

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 22, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 22, 2011 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. Norman moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF December 15, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of December 15, 2011. The motion passed unanimously.

COMMUNICATIONS

Military Department Armory Construction Purchase Program Report. Mr. Dillon acknowledged receipt from Colonel Gerald J. Lukowski, Construction and Facilities Management Officer, of a report entitled "Armory Construction Purchase Program Report" dated January 1, 2012 prepared by the Military Department, and delivered to the Board pursuant to Section 27-45 of the General Statutes.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 261 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 15-264-6A
Grantee: ASR Enterprises, Inc.
Property: Southeasterly side of South Frontage Road, Bridgeport

Project Purpose: DOT Sale of excess property
Item Purpose: DOT sale of approximately 11,163 SF of vacant located on the southeasterly side of South Frontage Road in Bridgeport via a public bid

SPRB staff recommended suspension of this agenda item, pending notification of the sale to DAS (formerly DPW), OPM, DDS, DECD and DEP. DOT proposes to sell the parcel for \$61,100 resulting from a public bid.

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The release parcel is comprised of portions of three multi-family residential properties purchased for \$195,000 (total) in 1996 for the Interstate 95. It is an irregular shaped parcel with 161 feet of frontage on South Frontage Road; 22 feet on the corner of South Front and West Avenue, and 47 feet of frontage on West Avenue. It is located near the Exit 27 interchange off I-95, and South Frontage Road receives high daily traffic volumes, a factor that improves its marketability. The property is encumbered by a “perpetual easement on the eastern portion of the site for the purpose and maintaining and using a billboard structure. The presents of the billboard along with the accompanying easement restricts development of approximately 40% of the subject site.” (Michael Fazio appraisal report.)

The release parcel was valued at \$47,000 by Michael Fazio, as of September 3, 2010. Bridgeport comparable sales analyzed by the appraiser ranged from \$4.60 to \$6.88/SF. Downward adjustments were applied, principally because of the declining real estate market and the billboard easement present on the subject. After adjustments, the sales indicated a range from \$4.00 to \$4.69/SF. The appraiser selected \$4.20/SF as the value of the release parcel. The public bid process elicited 4 bids: \$21,000; \$31,001; \$47,000; and \$61,100 from this Grantee.

PRB # 11 - 265 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 151-296-010
Grantor: Hilario M. Huertas, Jr. et al
Property: 624 Chase Avenue, Waterbury

Project Purpose: Reconstruction and Widening of Chase Avenue
Item Purpose: Acquisition of approximately 5,245 SF of land, with a 1,498 SF residential dwelling in fee, together with all improvements situated thereon, a "total take".

The purpose of the project is to address existing safety and capacity deficiencies on Homer Street/Chase Avenue. The recommended improvements will improve safety and increase capacity by providing two through lanes in each direction and an additional turning lane at each intersection. The total budget for the project is \$4,750,000 which includes \$875,000 for Right of Way activities related to easements and acquisitions. The Right of Way Cost Estimate prepared by DOT identifies 26 parcels for acquisition related activities. The overall project will be 80% funded by Federal TIP dollars and 20% by the State local match.

The subject of PRB #11-265, a “total take”, is property at 624 Chase Avenue being 5,245 sf of land with 50 feet of frontage on the northerly side of heavily traveled Chase Avenue, and 100 feet on the easterly side of Cooke Street. It is improved with a 1,498 square feet, 7 room, Colonial style dwelling built in 1924. The property has been recently rezoned from “residential” (RM) to “commercial arterial (CA).

DOT requests the approval of a purchase price of \$128,000 which is the appraised value determined by staff appraisers Anthony J. DeLucco and Edward P. Sass, Jr. Ms. Goodhouse recommended Board approval. 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 well supported by the appraisal report provided, and is consistent with prior acquisitions for similar properties.

PRB # 11 - 270 **Transaction/Contract Type:** RE / Easement Agreement
Origin/Client: DCS/ CTC
Grantee: United Illuminating Company
Property: Gateway Community College, 20 Church Street, New Haven, CT

Project Purpose: Easement Agreement at Gateway Community College

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Item Purpose: Granting of a permanent utility easement to the United Illuminating Company for the purposes of maintaining and operating electrical distribution facilities and equipment.

Mr. Dillon reported that the Department of Construction Services (“DCS”) has been involved with the ongoing construction project related to the development of the downtown Gateway Community College since 2005. In general, the project involves the development of a new downtown campus at the former Macy’s and Malley’s sites located at 2 and 20 Church Street respectively. Most recently SPRB approved File #11-101 which was contract Amendment #4 to compensate the A/E firm for additional scope items required to implement the project under a “Construction Manager at Risk” delivery system.

PRB #11-270 will allow DCS to grant a permanent utility easement to the United Illuminating Company (“UIC”) for the purposes of maintaining and operating electrical distribution facilities and equipment. The project encompasses the development of a 24-Ft. by 43-Ft. below grade vault which will house two (2) 3-phase 13.8 KV transformers, primary switching and two (2) primary feeder cables. The vault will be designed so that access is maintained through an under-sidewalk hatch door system. UIC will specifically be responsible for all maintenance, metering and repairs to the vault and its equipment.

Mr. Dillon recommended Board approval of the item. The granting of the easement complies with Section 4b-22(a) of the CGS which gives the Commissioner of Construction Services the authority to grant easements on state property “to a public service company.” DCS has provided SPRB a draft copy of the letter notifying the municipality that such an easement has been granted pursuant to 4b-22(a). This correspondence is required after such easements have been granted.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-261 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11- 261, pending notification of the sale to state agencies as required by statute. The motion passed unanimously.

PRB FILE #11-265 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 265. The motion passed unanimously.

PRB FILE #11-270 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11- 270. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary