retain necessary rights to enter the property to construct and maintain a drain or pipe with appurtenances, with the right to flow water through the drainage facility.

PRB # 16-126 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 044-089-006A
Grantee: Gary L. Hefner et al
Property: Land at Intersection of Pennsylvania Ave. & East Pattagansett Rd., East Lyme
Project Purpose: Sale of Excess Property to Sole Abutter
Item Purpose: Release of 9,167 SF ± of vacant residential land located adjacent to 113 East Pattagansett Road, East Lyme.

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The release parcel is a portion of land originally purchased in 1966, presumably for the relocation of Pennsylvania Avenue, Route 161, East Lyme. The 9,167 SF (0.21 acre) parcel is generally rectangular in shape, with 138 feet of frontage on the southerly side of Route 161, with a depth of about 68 feet. Indicated on the release survey is an adjacent strip of land, measuring about 20 feet by 138 feet, which was the former Route 161.

The Grantee owns two abutting residential lots, address #113 and #115 Pattagansett Road, each improved with a single family residence. There is not any driveway access from Pattagansett Road. These lots combine for a total of 1.38 acres. The Grantee petitioned DOT asking to purchase the subject parcel to clarify his right to access his property over the existing driveway leading from Route 161.

DOT prepared a “before and after” appraisal report, based on the site value only. Downward adjustments were made because the release parcel has limited marketability, challenging topography, non-access highway rights except for the existing driveway, and subject to numerous encumbrances including slope and drainage easements. The parties agreed to a sale price of \$11,500.

Staff recommended approval of this item. The commissioner of transportation has the authority to sell the parcel under CGS §13a-80. The sale will return the property to the municipal grand list to generate local tax revenue. The municipality was notified and declined to purchase as required by CGS §3-14b and §13a-80(a). The legislative delegation was notified as required by §13a-80(a). The release value of \$11,500 (\$1.25/SF) is reasonable due to the bedrock outcroppings and easements that limit the use of the property.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-239 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #14-239. The motion passed unanimously.

PRB FILE #16-125 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-125. The motion passed unanimously.

PRB FILE #16-126 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-126. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John P. Valengavich, Secretary