

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 28, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 28, 2013 in the State Office Building.

Members Present: Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Edwin S. Greenberg, Chairman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Vice Chairman Millstein 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 OCTOBER 21, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 21, 2013. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

PRB # 13-206 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 083-258-001
Grantor: D'Amato Investments, LLC
Property: 746-762 Boston Post Road, Milford
Project Purpose: Reconstruction of Bridge No. 00330 Route 1 over Wepawaug River Project
Item Purpose: Acquisition of a 1,667± SF temporary construction easement, 194± SF slope easement and severance for the temporary loss of five parking spots.

At its meeting held on October 10, 2013 the Board voted to return this item to DOT at their request.

The temporary easement is required for a period of 3 years and will affect the property adversely due to the loss of 5 parking spaces which cannot be relocated on the property, temporarily affecting the ability of the grantor to lease retail space. There is a potential loss of income to the property owner if unable to retain the affected tenant during the construction period.

Based on the information provided, the Board believes that the damage award due to severance for the temporary loss of five parking spaces was based on an appraisal analysis for a permanent loss, and therefore the damage award may be over stated.

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In response to the Board’s review, on October 21, 2013 the DOT formally resubmitted the file to the Board again requesting approval for \$90,000 in damages as follows:

<i>Item</i>	<i>Total</i>
Permanent slope easement	\$ 4,000
Temporary construction easement	\$ 9,500
Temporary damages due to loss of 5 parking spaces	\$76,500
<i>Total:</i>	<i>\$90,000</i>

Since no additional information was provided to the Board in support of the award of \$76,500 for temporary damages, staff recommended that this item be suspended until DOT provides additional information that supports the proposed award for temporary damages.

REAL ESTATE- NEW BUSINESS

PRB # 13-221 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 017-186-15A
Grantee: Greater Bristol Realty Corporation
Property: Located along the easterly side of Evergreen St. and south of Pine St., Bristol
Project Purpose: DOT Sale of Excess Property
Item Purpose: Release of approximately 1.02± acres of vacant land to the Grantee as the result of a public bid

This DOT surplus property was a portion of property purchased in 1974 for the relocation of Route 72. It is vacant residential land, in the R-10 zone. The lot is irregular in shape. Access is denied from the parcel to Route 72, also known as Pine Street. The property also has 98 feet of frontage on a non-existent “paper” street called Sycamore Street. Currently, it is not physically possible to enter the property from this paper street.

Based on discussions with the Bristol City Planner, DOT Appraiser John P. Kerr determined a highest and best use of subdivision into two residential lots. The R-10 zone requires 85 feet of frontage. The lot has 123 feet of frontage at the terminus of Evergreen Street. The frontage could accommodate a front lot of 10,000 SF and a rear lot with 25 feet of frontage and a minimum of 15,000 SF required.

DOT is retaining a slope easement that affects approximately 76 feet of frontage on Evergreen Street.

Mr. Kerr relied on three 2012 Bristol sales in the R-10, R-15 and R-25 zones to make comparisons to the subject. After adjusting for location, site characteristics such as the slope easement, and subdivision potential, the sales indicated a range between \$43,500 and \$59,000. He estimated market value as of 3/20/2013 at \$53,000.

The property was exposed to the market twice through the public bid process. A public bid was held on October 13, 2011. At that time the property was appraised for \$75,000. Three bids were received, with the highest being \$32,500. The property was re-appraised in March 2013 as mentioned above, and the second bid held March 20, 2013 generated three bids of \$30,500, \$40,500 and \$45,000 from this grantee.

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Staff recommended that the Board approve this item. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined to purchase. The legislative delegation was notified of the sale. Considering that the bid is 85% of the re-appraised value, the sale price of \$45,000 is reasonable for a public bid sale. The sale price is consistent with results from other public bid sales by DOT in Bristol of vacant residential land in the R-10 zone.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following vote in Open Session:

PRB FILE #13-206 – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-206, pending receipt of additional information concerning the proposed compensation for temporary loss of parking spaces. The motion passed unanimously.

PRB FILE #13-221 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-221. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary