

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 16, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 16, 2013 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. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF DECEMBER 9, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 9, 2013. The motion passed unanimously.

COMMUNICATIONS

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 28, 2013 the Board voted to suspend this item and request that the DOT provide additional information to support the proposed total compensation of \$90,000.

The project requires that the Grantor provide a temporary easement required for a period of 3 years, which will adversely affect the property 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.

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Based on the information provided, the Board believes that the damage award in the amount of \$76,500 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.

No additional information has been provided to the Board in support of the damages award. On December 11, 2013 the DOT requested that the item be returned to them. SPRB Staff recommended that this item be returned to the DOT without Board approval.

REAL ESTATE- NEW BUSINESS

PRB # 13-254 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 108-20-05A
Grantee: Dawn Van Cedarfield
Property: Southerly side of CT RTE 14 at its intersection with Brunswick Ave, Plainfield
Project Purpose: DOT sale of excess property
Item Purpose: DOT sale of approximately 2,893-SF of vacant residential land via a sole-abutter bid.

Staff reported that this DOT surplus 0.07 acre property was requested by the Grantee, the sole abutter and owner of 0.45 acres improved with a single family residence. The release parcel is on the northeast side of Brunswick Avenue where it meets CT Route 14. The release parcel is vacant residential land, in the R-19 zone, and is non-conforming to the zoning requirements. The property is generally triangular in shape, with 65 feet of frontage along Route 14, and 80 feet of frontage along Brunswick Avenue.

DOT Appraiser Michael Corazzelli's analysis concluded that the release parcel would have a minimal impact on the value of the Grantee's lot, after assemblage (Before Value: \$29,000; After Value: \$30,000) and recommended a release value of \$1,000. DOT offered the property to the Grantee for \$6,000, which she accepted as the sale price for the conveyance. DOT's administrative costs are also included in the sale price.

Staff recommended approval of the item. The parcel is non-conforming, and has one potential buyer. The file documents that DOT's divisions approved of the release as surplus to the state's transportation needs. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. The City of Bristol declined to purchase. The legislative delegation was notified of the sale. The sale price of \$6,000 compensates the DOT for administrative costs incurred.

PRB # 13-255 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 88-47-109B
Grantee: City of New Britain
Property: Located along a portion of Everett Street, New Britain
Project Purpose: Assignment of Land to the City of New Britain
Item Purpose: Assignment of approximately 3,953 ± SF of land which was previously acquired for the Reconstruction of Route 72 to the City of New Britain for highway purposes.

Staff recommended Board approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of

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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 Route 72 Project*. The project is complete and it now necessary for the State to assign the land to the City of New Britain as a standard policy since a formal FHWA Agreement was not developed for this project. The project release areas originally comprised two specific locations which included approximately 0.34-Acres of land. The project is complete and this is a release of approximately 3,953 SF along a local road for highway purposes only.

PRB #	13-257	Transaction/Contract Type:	RE / Lease Out
Origin/Client:	DAS/DAS		
Lessee:	City of Torrington		
Property:	Torrington Armory, 153 South Main Street, Torrington		
Project Purpose:	Lease-Out of the entire 0.69-acre site known as the "Torrington Armory"		
Item Purpose:	Lease-out for a 5-year term with one 5-year renewal option to allow for the continued use of the 0.69-acre property improved with a 22,662 SF building for various municipal purposes.		

The Torrington Armory is a two-story facility containing 22,662 GSF of building area, located on a 0.69 acre site. City of Torrington has leased the Torrington Armory since 10/24/1994 when the Military Department declared the property surplus to its needs.

This is a standard State lease-out agreement. The 5-year annual rent has been and remains \$100. The State may terminate the lease at any time with 180 days prior written notice. The State may also reserve the Armory for events, by arrangement with the City. The City must maintain the Armory, including windows, doors, carpeting, systems, fixtures, and equipment. The Lessor shall, at its sole discretion, repair and maintain the exterior and structural portions of the premises, including plumbing, electrical, heating and ventilating systems, to the extent such systems presently exist.

Staff recommended Board approval of the item. Complete documentation has been provided, including a determination by the State Treasurer that the lease will not affect the status of any tax-exempt bond obligations issued or to be issued by the State, as required by CGS §4b-38(a).

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-206 – Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #13-206, as requested by the Department of Transportation, with the return memorandum stating that the Board did not receive adequate information to support the damage award of \$90,000. The motion passed unanimously.

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PRB FILE #13-254 – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #13-254. The motion passed unanimously.

PRB FILE #13-255 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-255. The motion passed unanimously.

PRB FILE #13-257 – Mr. Valengavich and Mr. Norman seconded a motion to approve PRB File #13-257. The motion passed unanimously.

The meeting adjourned.

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