

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 7, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 7, 2011 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 27 and June 30, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of June 27 and June 30, 2011. The motion passed unanimously.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW 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 # 11 - 133 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DPW / DMHAS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject lease agreement at 9:40 a.m. and concluded at 9:59 a.m.

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

OPEN SESSION

PRB # 11 - 136 **Transaction/Contract Type:** RE /Administrative Settlement
Origin/Client: DOT / DOT
Project Number: 102-278-030
Grantee: One Hundred Norwalk, LLC
Property: 71 & 75 Connecticut Avenue, Norwalk, CT

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Project Purpose: Interstate 95 Auxiliary Lanes, Interchanges 14 & 15 & Route 1 Improvements
Item Purpose: Acquisition of a drainage right of way comprising approximately 674 SF and the release of an existing drainage right of way comprising approximately 5,985 SF.

Ms. Goodhouse recommended Board approval for an administrative settlement with the property owner for DOT to acquire a drainage right of way of 674 sq. ft. and release an obsolete drainage right of way of approximately 5,985 sq. ft.

The subject property is vacant land, and though there is frontage on four roadways, access is only available from a 30 foot wide right of access on the southerly side of Route 1, Connecticut Avenue. The parcels affected by the taking combine for a total of 1.22 acres in a B-1 business zone. Formerly owned by the State for the construction of I-95, DOT released the subject parcels in 1986 and 1987, retaining a 25 foot wide drainage right of way comprising 6,160 sq. ft that bifurcates the subject property.

In consideration of \$11,800 and the release of 5,985 sq. ft. of the previous drainage right of way, DOT will acquire a new 674 sq. ft. drainage right of way.

The purchase price is based on an appraisal by John P. Kerr, as of July 8, 2009, in which he estimated a site value of \$1,860,000, a unit value of \$35.00/SF and based damages on 50% of fee value:

$$674 \text{ SF} @ \$35.00/\text{SF} \times 50\% = \$11,800 \text{ (rounded)}$$

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-133 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-133. The motion passed unanimously.

PRB FILE #11-136 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-136. The motion passed unanimously.

The meeting adjourned.

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