

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 25, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 25, 2014 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

Staff Present: Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Millstein moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF AUGUST 18, 2014 and August 20, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 18, 2014 and August 20, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 14-204-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6)(D) & 1-210(b)(7)

The Board commenced its discussion of the proposal at 9:31 a.m. and concluded at 9:36 a.m.

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

OPEN SESSION

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Mr. Shane Mallory and Attorney Ben Bare, DAS; and Messrs. George Krivda, David Carey, and Lance Shannon of the Department of Agriculture, joined the meeting.

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

EXECUTIVE SESSION

PRB # 14-221 **Transaction/Contract Type:** AG / Purchase of Franchise Rights
Origin/Client: DAS / DOA
Statutory Disclosure Exemptions: 4b-21, 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced its discussion of the proposal at 9:40 a.m. Messrs. Bare, Mallory, Krivda, Carey and Shannon left the meeting at 9:51 a.m. The Board concluded discussion of the item at 9:52 a.m.

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

OPEN SESSION

PRB # 14-216 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-017
Grantor: Lincoln and D'Amato, LLC
Property: 1301 Farmington Avenue, Bristol, CT
Project Purpose: Widening of U. S. Route 6, Bristol and Farmington Project
Item Purpose: Administrative Settlement for the acquisition of a defined easement for highway purposes totaling 475±SF, a slope easement comprising 405±SF and additional compensation for the contributory value of site improvements.

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.

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 1301 Farmington Avenue, Bristol is approximately 0.75 acres of vacant commercial land. The DOT project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 475 SF which is located along the property's frontage on the northerly side of Route 6; and a slope easement of 405 SF similarly located. DOT established a rate of \$10.00 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.

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The following table indicates the results of the EOC prepared by DOT (2/2014):

<i>Item</i>	<i>Calculation</i>	<i>Damages</i>
Defined easement for highway purposes	475 SF @ \$10.00/SF x 99% =	\$4,702.50
Slope easement	405 SF @ \$10.00/SF x 10% =	\$ 405.00
Contributory value of vegetation & wall	(Lump sum is 0.25% of site value)	\$ 800.00
<i>Total</i>	<i>\$5,907.50, say</i>	<i>\$6,000.00</i>

The DOT acquired the property through condemnation on June 2, 2014. The Grantor then renewed negotiations, stating that the property was being marketed as a site for a Starbucks or a Subway restaurant, and counter-offered \$11,000. The parties agreed to an additional \$1,500 for a total of \$7,500 in compensation. This is approximately \$13.00/SF.

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. The acquisition value is supported by the EOC, and the negotiated settlement is reasonable and within the range of values for approved vouchers in this project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

PRB FILE #14-204-A – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #14-204-A, pending but not limited to the results of a site inspection. The motion passed unanimously.

PRB FILE #14-216 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-216. The motion passed unanimously.

PRB FILE #14-221 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-221, Deed #1. The motion passed unanimously. Mr. Valengavich moved and Mr. Norman seconded a motion to return PRB File #14-221, Deed #2, Lot 339, as requested by the Department of Administrative Services. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary