

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 13, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on July 13, 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JULY 6, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 6, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	15-148	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	135-000-009(B)	
Grantee:	Laddins Terrace Associates, Limited Partnership	
Property:	Located along West Main Street, Shop Rite Plaza, Stamford	
Project Purpose:	DOT Sale of Excess Property	
Item Purpose:	Release of approximately 19,489+/- SF of vacant land via a sole abutter bid. The property is located along the southerly side of Route 1 – West Main Street adjacent to the Shop Rite Plaza located at 1938 West Main Street.	

Staff recommended approval for the sale to the Grantee for \$1,300,000. CGS Section 13a-80 authorizes the sale of property that is surplus to transportation needs.

The entire release parcel of 19,489 SF (0.447 acres) upon conveyance will be subject to easements in favor of the State of Connecticut granting the right to use the release parcel for highway purposes. Easement “A5” covers 0.118 acres, and the State will defer its right to use this area for 5 years, after which time it is available for highway purposes if needed. Easement “B25 covers 0.329 acres; the State will defer its right to use this area for 5 years, after which time it is available for highway purposes if needed.

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The purchase price exceeds the value of \$1.2 million estimated by the Austin McGuire Company appraisal for the land in fee simple, not encumbered by the DOT easement for highway purposes. The Howard Russ appraisal for DOT indicates \$1.595 million for three parcels in fee simple, but at the time of the Russ appraisal, it was not contemplated that DOT would retain an easement over the entire area for highway purposes. DOT's right to future use of the parcel for highway purposes will have a negative effect on the property's value, not reflected in the Russ appraisal report.

The sale accommodates the buyer's preferred site development plan, while preserving the State's rights to use the release parcel for future highway purposes.

Existing easements are reserved in favor of the State; these include a drainage right of way and a sight line easement.

The City of Stamford and the legislative delegation were notified of the sale as required by CGS §3-14b and §13a-80(a).

The sale will increase the Grand List for local property taxation.

PRB #	15-149	Transaction/Contract Type: RE / Easement Agreement
Origin/Client:	DAS/WCSU	
Grantee:	City of Danbury	
Property:	Located along University Boulevard & the WCSU Performing Arts Center	
Project Purpose:	Easement Agreement Modification pursuant to CGS 4b-22a	
Item Purpose:	Easement Agreement Modification for the installation of a new sanitary sewer easement comprising approximately 6,000 +/- SF. and abandonment of a portion of the existing easement comprising approximately 2,800 +/- SF.	

Staff recommended Board approval for the granting of a permanent sanitary sewer utility easement and abandonment of a portion of an existing easement to the City of Danbury for the following reasons:

1. The conveyance is consistent with CGS 4b-22a, which allows the Commissioner of DAS to grant easements on state property for the purposes of installing, maintaining and operating public utilities.
2. The new easement area comprises approximately 6,000 SF and is for a sanitary sewer line. The area to be abandoned is approximately 2,800 SF.
3. The easement agreement is consistent with a survey dated February 15, 2012 prepared by John Paul Garcia and Associates, P.C. and with the legal description provided with the submittal.

This sanitary sewer easement is being provided for the purposes of extending municipal sewer service to the recently constructed WCSU Visual and Performing Arts Center.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Reimbursement of Meeting Fees: Mr. Josephy moved and Mr. Millstein seconded a motion to reimburse Chairman Greenberg for meeting and mileage fees in Stamford on July 12, 2015 in connection with PRB #15-148. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #15-148 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #15-148. The motion passed unanimously.

PRB FILE #15-149 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #15-149. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary