

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 9, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 9, 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

Members Absent: 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 JUNE 2, 2014. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of June 2, 2014. The motion passed unanimously.

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated June 2, 2014 listing property acquisitions, not in excess of \$5,000, processed during the month of May 2014.

REAL ESTATE- UNFINISHED 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 # 14-130 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ DMHAS

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

The Board commenced its discussion of the proposal at 9:33 a.m. and concluded at 9:43 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

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REAL ESTATE- NEW BUSINESS

PRB # 14-146 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 125-002-007A
Grantee: Drew Friedman
Property: Northerly side of State Route 4 adjacent to 319 East Street, Sharon
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 13,423 ± SF of vacant land to the Grantee as the result of a sole abutter bid

The release parcel of 13,423 SF was requested by the sole abutter, Drew Friedman, whose single family residence is at the corner of Cornwall Bridge Road and East Street, Sharon. Because the parcel does not meet the spatial requirements of the residential zone, DOT could offer it for sale to the sole abutter through procedures complying with CGS Sections 3-14b and 13a-80.

The new highway line will be uniformly 50 feet distant from the center line of Route 4. The release parcel includes portions of Guinea Brook where it crosses the release parcel in two places. The length along the highway line (frontage) is a total of 416 feet.

Previously, DOT submitted this proposal to release the parcel for \$4,000 plus \$1,000 administrative fee, based on an appraisal report prepared by Edward P. Sass, Jr. as of 6/20/2012. SPRB Staff research indicated that sales data did not accurately reflect the Sharon residential real estate market, and the proposal was rejected (PRB #13-101).

PRB #14-146 increases the Grantee's purchase price from \$5,000 to \$11,000. The revised purchase price is based on an appraisal by independent fee appraiser Robert Galullo. In the Appraiser's opinion, as of 8/15/2013 the property value would increase by \$10,000 from \$385,000 to \$395,000. The increase is attributed to the site value increasing from \$109,000 to \$119,000. The lot sales selected for analysis range from \$100,000 to \$230,000; or \$0.77/SF to \$1.86/SF. The release value of \$10,000 is \$0.74/SF. Since the appraisal indicated that a portion of the release parcel was within the 100-year floodplain, DOT has received a DEP Flood Management Certification (4/17/04) permitting the release of the state property to the abutting property owner.

Staff recommended approval of the item.

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 # 14-147 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS/ JUD

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

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The Board commenced its discussion of the proposal at 9:57 a.m. and concluded at 10:12 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 #14-130 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-130. The motion passed unanimously.

PRB FILE #14-146 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-146. The motion passed unanimously.

PRB FILE #14-147 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-147. The motion passed unanimously.

The meeting adjourned.

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