

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 7, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 7, 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 31, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of July 31, 2014. 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 # 14-193 **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 9:31 a.m. and concluded at 9:40 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

REAL ESTATE- NEW BUSINESS

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PRB # 14-197 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DAS/JUD
Grantor: All Souls Unitarian Universalist Congregation
Property: 19 Jay Street, New London
Project Purpose: License Agreement for Parking Spaces
Item Purpose: Five-year license agreement amendment with two-five year renewal options for the use of 47 parking spots in an open lot located at 19 Jay Street.

Staff recommended Board approval of this Amendment to the Parking License Agreement between the Judicial Branch and the All Souls Unitarian Universalist Congregation, at 19 Jay Street, New London. The Amendment reduces the renewal rate from \$29.90/space to \$26.00/space, which is the current rate. The annual cost will remain \$14,644/year for a five year term commencing January 21, 2015.

The lot is adjacent to the New London Courthouse property at 70 Huntington Street.

PRB # 14-198 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DAS/JUD
Grantor: The Apostolic Community Church of Jesus and Ministries, Inc.
Property: 142 Center Street, Meriden
Project Purpose: License Agreement for Parking Spaces
Item Purpose: Five-year license agreement for the use of 50 parking spots in an open lot located at 142 Center Street.

Staff recommended Board approval for this new License Agreement between the Judicial Branch and the Apostolic Community Church of Jesus and Ministries, Inc., to provide continued use of 50 parking spaces for the Judicial Branch at 142 Center Street, Meriden. The location is directly across from the Judicial Branch Infraction Court Annex at 165 Miller Street, Meriden. The monthly rate of \$19.87/space/month is reasonable for this location. The cost is approximately \$1.00 per space, per working day. The Licensor is responsible for the management and operation of the License Area, including snow & ice removal & sanding, striping, liability insurance coverage.

PRB # 14-199 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-010
Grantor: Florence Bergamini
Property: 1175 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Acquisition of a defined easement for highway purposes totaling 1,242±SF.

Staff reported that this DOT project is for the widening of a portion Route 6, Farmington Avenue, from Carol Lane in Bristol to Peggy Lane in Farmington. The project will provide a second eastbound through lane in order to reduce accidents and improve traffic flow. The proposed improvements would also consist of adjustments to the existing pavement cross-slope, drainage modifications and upgrades, and modification to the existing traffic signals. The (2011) estimate for rights of way acquisition is \$1,487,400 affecting 55 properties. There were 478 accidents with 191 injuries recorded on this section of Route 6 between 1/1/2005 and 12/31/2008.

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Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property at 1175 Farmington Avenue, Bristol is approximately 7.02-acres and improved with a residential apartment building known as the New Cambridge Apartment Complex. The project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 1,242-SF which is located along the property's frontage on the northerly side of Route 6. DOT established a rate of \$7.50 which is consistent with the previous approvals for commercial acquisitions related to the project which have approximately ranged from \$6.00 to \$18.00 per SF. DOT offered compensation as follows:

Easement for Highway Purposes: 1,242 SF @ \$7.50/SF x 99% = \$9,300 (rounded)

Staff recommended approval of the 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 highway purposes.

PRB #	14-200	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT / DOT		
Project Number:	170-3155-011		
Grantor:	Consolidated Rail Corporation		
Property:	Depot Road, Berlin		
Project Purpose:	New Haven – Hartford – Springfield Rail Corridor Improvements Project		
Item Purpose:	Acquisition of 0.57+/- acres of land, in fee, together with all improvements situated thereon, a "total take".		

Staff reported that DOT is improving the portion of the Amtrak rail corridor between New Haven and Springfield. It is intended that by 2030 there will be up to 25 daily round trip trains between New Haven and Springfield. For the current phase, total funding (state: 46%, and federal: 54%) of \$262.8 million is required for upgrading the infrastructure, platforms and stations between New Haven and Hartford. The track improvements will increase top speed to 110 mph and restore the second mainline track.

In Berlin, the project includes the expansion and the rehabilitation of the existing historic station, including restoration and preservation of original interior and exterior architectural details. The restored interior will accommodate an accessible ticket office/waiting area and upgraded handicap-accessible restrooms.

The affected property is a vacant 0.57 acre parcel (24,839 SF), zoned CCD-2, Commercial Core Design-2. The highest and best use would be some type of limited commercial use (parking lot, small coffee shop) in keeping with the plans being developed for the upgrade of the Berlin rail station. The shape is irregular, but is level and at street grade. It is encumbered by rights of others over Depot Road, a portion of which is on this property; it is also encumbered by a water line, and overhead utilities.

This is a total take, with the property to be used for station parking.

As detailed in the DOT appraisal report, the market indicated a wide range of values from \$95,000/acre to \$393,000/acre. The appraiser concluded \$205,000/acre; and DOT will compensate the owner as follows:

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0.57 Acres x \$205,000/acres = \$116,850, or \$117,000 (rounded)

Staff recommended Board approval of the acquisition in the amount of \$117,000. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The damages are supported by the DOT appraisal report.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

PRB FILE #14-193 – Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #14-193, as requested by the Department of Administrative Services. The motion passed unanimously.

PRB FILE #14-197 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #14-197. The motion passed unanimously.

PRB FILE #14-198 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-198. The motion passed unanimously.

PRB FILE #14-199 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-199. The motion passed unanimously.

PRB FILE #14-200 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-200. The motion passed unanimously.

The meeting adjourned

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary