

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 28, 2015 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 28, 2015 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 21, 2015. Mr. Norman moved and Mr. Josephy seconded a motion to approve the minutes of December 21, 2015. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 15-277 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 036-184-007
Grantor: Clark Development, LLC
Property: 148 Main Street, Derby
Project Purpose: Reconstruction of State Route 34 Project
Item Purpose: Acquisition for highway purposes of 11,843±SF of vacant land, a total take.

The purpose of the project is to project is to improve conditions that cause traffic backups and rear-end collisions at several intersections along Route 34 in Derby, between Bridge Street and Ansonia Street. Because the project area is the downtown area, the City of Derby wishes to maintain the downtown atmosphere and calm traffic along this section of roadway. The addition of travel lanes and turning lanes will improve capacity, while a median, clearly marked narrow lanes, on-street parking and landscape/streetscape features will channel and slow traffic down, improving safety and maintaining the downtown feel of this section of Main Street. Granite stone curbing, raised median, colored brick pavers to better define crosswalks, and bump-outs for parked cars will provide for better protection of people and

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cars. The 2014 construction estimate is \$11.8 million, of which \$7.6 million is for rights of way. The project is funded with 80% federal and 20% state participation.

The subject neighborhood is the downtown area, with a mixture of commercial, governmental and residential uses. It is readily accessible to Route 8. The subject is a vacant commercial lot at 148 Main Street, with frontage on Main Street, Caroline Street, and Hallock Court. The subject is 11,843 SF, of which 7,823 SF (66%) is encumbered by a parking easement in favor of the abutting property at 140 Main Street. There is also a 10 foot wide access easement to Hallock Court, also in favor of 140 Main Street. Only 4,020 SF located on the south side of Main Street is unencumbered.

The appraisal was completed by Walter Kloss, an independent fee appraiser, as of October 23, 2015. He presented 3 sales, based upon which he concluded \$89,000 in damages.

Staff recommended 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 of \$89,000 are reasonably well supported by the data in the Kloss appraisal report. The property is inferior to the comparable sales due to the fact that 7,823 SF is subject to access & parking easements infavor of the abutting property. Approximately 4,020 SF is available for development ($\$89,000 \div 4,040 \text{ SF} = \$22.14/\text{SF}$.)

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 # 15-280 **Transaction/Contract Type:** RE / Purchase Option
Origin/Client: DAS/ DOC

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

The Board commenced its discussion of the submittal at 9:39 a.m and concluded at 10:05 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

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #15-277 – Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #15-277. The motion passed unanimously.

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PRB FILE #15-280 – Mr. Josephy moved and Mr. Pepe seconded a motion to approve PRB File #15-280 for the “*Right of First Refusal to Purchase*” as identified in Exhibit I of the underlying lease approved by the Board July 21, 2014. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary