

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 29, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regular meeting on December 29, 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 22, 2014. Mr. Norman moved and Mr. Millstein seconded a motion to approve the minutes of December 22, 2014. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB # 14-311 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 170-3155-049
Grantor: Path, LLC
Property: New Britain Road, Berlin
Project Purpose: New Haven – Hartford – Springfield Rail Corridor Improvements Project
Item Purpose: Administrative Settlement for the acquisition for highway purposes of 3,720±SF of land, a slope easement comprising 9,164±SF, a 3,244±SF drainage right of way, a 1,268±SF defined easement for transportation purposes as well as additional compensation for the contributory value of site improvements.

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.

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The subject property is a 43 acre parcel on the easterly side of New Britain Road in Berlin, and is bounded on the east by the proposed high speed Amtrak railroad corridor. The zone is GI, and industrial zone. DOT will acquire 3,720 SF of land, located along the property's easterly boundary line along the rail corridor. This is a strip of land 6 feet wide at its widest point, and parallels the 1,339 foot property boundary with Amtrak. Also along this property line, the DOT will acquire a 9,164 SF slope easement. A defined easement for transportation purposes of 1,268 SF is located near the southeast corner of the subject property. DOT will also acquire a 3,244 SF drainage right of way opposite Sta. 1771+53, also near the southeast corner of the subject property. Natural vegetation will be affected.

Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet was prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. DOT established a rate of \$0.75/SF for the 43 acre site, and estimated damages at \$7,150. The Grantor rejected \$7,150 in compensation and countered with an offer of \$17,800. The parties ultimately agreed to \$9,500 in damages.

Board approval of the Administrative Settlement in the amount of \$9,500 is recommended. 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 data provided in the DOT work flow memo, dated 12/8/14. The range of land values relied up to develop the original estimate ranged from \$0.37/SF to \$1.83/SF. The agreement compensates the owners at the rate of \$0.96/SF.

PRB #	14-313	Transaction/Contract Type:	RE / Easement Agreement
Origin/Client:	DAS/JUD		
Grantee:	The Torrington Water Company		
Property:	59 Field Street, Torrington CT		
Project Purpose:	New Litchfield Judicial District Courthouse		
Item Purpose:	Permanent water utility easement with right to install, maintain, operate, repair and replace a subsurface water main and related subsurface equipment and hydrants for transportation and supply of water; said easement comprising 6,472± SF.		

Staff recommended Board approval of this Easement Agreement. The conveyance complies with Section 4b-22a of the CGS which allows the Commissioner of Administrative Services to enter into such agreements. The easement description is consistent with the Plan Sheet entitled Easement Plan prepared by Meehan & Goodin, Inc. dated 7/29/2014 revised 12/16/2014.

The Department of Administrative Services ("DAS") is requesting SPRB Approval for the granting of a permanent easement comprising approximately 6,472 SF to the Torrington Water Company ("TWC"). The easement is being requested for a permanent water main easement as part of the ongoing Torrington Courthouse Project. The easement provides TWC the right to install, maintain and repair underground infrastructure as needed for the "transportation and supply" of water to the new facility. DAS has provided SPRB a copy of the easement description and site plan detailing the easement area.

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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 #14-311– Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #14-311. The motion passed unanimously.

PRB FILE #14-313– Mr. Millstein moved and Mr. Norman seconded a motion to approve PRB File #14-313. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary