

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 22, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 22, 2015 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe

Members Absent: Bruce Josephy, Secretary
John P. Valengavich

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

Chairman Greenberg called the meeting to order.

Mr. Norman moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JUNE 15 & JUNE 17, 2015. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of June 15 and June 17, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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

EXECUTIVE SESSION

PRB # 15-077 **Transaction/Contract Type:** RE/New Lease

Origin/Client: DAS/DCF

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

The Board commenced its discussion of the above referenced lease at 9:40 a.m. DAS Leasing Administrator Shane Mallory and DAS Staff Attorney joined the meeting at 9:40 a.m. and left the meeting at 10:15. The Board concluded its discussion of the lease at 10:22 a.m.

Mr. Norman moved and Mr. Millstein 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 #	15-137	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	300-118-005		
Grantor:	Hummel Bros., Inc.		
Property:	180 Food Terminal Plaza, New Haven		
Project Purpose:	New Haven Rail Yard Facilities & Maintenance Building Project		
Item Purpose:	Acquisition for highway purposes of a pedestrian and vehicular access easement totaling 177±SF as well as a defined electrical easement comprising 5,131±SF for the installation and maintenance of an electrical duct bank.		

Staff reported that this project provides a 293,000 square foot main shop and office complex for the New Haven Rail Yard, and provides the major maintenance functions for Connecticut's commuter rail fleet, as well as housing administrative and security functions. This major facility consists of a maintenance shop with 13 car spots on 3 tracks with overhead cranes and floor lifts to allow easy removal of major car components (trucks, HVAC units, pantographs), support shops to repair and maintain the major car components, parts storage facilities, offices and welfare facilities for employees, a training facility, a security suite with command center and MTA police offices, CT DOT offices, and a communications hub. Site work includes utility and track connections, driveway, security fencing, catenary, and illumination. The project includes the \$34.2 million Maintenance of Way Facility, with construction scheduled to begin in 2015. The 23,600 SF facility will provide headquarters, offices, shops, common work areas, and storage for the engineering departments; as well as restrooms, locker rooms, break rooms and building services.

At the Hummel Bros. location, 180 Food Terminal Plaza, rights are being acquired in connection with the Maintenance of Way Building. DOT previously acquired the following rights under PRB #11-323: 3,892 SF of land; 1,368 SF temporary work area for access to adjacent state property; replacement of 5 parking spaces elsewhere on the site, for a total of \$34,900.

This proposal is to compensate the owner for the following takings: (1) 177 SF easement for pedestrian and vehicular access. Currently this easement area is encumbered by an easement for pedestrians & vehicles in favor of the City of New Haven; (2) 5,131 SF defined electrical easement for the installation and maintenance of an electrical duct bank; currently this area is encumbered by utility easements in favor of UI, SNET, the City of New Haven and Maurice Scalis, the abutter to the south. This area is also subject to a temporary work area easement in favor of DOT (PRB #11-232).

Valuation: The subject property is a 47,142 SF food warehouse situated on 2.64 acres. The zoning is IL Industrial; all utilities are available. The easements to be acquired will not have any permanent adverse effect on the remainder of the subject property. These easements are located within existing easement areas. The DOT appraiser relied data on sales in New Haven area which indicating between \$6.80 - \$10.93/SF. He selected a site value of \$8.50/SF. The total site value is \$977,500 (\$370,265/acre). The total damages to be paid is \$7,800.

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 transportation purposes. The acquisition value is supported by an appraisal prepared by DOT.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-077 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-077, appending a note requiring that, in the interest of worker health and safety, the Lessor encapsulate identified asbestos containing materials as required by Article 4.03 of the Standard Lease Agreement. The motion passed unanimously.

The motion passed unanimously.

PRB FILE #15-137 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-137. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary