

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On July 31, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 31, 2014 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 JULY 24, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 24, 2014. The motion passed unanimously.

ARCHITECT-ENGINEER - 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# 14-201 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-JD-239 **Origin/Client:** DCS/JUD
Contract: BI-JD-239-DB
Property: 50 Field Street, Torrington
Project Purpose: New Litchfield Judicial District Courthouse– D-B Agreement

Statutory Disclosure Exemption: 1-210(b)(24)

The Board commenced its discussion of the proposal at 9:42 a.m. At 9:45 a.m. DCS Managing Attorney Kevin Kopetz and Project Manager Joseph Cassidy joined the meeting in executive session. Messrs. Kopetz and Cassidy left the meeting at 9:10:03. The Board concluded its discussion of the proposed contract at 10:10 a.m.

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

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Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	14-190	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	95-228-1B	
Grantee:	Rosemary Butler	
Property:	442 Danbury Road, New Milford	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 1.11 +/- Acres of vacant land to Grantee as a result of a public bid.	

Staff recommended Board approval to Quit Claim 1.11 acre of vacant commercial land at 442 Danbury Road, New Milford for \$200,000 to the Grantee for the following reasons:

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW (now DAS), OPM, DDS, DECD and DEP (now DEEP) declined an offer to acquire custody & control, and the Town of New Milford did not respond to the invitation to purchase. The legislative delegation was also notified of the sale.
2. The property has been exposed to the market since 2009 through the public bid process (2009 & 2011); with a "For Sale" sign remaining on the property, and a posting on "LoopNet" which is an online listing service. After a third unsuccessful public bid held December 4, 2013, the DOT negotiated with the high bidder, Rosemary Butler, who upped her \$160,000 bid to \$200,000.
3. The 1.11 acre property is vacant, and does not conform to the 2.0 acre spatial requirements of the zone. It is assumed the Town will grant a variance because the original 1.55 acres was a legally non-conforming lot. The sale parcel is also subject to a slope easement along Route 7 in favor of the DOT. The sale price is \$4.14/SF, 87% of the \$4.75/SF appraised value (Anthony DeLucco, September 2013), and \$4.14/SF is within the range of values indicated by the comparable sales in the DOT appraisal report.
4. The sale would return the property to the New Milford Grand List and end the state's requirement to maintain the property.

In 2009, 0.29 acre of the original lot was transferred to the Town of New Milford (\$1,000) for a sewer pumping station required by Section 14 of Special Act 08-8.

This is an irregularly shaped lot in the industrial/commercial zone on the west side of U. S. Route 7. The frontage is 270 feet, and is not adversely affected by the DOT's slope easement. Public water is available

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immediately to the north; public sewer is available. The site is appraised as a legally non-conforming site in the IC zone. DOT's commercial appraisal (9/2013) concluded \$4.75/SF, or \$230,000 for the site.

PRB # 14-191 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 146-155-1A
Grantee: Town of Vernon
Property: Located along the intersection of Route 83 & Wilshire Road, Vernon
Project Purpose: Assignment of land to the Town of Vernon
Item Purpose: Assignment of approximately 39,611 ± SF of land to the Town of Vernon for highway purposes. These rights were originally acquired for the Urban Systems Improvements to CT 83 and Wilshire Road Project.

Staff recommended Board approval for the release of this real estate to the Town of Vernon. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The project has been concluded and Item No. 10 in the DOT agreement with the Town of Vernon requires that rights acquired within the highway lines be released for highway purposes to the Town of Vernon.

DOT is now releasing two parcels of land originally acquired for the Urban Systems Improvements to CT Route 83 and Relocation of Wilshire Road, Agreement No. 04.29-12 (96). The project is complete and this is a release to the town for highway purposes only and there is no monetary consideration.

The first parcel is 886 SF obtained in Volume 1184 Page 105, and shown as Parcel 146-155-1 in the table. The second parcel is a portion of the Parcel 146-155-2 and 146-155-3, and contains 38,725 SF. The second parcel is shown on a 2013 compilation plan prepared by the DOT. Therefore, the total land area released to the Town of Vernon is 39,611 SF.

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 # 14-192 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/ JUD

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

The Board commenced its discussion of the proposal at 10:22 a.m. and concluded at 10:38 a.m.

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

OPEN SESSION

ARCHITECT-ENGINEER – NEW BUSINESS

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OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-190 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-190. The motion passed unanimously.

PRB FILE #14-191 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #14-191. The motion passed unanimously.

PRB FILE #14-192 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #14-192. The motion passed unanimously.

PRB FILE #14-201 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #14-201. The motion passed unanimously.

The meeting adjourned

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary