

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 28, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 28, 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: 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 July 21, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 21, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED 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 - 140 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of development rights at 9:45 a.m. and concluded at 9:55 a.m.

REAL ESTATE- NEW BUSINESS

PRB # 11 - 143 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of development rights at 9:56 a.m. and concluded at 9:58 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.

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OPEN SESSION

PRB # 11 - 153 **Transaction/Contract Type:** RE / Sale

Origin/Client: DOT / DOT

Project Number: 156-167-2C

Grantee : CT Housing Services, LLC

Property: 102 Woodmont Road, West Haven

Project Purpose: DOT Sale of excess property

Item Purpose: DOT sale of approximately 0.15-acres of land improved with a 1,041 +/- SF residential structure.

Ms. Goodhouse recommended Board approval for a DOT agreement to sell the subject property for \$97,600 for the following reasons:

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of West Haven declined an invitation to purchase for \$97,600. The legislative delegation was notified of the sale. The prior owner was notified of the sale as required by 13a-80(c).
2. The property was adequately exposed to the market through the public bid process, said bid being concluded on February 9, 2011. No minimum bid was required. The appraised value as of September 9, 2010 was \$162,000. Four bids were received, with the highest being \$97,600, which is 60% of appraised value. However, current market data shows three land sales and one listing in the neighborhood that indicate a present market value with the \$115,000 - \$117,000 range.
3. The sale would return the property to the City of West Haven's tax roll, and end the state's requirement to maintain the property, which it has maintained since 2001.

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 #11-140- A - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-140-A. The motion passed unanimously.

PRB FILE #11-143- A - Mr. Valengavich moved and Mr. Norman seconded a motion to suspend PRB File #11-143-A, subject but not limited to satisfactory inspection of the site. The motion passed unanimously.

PRB FILE #11-153 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #11-153. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary