

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On June 20, 2016 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 20, 2016 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bruce Josephy, Vice Chairman  
John P. Valengavich, Secretary  
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 June 13, 2016.** Mr. Valengavich moved and Mr. Pepe seconded a motion to accept the minutes of June 13, 2016. The motion passed unanimously.

#### REAL ESTATE- UNFINISHED BUSINESS

#### REAL ESTATE – NEW 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 #** 16-136 **Transaction/Contract Type:** RE / Lease Amendment  
**Origin/Client:** DAS/ DDS

**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 9:35 a.m. and concluded at 9:43 a.m.

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

#### OPEN SESSION

**PRB #** 16-137 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT

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**Project Number:** 017-86-12A  
**Grantee:** Chad P. Haber  
**Property:** Easterly side of Central Street and Northerly side of CT Route 72, Bristol  
**Project Purpose:** DOT Sale of Excess Property via Public Bid  
**Item Purpose:** Release of 1.91+/- acres of vacant land, originally acquired for the Relocation of Route 72, Bristol

This DOT sale is of excess property at the intersection of Pine Street (Route 72) and Central Street, acquired as portions of 6 separate parcels for the relocation of Route 72. There is a total of 261.45 feet of frontage on the easterly side of Central Street. The property also has access to East Main Street to the north, via a right of way, 20 feet wide. The site is level and at road grade. DOT is retaining slope easements at the intersection, and in several areas along the Central Street frontage. There is 227 feet of frontage on the northerly side of Pine Street but access is denied along this frontage. The land is vacant, and zoned "A", which is a multi-family, residential zone. All public utilities are available to this site.

The DOT appraisal was completed 2/25/15, with highest and best use determined to be 15 – 22 multi-family residential units. The appraisal recommended a range of value, between \$285,000 and \$418,000. The low end of the range indicates 15 units at \$19,000/unit; the high end indicates 22 units (\$19,000/unit). The public bid was held 9/30/2015. One bid was received from Chad P. Haber in the amount of \$205,000. Further negotiations resulted in an agreement for \$285,000.

Staff recommended Board approval of the sale of 1.91 acres of vacant residential land for \$285,000. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS in that DAS, OPM, DDS, DECD and DEEP declined an offer to acquire custody & control, and the City of Bristol declined to purchase. The legislative delegation received the required notification. The release value of \$285,000 is supported by the DOT staff appraisal, recommending a range based on \$19,000/residential unit. The release value is also supported by a letter appraisal recommending \$275,000 submitted by the buyer.

**PRB #** 16-138      **Transaction/Contract Type:** RE / Conveyance  
**Origin/Client:** DOT / DOT  
**Project Number:** 001-090-005C  
**Grantee:** Town of Coventry  
**Property:** Route 6 Corridor, Coventry  
**Project Purpose:** Route 6 Open Space Corridor  
**Item Purpose:** Quitclaim deed conveying and assigning 272.117± acres, easements and access rights originally acquired for the Relocation of Route 6, not constructed, to the Town of Coventry for open space purposes, restricting the use of the property for the creation of trails and other passive recreational uses.

Staff recommended Board approval for the release of this real estate to the Town of Coventry. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the Commissioner of Transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the State Route 6 Improvements Project. The project was never constructed and the State is now conveying the land,

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easements and rights to the Town for open space and passive trail purposes. There was not an agreement to stipulate the transfer of these rights but it prudent that the land and rights are transferred to the local municipality. DOT has collaborated with DEEP on the conveyance language and inserted specific language into page 6 of the deed to ensure that the area is maintained as open space or a passive trail system. The deed language specifically prohibits the use of motorized vehicles, dedicated playing fields, construction of impervious parking lots, permanent structures, ground clearing or commercial agricultural activities. The project release area comprises 272.11± acres of land, 1.73± acres of easement area and 15,602.8± SF of drainage right of way.

**PRB #** 16-140 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 063-633-003  
**Grantor:** Harry Heymann  
**Property:** 1330 Albany Avenue, Hartford  
**Project Purpose:** Albany Avenue Safety Improvement Project  
**Item Purpose:** Administrative settlement for the acquisition of 967±SF of land, affected site improvements, and 430±SF construction easement for the purposes of concrete sidewalk and bituminous concrete driveway construction during the Albany Avenue Safety Improvement Project.

Staff reported that this project involves operation, safety and streetscape improvements along Route 44 (Albany Avenue) in the City of Hartford, extending from Homestead Avenue approximately 1 mile to Bedford Street. Planned improvements are also anticipated to include pavement rehabilitation and storm water drainage upgrades.

The site at 1330 Albany Avenue is 0.269 acres of land (B3 Business Zone) with a commercial building on the northwesterly side of Albany Avenue at the intersection of Blue Hills Ave. DOT will acquire 967 SF of land located at the southeastern corner of the property at the street intersection. In addition, DOT will require a 430 SF temporary construction easement along the property's frontage for the purpose of planter, driveway and sidewalk construction. DOT completed an appraisal (1/29/16) reporting that the project would not affect the commercial building, and recommended compensation based on \$4.74/SF, for a total of \$5,000 plus \$1,000 for the value of the affected landscaping. The property owner rejected this proposal by DOT and after a lengthy negotiation the parties agreed to increase the compensation for the taking to \$6.70/SF which compensates the Grantor \$8,000.

Staff recommended 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. The additional compensation agreed upon in the administrative settlement is within the valuation range identified in the DOT Appraisal Report as well as the fact and most likely a more cost effective solution than condemnation.

**PRB #** 16-164 **Transaction/Contract Type:** RE / Amendment  
**Origin/Client:** DOT / DOT  
**Project Number:** AERO-5700-922  
**Second Party:** New England Shipping Company, Inc.  
**Property:** Connecticut State Pier, New London

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**Project Purpose:** Lease Agreement for management of the intermodal commerce facility  
**Item Purpose:** Second Amendment to lease agreement for continued use of 79.72 SF of office space in the State Pier Facility Administrative Building, with 2 vehicle parking spaces, for the operation of a steamship handling business.

Board approval of the Second Amendment to the lease-out agreement to New England Shipping Company, Inc. is recommended. The changes are due to the impending transfer of the operation of the State Pier to the Connecticut Port Authority. These revisions were not finalized when the First Amendment was reviewed (PRB #16-143). The Second Amendment revises Article VII of the original agreement to stipulate that the Second Party will name the State's assignee (Connecticut Port Authority) as an additional insured party for all insurance coverage required by the lease-out agreement. Article VIII, regarding indemnification has been rewritten to make clear that the State remains fully indemnified following the assignment of the lease agreement to the Connecticut Port Authority. DOT has authority to enter into lease agreements under CGS §13b-23 and 13b-53, with the consent of OPM, SPRB & the AG. OPM approved the Second Amendment on 6/14/2016. All other terms and conditions remain as reviewed and approved in the First Amendment (PRB #16-143).

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #16-136** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-136. The motion passed unanimously.

**PRB FILE #16-137** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-137. The motion passed unanimously.

**PRB FILE #16-138** – Mr. Valengavich moved and Mr. Pepe seconded a motion to approve PRB File #16-138. The motion passed unanimously.

**PRB FILE #16-140** – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #16-140. The motion passed unanimously.

**PRB FILE #16-164** – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #16-164. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

John P. Valengavich, Secretary