

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 8, 2018 450 Columbus Boulevard, Hartford, Connecticut

The State Properties Review Board held its regular meeting on January 8, 2018 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present: Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF January 2, 2018. Mr. Valengavich moved and Mr. Josephy seconded a motion to accept the minutes of January 2, 2018. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE – NEW BUSINESS

PRB #	17-347	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	034-347-005		
Grantor:	Newtown Road Properties, Inc.		
Property:	68 Newtown Road, Danbury		
Project Purpose:	Intersection and Safety Improvements on Newtown Road (S.R. 806)		
Item Purpose:	Acquisition for highway purposes of 351± SF of land in connection with the project.		

The purpose of this Danbury project is to provide intersection improvements on Newtown Road at Old Newtown Road and to provide safety improvements on Newtown Road between Old Newtown Road and Plumtrees Road and between Eagle Road and Industrial Plaza Drive. Proposed work consists of widening Newtown Road from the Public Works Complex driveway to Plumtrees Road. This widening would provide two through lanes in each direction and exclusive left-turn lanes at the two intersections. The widening would also incorporate a raised median between Old Newtown Road and Plumtrees Road, wider shoulders, and upgraded pedestrian facilities. The intersection at Old Newtown Road would be normalized and a new driveway providing access to the Public Works Complex and future commercial development is proposed on its south side. The estimated construction cost for this project is approximately \$9.8 million. This project is anticipated to be undertaken with 80% Federal funds and 20% State funds.

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The subject site is located on the northwest side of Newtown Road (Route 806), where DOT will take 351 SF of land to accommodate the widening of Newtown Road, along with the addition of a sidewalk. The affected property at 68 Newtown Road is 0.5 acres of commercial land improved with a retail store. Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. In this instance, the appraiser valued the site at \$20.00/SF; and recommended compensation in the mount of \$7,020. The owner rejected this amount in that the City of Danbury assess the land based on \$30.15/SF; based upon which he requested \$10,583. DOT's market research indicated a range of \$17.22/SF to \$25.65/SF for this taking. Based on the sales data, the parties agreed to \$9,000 in compensation (\$25.65/SF).

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 award for \$9,000 is supported by the data collected for the DOT estimate of compensation which indicated a range in value from \$17.22/SF to \$25.65/SF.

PRB #	17-351	Transaction/Contract Type:	RE / Voucher
Origin/Client:	DOT/DOT		
Project Number:	102-285-001		
Grantor:	Steve DeMarco, LLC		
Property:	337 Westport Avenue, Norwalk		
Project Purpose:	Intersection Improvements on U. S. Route 1 at Strawberry Hill Avenue		
Item Purpose:	Acquisition for highway purposes of 296± SF easement to slope for the safety of the highway and remove, use or retain excavated material in connection with the project.		

The purpose of the project is to improve the traffic operations and address safety concerns on U.S. Route 1 and Strawberry Hill Avenue. The project will begin on U.S. Route 1 at County Street and extend easterly on U.S. Route 1 to approximately 370 feet east of Strawberry Hill Avenue, for a distance of 1700 feet or 0.32 miles. U.S. Route 1 will be widened and opposing left-turn lanes will be added on U.S. Route 1 at the intersection with Strawberry Hill Avenue to address higher than normal crash occurrences at this intersection. The project proposes to add a Two-Way Left-Turn Lane (TWLTL) on U.S. Route 1 for a length of 515 feet to improve the ingress/egress for the numerous commercial driveways and improve traffic flow along this section of U.S. Route 1. The project will also re-align Strawberry Hill Avenue to provide a more continuous alignment through the intersection. It is proposed to revise the northbound lane assignments for Strawberry Hill Avenue (south of U.S. Route 1) to provide a shared through/left-turn lane and an exclusive right-turn lane to U.S. Route 1 northbound. Construction is anticipated to begin in spring 2018, based on the availability of funding. The estimated construction cost for this project is approximately \$3.7 million. It is anticipated that this project will be undertaken with ninety percent (90%) Federal Funds and ten percent (10%) State funds.

The subject property is 0.597± acres (26,005 SF) with 99.73 feet of road frontage along the north side of Westport Avenue (US Route 1). It is improved with a retail strip mall having 3 separate commercial units. The present use is the highest and best use, and is legally conforming to B-2 zoning requirements. To widen the highway, the DOT requires a 294 SF slope easement, located along the property's frontage.

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The project will not negatively affect the buildings. Impacted site improvements include landscaping and sprinkler heads.

The site value appraisal report was prepared by DOT as of 7/11/2017. Three sales (same as analyzed in PRB #17-337 & #17-338) were relied upon to determine \$1,352,500 (\$52.00/SF) site value. The appraiser recommended compensation based on \$52.00/SF, which amounted to \$11,500; plus additional compensation in the amount of \$2,500 for the impacted site improvements for a total of \$14,000.

Staff recommended Board 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 damage award of \$14,000 is supported by the DOT appraisal report.

PRB #	17-354	Transaction/Contract Type:	RE / Lease-Out
Origin/Client:	DAS / DDS		
Lessee:	Town of Stratford		
Property:	Ella Grasso Regional Center, 300 Armory Road, Stratford		
Project Purpose:	Lease-Out of the Natatorium Building		
Item Purpose:	Standard lease-out agreement for a 5-year term to allow the Town of Stratford to use the natatorium building containing 4,840 SF, together with necessary ingress and egress to and from the leased premises to serve the recreational needs of the Town of Stratford.		

The Ella Grasso Regional Center is at 300 Armory Road, Stratford, and its campus with four buildings has been under the custody and control of the Department of Developmental Services. Under this proposal, DAS will lease-out, for a 5 year term, the 4,840 GSF natatorium building to the Town of Stratford for recreational purposes. The base rent is \$1.00 per term, with the Town paying for all expenses in connection with the operation, use and maintenance of the building as additional rent.

Staff recommended approval for this standard lease-out agreement to the Town of Stratford. The agreement will allow the Town to use the natatorium at the Ella Grasso Regional Center for recreational purposes. In its submittal, DAS indicates that the proposed lease-out allows the Town's use in anticipation of a future conveyance of the property. The Stratford Town Council voted to approve the lease on November 13, 2017. OPM approved the agreement on December 11, 2017. As required by CGS 4b-38(a), the State Treasurer has determined that the lease agreement will not affect the status of any tax-exempt obligations. The Town will reimburse the state for all expenses in connection with the operation, use and maintenance of the building. DAS estimates that these costs include but are not limited to of \$27,560 for natural gas, water, and pool chemicals.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

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PRB# 17-355 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-FP-15 DB **Origin/Client:** DCS/DESPP
Contract: BI-FP-15 DB
Property: Eastern CT Regional Fire Training School, 1 Fire School Road, Willimantic
Project Purpose: Expansion of Eastern Connecticut Fire Training School – D-B Agreement
Statutory Disclosure Exemption: 1-210(b)(24)

The Board began its discussion of the proposed contract at 10:10 a.m. and concluded at 10:47 a.m.

Mr. Valengavich moved and Mr. Halpert seconded a motion to go out of Executive Session and into Open Session. The motion passed unanimously.

OPEN SESSION

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Josephy moved and Mr. Valengavich seconded a motion to approve meeting and mileage inspections for Chairman Greenberg and Mr. Halpert in connection with a Stamford site inspection on January 7, 2018 in connection with PRB File #17-299. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #17-347 – Mr. Valengavich moved and Mr. Halpert seconded a motion to approve PRB File #17-347. The motion passed unanimously.

PRB FILE #17-351 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB File #17-351. The motion passed unanimously.

PRB FILE #17-354 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-354. The motion passed unanimously.

PRB FILE #17-355 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #17-355. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

John P. Valengavich, Secretary