

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 24, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held a special meeting on December 24, 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 DECEMBER 18, 2014 and December 19, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 18, 2014 and December 19, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

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 # 14-302-A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase at 9:32 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

REAL ESTATE – NEW BUSINESS

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PRB # 14-309 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 170-3155-071
Grantor: Heirs of Emilio Parese
Property: 299 Washington Avenue, North Haven
Project Purpose: New Haven – Hartford – Springfield Rail Corridor Improvements Project
Item Purpose: Administrative Settlement for the acquisition of a temporary access easement comprising 12,500±SF for the purposes of site access during construction.

Staff reported that 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 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.

The subject property is at 299 Washington Avenue (Route 5) in North Haven, and consists of 3.11 acres of light industrial zoned land with 237.03 feet of frontage on the west side of Route 5. Site improvements include 2 vacant automotive garage type buildings and some sheds. All buildings are being scheduled for removal.

DOT will acquire an access easement, limited to travel only, during the construction of the rail corridor improvements. The purpose is to gain access to the railroad right of way located along the rear boundary of the subject property. The specific easement area is not defined, but is limited to 12,500 square feet and 25 feet in width. This allows for a 500' long access way, which is the approximate distance from the street to the rail corridor. At the conclusion of the project, the easement will be extinguished and the area will be graded and seeded and/or repaved as appropriate. The term of the easement is estimated to be 2 years.

The property was appraised as of 7/16/14 by independent fee appraiser Walter Kloss, with a highest and best use for commercial development. It was appraised as though vacant and developable for commercial purposes. Three sales of commercial land in North Haven were analyzed. Before adjustment, the sales ranged from \$9.43/SF to \$12.63/SF. After adjustments, the sales indicated a value of \$9.43/SF - \$12.43/SF. The temporary damages were calculated at \$10.00/SF as follows: \$10.00/SF x 12,500 SF x 10% rental rate x 2 years = \$25,000.

The Executor of the Estate of Emilio Parese rejected \$25,000 in compensation, and countered with an offer of \$31,250 based on an appraisal review he commissioned. Additional sales data ranging from \$10.93/SF to \$12.88/SF was provided to DOT. The parties ultimately agreed to \$28,750 in damages based on sales data and analysis contained in the Kloss appraisal report and the appraisal review. The amount of the award is based on a site value of \$11.50/SF: \$11.50/SF x 12,500 SF x 10% rental rate x 2 years = \$28,750.

Staff recommended Board approval of the Administrative Settlement in the amount of \$28,750. 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 Walter Kloss appraisal report and by the appraisal review prepared by Joseph F. Perrelli, both valuing the property as of 7/16/14.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #14-302-A– Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-302-A. The motion passed unanimously.

PRB FILE #14-309– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-309. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary