

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 29, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on June 29, 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
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 22, 2015. Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of June 22, 2015. The motion passed unanimously, except for Mr. Josephy and Mr. Valengavich who abstained from voting.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-139	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	301-118-007		
Grantor:	New Haven Food Terminal, Inc.		
Property:	200 Sargent Drive, New Haven		
Project Purpose:	New Haven Rail Yard Facilities & Maintenance Building Project		
Item Purpose:	Acquisition for highway purposes of a defined sewer easement totaling 5,874±SF as well as a defined water easement comprising 506±SF.		

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.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 29, 2015

Page 2

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.

The subject location, 200 Sargent Drive, is 15.52 acres of industrial land improved with two large warehouses, a bank, gas station and an office building. Rights are being acquired in connection with the Maintenance of Way Building; and DOT is to compensate the owner for the following takings: (1) 5,874 SF defined sewer easement; and (2) 506 SF defined water easement. The location of the proposed DOT sewer easement is along the northwesterly property line, and falls within an existing water easement, in favor of the South Central CT Regional Water Authority. About 60% of the proposed water easement falls within the existing water easement to said Authority, and is located along the northeasterly property line. The easements to be acquired will not have any permanent adverse effect on the remainder of the subject property. These easements are mostly located within existing easement areas. The DOT appraiser relied data on sales in New Haven area which sold between \$6.62/SF and \$9.08/SF, selecting a site value of \$7.70/SF. The total site value is \$5,205,600 (\$335,400±/acre). The total damages to be awarded is \$6,500.

Staff recommended Board approval of this 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.

PRB #	15-142	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	051-252-004(A)		
Grantee:	Town of Farmington		
Property:	Various areas along River Road, Farmington		
Project Purpose:	Assignment of land to the Town of Farmington		
Item Purpose:	Assignment of various parcels of land totaling approximately 60,926 ± SF 13,951 ± SF of easement area and 8,572 ± SF of drainage right of way to the Town of Farmington for highway purposes only as part of the Reconstruction of River Road Project.		

Staff recommend Board approval for the release of this real estate to the Town of Farmington. 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 real property that was originally acquired for the Reconstruction of River Road Project. The project is complete and it now necessary for the State to assign the land and easements to the Town per Section 10 of Agreement No. 10.29-32(98). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise eighteen original property takings which totaled approximately 60,926- SF of land, 8,572-SF of drainage right of way and 13,951-SF of easement area. This project was originally submitted to the Board in March 2015 (PRB #15-041) and subsequently returned at the request of DOT. The file was returned based on the fact that the Board had identified omissions in the quitclaim deed related to easements in one acquisition and a drainage right of way in another. These revisions have been made in addition to additional comments by the AAG. The project is complete and this is a release along a local road for highway purposes only.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 29, 2015

Page 3

PRB # 15-143 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 056-254-004(A)
Grantee: Town of Greenwich
Property: Various areas along Sherwood Avenue, Greenwich
Project Purpose: Assignment of land to the Town of Greenwich
Item Purpose: Assignment of various easement areas totaling 749 ± SF to the Town of Greenwich for highway purposes only as part of the Replacement of Bridge No. 05018 on Sherwood Avenue over the Byram River Project.

Staff recommend Board approval for the release of this real estate to the Town of Greenwich. 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 easements originally acquired for the *Replacement* of Bridge No. 05018 on Sherwood Avenue over the Byram River Project. The project is complete and it is now necessary for the State to assign the land to the Town per Section 9 of Agreement No. 005.06-06(05). This is a release along a town street for highway purposes only and there is no monetary consideration. The project release areas comprise three original property takings which totaled approximately 749-SF of easement area. This project was originally submitted to the Board in March 2015 and approved under PRB #15-042. The AAG subsequently returned the file and requested revisions to the quitclaim deed; the revisions have been incorporated into the current deed before the Board. The project is complete and this is a release along a local road for highway purposes only.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-139 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-139. The motion passed unanimously.

PRB FILE #15-142 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-142. The motion passed unanimously.

PRB FILE #15-143 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-143. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary