

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 10, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 10, 2012 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 NOVEMBER 30, 2012 AND DECEMBER 3, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 30, 2012 and December 3, 2012. The motion passed unanimously.

COMMUNICATIONS

Department of Transportation Report of Property Acquisitions. As required by CGS Section 13a-73(h), the Board received a report from DOT dated December 5, 2012 listing property acquisitions, not in excess of \$5,000, processed during the month of November 2012.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-294 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 302-007-003
Grantor: Devine Brothers, Inc.
Property: 31 Commerce Street, Norwalk, CT
Project Purpose: Danbury Branch Signal System Improvement Project
Item Purpose: Administrative settlement for the acquisition of 670± SF of easement area for highway purposes and just compensation for any and all damages associated with historic encroachments.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, December 10, 2012

Page 2

Ms. Goodhouse reported that the Danbury Branch Centralized Traffic Control (CTC)-Signalization Project will enable tracks on the Danbury line to be switched directly from Metro-North's control center in Grand Central Terminal.

At this location, Devine Brothers, Incorporated owns 2.84 acres of land classified as Light Manufacturing/Industrial, with deep water frontage on the Norwalk River and abuts the Danbury Branch Rail Line, owned by the State and serviced by Metro-North. DOT (through its agent, Metro-North) has encroached on this site for twelve years, and offered the property owner \$12,000 for a 670 SF easement for transportation purposes located at the juncture or the railroad with commerce Street. The acquisition is for 99% of the property interest.

DOT Appraiser Thomas Fox valued 1.08 acres of the site at \$940,000 (\$20.00/SF). He judged that the acquisition of the defined easement for transportation purposes would not cause any severance to the property. The easement area currently houses "old signal houses" and rail related equipment (encroachment). The DOT offer of \$12,000 was not accepted because it did not include any damages associated with the DOT encroachment.

After considering the encroachment issue, DOT has negotiated a \$20,000 settlement with the Grantor. The amount is supported by an analysis prepared by the DOT Appraisal Division for a "retrospective value". Staff recommended that the Board approve the settlement in the amount of \$20,000 to compensate Devine Brothers, Incorporated for the past use of the property and the present rights to be acquired.

PRB #	12-295	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	ARTREACH, Inc.		
Property:	Uncas on Thames Campus, 401 West Thames Street, Norwich		
Project Purpose:	Lease-Out of Office and Storage Space in Unit #702		
Item Purpose:	Lease-out for continued use of approximately 1,664 SF of office area on the first floor and 1,040 of basement storage area to ARTREACH, Inc. for program purposes to assist adults with mental illness and substance abuse disorders.		

Ms. Goodhouse said that this proposal is a standard lease-out agreement to a social service organization. CGS §4b-38 authorizes DAS to lease state property to private individuals or concerns for private use, when not used or needed for state use and is in the public interest. The statute requires notification to the municipality if the lease is for 6 months or more. The terms of the Lease-Out allow use of the property for five years at an annual rate of \$15,288/year (\$5.65/SF) which DAS estimates will cover the property's pro rata share of facility operating costs. Noting that the name of the Lessee was not consistent throughout the documentation, Staff recommended that before the Board approves the item, it should request that DAS provide additional information on the corporation's name and correct the documentation if necessary.

PRB #	12-305	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, December 10, 2012

Page 3

Project Number: 47-111-2A
Grantee: Town of Ellington
Property: Various areas along Windermere Avenue, Ellington
Project Purpose: Assignment of Land to the Town of Ellington
Item Purpose: Assignment of approximately 2,649 ± SF of land, 340 ± SF of drainage right of way and 4,037 ± SF of easement area to the Town of Ellington for highway purposes in connection with the Reconstruction of Windermere Avenue Bridge over Hockanum River Project.

Mr. Dillon recommended Board approval for the release of this real estate to the Town of Ellington. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Windermere Avenue Bridge over Hockanum River Project. The project is complete and it now necessary for the State to assign the land to the Town per Agreement No. 12.19-01(05) Section 12 dated 7/3/2006. The project release area comprises 2 specific areas totaling 2,649 SF of land SF, a 340 SF drainage right of way and two defined easement areas totaling 4,037 SF. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration.

PRB # 12-314 **Transaction/Contract Type:** RE / Agency Relocation
Origin/Client: DAS/OCC
Property: 165 Capitol Avenue, Hartford, CT
Project Purpose: Relocation of the Office of the Claims Commissioner
Item Purpose: Approval pursuant to CGS 4b-29 for the relocation of the Office of the Claims Commissioner from 999 Asylum Avenue to 165 Capitol Avenue, Hartford.

Mr. Dillon said that DAS is requesting SPRB approval pursuant to CGS 4b-29 for the relocation of the Office of the Claims Commissioner (“OCC”) from 999 Asylum Avenue to the State Office Building at 165 Capitol Avenue. This is a relocation of an agency from leased space to state space. The primary purpose of the relocation is to continue to reduce ongoing lease expenses by consolidating state agencies into state owned space. Per the memo from the Department of Administrative Services the current lease expires in January 2013 with an annual renewal rate of \$49,915. DAS has estimated that this relocation will save the State approximately \$249,000 in lease expenses minus moving costs over the next 5-years.

SPRB has also been informed that the OCC will be transferred into Office Suite 123 at the State Office Building. Mr. Dillon recommended approval of the item.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-294– Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-294. The motion passed unanimously.

STATE PROPERTIES REIVEW BOARD

Minutes of Meeting, December 10, 2012

Page 4

PRB FILE #12-295 - Mr. Pepe moved and Mr. Millstein seconded a motion to suspend PRB File #12-295, pending receipt of additional information. The motion passed unanimously.

PRB FILE #12-305 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-305. The motion passed unanimously.

PRB FILE #12-314 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-314. The motion passed unanimously.

The meeting adjourned.

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