

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 5, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on October 5, 2015 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 SEPTEMBER 28 AND SEPTEMBER 29, 2015. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 28, 2015 and September 29, 2015. 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 # 15-223-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 of the above purchase at 9:32 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 # 15-226 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 084-106-002
Grantor: Alderwoods (Connecticut), Inc.
Property: 315 Monroe Turnpike, Monroe
Project Purpose: Replacement of Bridge No. 02627 Route 111 Over Unnamed Brook
Item Purpose: Acquisition for highway purposes of 500± SF of land, a construction area easement of 2,718± SF, and easement to slope for the support of the highway of 3,925± SF.

This DOT project will replace Bridge No. 02627, which carries Monroe Turnpike, Route 111 in Monroe over an un-named brook. The site at 315 Monroe Turnpike, Monroe is 3.95 acres, located just north of the Trumbull town line, and is improved with a one story building that was built in 1999; the building contains 13,608 -SF and is presently used as a funeral home. The northern half of the property is considered wetlands. The property has a shared drainage easement with the property to the south and a drainage easement to the State in the area of the proposed construction easement. Water and sewer are available at the site.

The project area is near the northeast corner of the property on the west side of Route 111. DOT will take an area of 500 SF along the frontage; also a slope easement of 3,925 SF; and a 2,718 SF temporary construction easement to install a temporary water handling structure and diversion pipes.

The DOT Appraiser determined that the project would not affect the property's improvements, and relied on 3 sales of vacant commercial land in Monroe and the data indicated a range of \$9.83/SF to \$10.27/SF. The Appraiser selected \$10.00/SF for the subject, and estimated damages to be \$18,900.

Staff recommended Board 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 DOT appraisal report dated 7/15/2015.

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 # 15-228 **Transaction/Contract Type:** RE /New Lease
Origin/Client: DAS/ DOB

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

The Board commenced its discussion of the above referenced lease at 9:44 a.m. and concluded at 9:58 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

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-223-A – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #15-223-A. The motion passed unanimously.

PRB FILE #15-226 – Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #15-226. The motion passed unanimously.

PRB FILE #15-228 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #15-228. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary