

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On January 24, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 24, 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

Staff Present: Brian A. Dillon, Director
Mary E. Goodhouse, Real Estate Examiner
Anna L. Candelario, Executive Secretary

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF JANUARY 18, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 18, 2011. The motion passed unanimously.

ACCEPTANCE OF MINUTES OF JANUARY 19, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 19, 2011. The motion passed unanimously.

COMMUNICATIONS

Purchase of Development Rights to Agricultural Lands. At the Board's request, the Department of Agriculture provided a report showing that over the last three calendar years, USDA and localities have reimbursed the State 50.87% of \$17,200,506 expended to purchase development rights.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 001 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 17-86-72A
Grantee: Toussaint, Jeff

Property: 33 Wilson Street, PLAINVILLE CT

Project Purpose: DOT, Sale of Excess Property, Plainville

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Item Purpose: Release of 7,791+/- sq. ft. of land, together with a 1,163+/- sq. ft. cape cod-style dwelling, to Grantee as a result of a public bid; all rights of ingress and egress are specifically denied to and from relocated Route 72 from and to the land herein conveyed.

Ms. Goodhouse recommended Board approval to Quitclaim 7,791+/- sq. ft. of residential land, improved with a 1,163 sq. ft. Cape Cod style dwelling for \$88,651 to the Grantee for the following reasons:

1. The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the Town of Plainville did not respond to an invitation to purchase. The legislative delegation was also notified of the sale. Since the residential property was purchase less than 25 years ago, the former owners were notified they were eligible to purchase for its fair market value (Sec. 13a-80(c)). They did not respond.
2. The property was adequately exposed to the market through the public bid process. After advertising in the Hartford Courant, and New Britain Herald/Bristol Press, and holding two open house showings, a public bid was held on June 17, 2010. No minimum bid was required. The appraised value was \$123,500. Six bids were received, with the highest being \$88,651 from the Grantee. The other bid amounts were \$57,200, \$75,551, \$78,500, \$80,060, and \$80,100. The sale price is 72% of the appraised value.
3. The sale would end the state's requirement to maintain the property, which it has maintained since 1991.

Ms. Goodhouse said that the property was acquired as part of a larger parcel for \$140,000 on February 15, 1991 for the construction of Connecticut Route 72. The sale property is surplus to highway needs except for a slope easement and non-access highway line along the northerly boundary with Route 72.

Department of Transportation (DOT) Appraiser Anthony John DeLucco described the 1,163 sq. ft. six-room dwelling with 3 bedrooms and 1 bath as being built in 1956 and now in "average to good" condition. The exterior is aluminum siding, and there is a detached two-car garage. The site is a legal non-conforming use in the R-11 zone (zone requires 11,000 sq. ft., variance granted February 2, 2010).

PRB # 11 - 002 **Transaction/Contract Type:** RE / Conveyance of Property

Origin/Client: DOT / DOT

Project Number: 132-70-13A

Grantee: Town of South Windsor

Property: Land located along the northerly side of Burnham Street,
SOUTH WINDSOR CT

Project Purpose: DOT, Conveyance of Land, South Windsor

Item Purpose: Conveyance of two parcels of land, totaling 21,103+/- sq. ft. (Parcel 1: 7,376+/- sq. ft. & Parcel 2: 13,727+/- sq. ft.), to Grantee/Town for highway purposes.

Mr. Dillon recommended Board approval for the release of this real estate to the Town of South Windsor because the conveyance complies with Section 13a-80 of the Connecticut General Statutes (CGS) governing the release of excess property by the commissioner of transportation; and the descriptions in the Quitclaim to release the real property are consistent with the descriptions in the Department of Transportation (DOT) acquisition deeds.

DOT acquired and is now releasing two parcels of land totaling 21,103 sq. ft., which were originally acquired for the I-291 Project and later used for State Project #42-272 which was the "Reconstruction of Burnham Street" along the South Windsor and East Hartford border. The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-001 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-001. The motion passed unanimously.

PRB FILE #11-002 – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-002. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc