

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 8, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 8, 2015 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

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 JUNE 1, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 1, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-128 **Transaction/Contract Type:** RE / Renewal
Origin/Client: DAS/DAS
Lessee: Reliance House, Inc.
Property: Uncas on Thames Campus, 401 West Thames Street, Norwich
Project Purpose: Lease-out of Cottage #6
Item Purpose: Lease-out agreement for Cottage #6 comprising approximately 3,250-SF.
The property is intended to be utilized as a transitional living facility for individuals with mental illness and substance abuse disorders.

Staff recommended Board approval for the Lease-Out of Cottage #6 at an annual rent of \$26,000 per year for a term of 5-years. DAS has provided adequate information that the rental rate is consistent with the State's cost of maintaining the demised premises. The Lessee has provided the required certification forms, resolutions and affidavits for executing the lease renewal. DAS may terminate in the event of Lessee's default or at any time with 180 days' notice.

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PRB # 15-129 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-013
Grantor: Armand and Sandra Castico
Property: 1215 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Acquisition for highway purposes of a defined easement totaling 1,122±SF, a traffic easement comprising 274±SF and additional compensation for the contributory loss of site improvements

This DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

The subject commercially zoned property is on the northerly side of Route 6, and is approximately 0.67 acres improved with a 2,272 SF commercial building that is a fast food restaurant known as “Frankies” with a drive-through window.

The Grantor will be compensated for a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 1,122 SF approximately 8 feet wide which is located along 150 feet of the property’s frontage on the northerly side of Route 6. This will shift the roadway toward the building, and after construction, the sidewalks will not be in the DOT right of way but on the subject property. DOT will also acquire a 50% interest in a defined traffic easement area of 274 SF for the installation and maintenance of an island with traffic signal devices at the southeast corner of the property.

The existing curb cut will be closed with access changed to the southwest corner where DOT will construct an access and egress over an easement to be shared by the Grantor and the abutter Reinwald Associates, Inc. The takings and reconfiguration of the access will not have any negative affect on the existing structure or site, therefore the DOT damage award is based on the area taken plus affected site improvements.

DOT established a rate of \$14.00/sf for the site, which is the same unit value as the adjacent property (Reinwald Associates, Inc.) and it is consistent with other previous SPRB approvals for commercial acquisitions related to the project. The damages total \$19,000.

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 acquisition value is supported by the DOT appraisal report prepared.

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

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EXECUTIVE SESSION

PRB # 15-132-A *Transaction/Contract Type:* AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

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

The Board commenced its discussion of the above purchase at 10:25 a.m. and concluded at 10:48 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-128 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-128. The motion passed unanimously.

PRB FILE #15-129 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #15-129. The motion passed unanimously.

PRB FILE #15-132-A – Mr. Valengavich moved and Mr. Millstein seconded a motion to suspend PRB File #15-132-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary