

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 2, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 2, 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

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 AUGUST 25, 2014. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 25, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 14-219 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 174-361-003
Grantor: Hawley Realty Limited Partnership
Property: 215 Federal Road, Brookfield
Project Purpose: Route 202 Signalization Improvements Project
Item Purpose: Agreement for Just Compensation related to the acquisition of a defined easement for highway purposes totaling 700±SF.

Staff reported that this project involves the modernization of traffic control signals at the intersection of Route 202 (Federal Road) and Sandy Lane. DOT is acquiring the rights to various defined easements for the installation and maintenance of traffic signalization devices and appurtenances.

The subject property at 215 Federal Road, Brookfield is approximately 1.44-acres and improved with a commercial and retail building complex. The project initially required a taking of 25% interest for a defined easement for highway purposes in an area comprising approximately 700-SF which is located along the property's frontage on the northerly side of Sandy Lane. DOT established a rate of \$25.00 and offered compensation in the amount of \$4,400.

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The property owner subsequently rejected the proposal and acknowledged that they were in agreement with effected area under the taking but disagreed with the percentage used to calculate the encumbrance. DOT ultimately agreed to increase the percentage to 35% and revised the compensation to \$6,125.

Staff recommended Board approval for the “*Just Compensation Agreement*” for the following reasons:

1. 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.
2. The acquisition value is supported by the EOC, and the negotiated settlement is reasonable.

PRB # 14-220 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 017-182-029
Grantor: Daphne Zachary & Thomas Karounos
Property: 1250 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 1,450±SF, a defined traffic easement totaling 1,203±SF, a slope easement comprising 8±SF and additional compensation for the contributory value of site improvements.

The subject property at 1250 Farmington Avenue, Bristol is approximately 1.34-acres and is currently improved with a Taco Bell fast food franchise. The project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 1,450-SF and an easement for traffic control improvements comprising approximately 1,203-SF which are both located along the property’s frontage on the southerly side of Route 6. In addition, the voucher includes the acquisition of an 8-SF slope easement and additional compensation for the contributory value of site improvements. DOT established a rate of \$12.00 offered compensation as follows:

Defined Highway Easement	1,450-SF x \$12/SF x 99%	\$17,226
Traffic Control Easement	1,203-SF x \$12/SF x 25%	\$3,609
Slope Easement	8-SF x \$12/SF x 25%	\$24
Value of Site Improvements	Lump Sum	\$4,000
	TOTAL	SAY \$24,900

RECOMMENDATION: Board approval is recommended for the following reasons:

1. 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.
2. The acquisition is supported by the appraisal and valuation developed for the taking.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

PRB FILE #14-219 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-219. The motion passed unanimously.

PRB FILE #14-220 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-220. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary