

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On October 30, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 30, 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

**Members Absent:** 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF OCTOBER 23, 2014.** Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of October 23, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-262 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 053-187-009  
**Grantor:** Town of Glastonbury  
**Property:** 210 Griswold Street, Glastonbury, CT  
**Project Purpose:** Griswold Street at House and Harris Streets Intersection Improvements Project  
**Item Purpose:** Acquisition for highway purposes of a defined easement comprising 9,151 ±SF of land, a 3,456 ±SF slope easement and severance for the permanent loss of use of encumbered land.

Staff reported that in order to improve safety and reduce traffic delays on Griswold Street, Glastonbury, this DOT project consists of realigning the intersection at Griswold Street with Harris and House Streets. The House Street approach will be aligned such that it intersects with Griswold Street at a point opposite Harris Street. The rights of way budget estimate is \$278,500, and the construction estimate is \$1.577 million. The project is funded by the FHWA and the Town of Glastonbury.

The subject property is 0.43 acres (18,731 SF) located at the Southwest corner of Griswold Street and House Street as presently aligned. The zone is A-Residential; the lot is a 100' by 182' rectangular shaped

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vacant residential lot. The Town purchased the property in 2009 for \$220,000 at which time it was improved with a single family residence, subsequently razed.

As of 7/1/2014 the property's highest & best use is a residential building lot. DOT valued the property at \$5.50/SF before the takings based on three Glastonbury sales that occurred between 1/17/2012 and 11/21/2013. Before adjustment, the sales ranged from \$5.02/SF to \$12.75/SF. After adjusting for location, zone, available utilities, and lot size, the sales indicated a range between \$5.27/SF and \$5.73/SF. DOT concluded \$5.50/SF, or \$103,000 for the vacant residential lot.

After the taking, the subject will no longer be buildable; the highest and best use will be "non-buildable assemblage." The damages are the difference between the \$103,000 value before the takings and the \$9,500 value after the takings, or \$93,500.

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 damages are supported by the DOT appraisal report dated 7/1/2014.

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 #** 14-263 **Transaction/Contract Type:** RE /New Lease  
**Origin/Client:** DAS/ DSS

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

The Board commenced its discussion of the proposed agreement at 9:41 a.m. and concluded at 9:55 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

**PRB #** 14-267 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 170-3155-076  
**Grantor:** Protonix Investment Properties, LLC  
**Property:** 28 Parker Street, Wallingford  
**Project Purpose:** New Haven – Hartford – Springfield Rail Corridor Improvements Project  
**Item Purpose:** Acquisition of a defined easement for highway purposes totaling 959 ±SF as well as additional compensation for the contributory value of site improvements.

Staff reported that this item is for the New Haven-Hartford-Springfield (NHHS) Rail Program, the DOT will acquire a defined easement for transportation purposes. DOT is planning to improve 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. Total funding (state: 46%, and

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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.

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 26 Parker Street, Wallingford is approximately 0.60-acres and is improved with a one-story commercial building comprising 3,594-SF. The project requires a taking of 99% interest for a defined easement for highway purposes in an area comprising approximately 959--SF which is located along the property's frontage on the southwesterly side of Parker Street. DOT established a rate of \$5.00 which is consistent with the DOT Appraiser's comparable sales for commercial acquisitions in this market which have approximately ranged from \$3.76 to \$10.93 per SF. The taking also includes additional compensation for the contributory value of site improvements which includes mature landscaping. DOT offered compensation of \$5,100.

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 EOC.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #14-262** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-262. The motion passed unanimously.

**PRB FILE #14-263**– Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #14-263, pending the receipt of additional information regarding the proposed lease agreement. The motion passed unanimously.

**PRB FILE #14-267** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-267. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary