

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On February 4, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on February 4, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman

Members Absent: 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 26, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 26, 2011. The motion passed unanimously.

COMMUNICATIONS

Office of Policy and Management: In a letter dated February 1, 2011, Secretary Benjamin Barnes notified the Board and the Department of Public Works that all lease renewals and leases of State property to third parties would require OPM approval (**See letter labeled "Attachment A"**). The Board was also notified that the State Bond Commission meeting planned for February 2, 2011 will be rescheduled.

REAL ESTATE - UNFINISHED BUSINESS

REAL ESTATE - NEW BUSINESS

PRB # 11 - 008 **Transaction/Contract Type:** RE / Assignment of Easement
Origin/Client: DOT / DOT
Project Number: 159-178-2A
Grantee: Town of Wethersfield

Property: Located along Nott Street, WETHERSFIELD CT

Project Purpose: Assignment of Easements, Wethersfield

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 4, 2011

Page 2

Item Purpose: Assignment of easements totaling 569+/- sq. ft. to Grantee/Town for highway purposes; a town road release file designation, as agreed upon between the State and Town, Agreement No. 2.25-04(99), dated May 24, 1999.

Ms. Goodhouse said that the Department of Transportation (DOT) acquired and is now releasing premises as originally acquired in two legal instruments for the above-referenced project. The project is complete and was accomplished with State and Federal funds, it is now necessary to assign the easements acquired to the town for highway purposes. There is no monetary consideration. The release to the town is specified as Item 10 in Agreement No. 2.25-04(99), dated May 24, 1999, which stipulates that all properties and rights acquired will be released for highway purposes to the municipality upon completion of construction.

PRB # 11 - 010 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-126
Grantor: 96-98 Willard Avenue Associates, LLC
Representative: Vincenzo Errico, Member, and Donato Errico, Member

Property: 96 Willard Avenue, NEWINGTON CT

Project Purpose: New Britain/Hartford Busway, Newington

Item Purpose: Acquisition of 109+/- sq. ft. of land, in fee, an 890+/- sq. ft. easement for transportation purposes, a 4,871+/- sq. ft. easement to slope for safety and drainage of the highway and remove, use, or retain excavated material, and a 435+/- sq. ft. drainage right-of-way.

Ms. Goodhouse reported that the New Britain/Hartford Busway is a 9.4 mile corridor planned along the rail corridor linking downtown New Britain with Hartford's Union Station. The Department of Transportation (DOT) has 120 acquisitions (partial and total takings) planned. The subject site is located at 96 Willard Avenue, and is zoned industrial and consists of a 2.31 acres irregularly shaped parcel that is improved with a minimal storage/parking facility. It is subject to an MDC easement for sanitary sewer. Ms. Goodhouse said that DOT Appraiser Michael Aletta did an appraisal valuation (6/2010) that estimated a land value of \$2.05 per sq. ft., and on that basis the owner will be compensated \$7,100. She recommended approval of the item because 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; and the acquisition value is supported by the appraisal prepared by DOT.

PRB # 11 - 011 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-075
Grantor: Walton Company
Representative: Kenneth Weeks, III, President

Property: 600 New Park Avenue, WEST HARTFORD CT

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, February 4, 2011

Page 3

Project Purpose: New Britain/Hartford Busway, West Hartford

Item Purpose: Acquisition of an easement for transportation purposes consisting of 1,911+/- sq. ft.

Ms. Goodhouse said that this item is also for the New Britain/Hartford Busway. The subject site is zoned industrial and consists of a 1.28 acre parcel that is improved with an industrial building. The proposed easement area is encumbered by and also has an appurtenant right to an inactive rail spur. Existing rights and easements were considered in the appraisal process.

The easement area to be acquired is located along the site's southeasterly boundary adjacent to land of Amtrak. DOT Appraiser Michael J. Corazzelli prepared an appraisal (10/2010) in which he concluded a value of \$7.00 per sq. ft. His valuation is also supported by raw data published by the Conn-Comp reporting service. The compensation will be \$6,700. She recommended approval of the item because 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; and the acquisition value is supported by the appraisal prepared by DOT.

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 #11-008 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-008. The motion passed unanimously.

PRB FILE #11-010 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-010. The motion passed unanimously.

PRB FILE #11-011 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-011. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc

APPROVED: _____
Bruce Josephy, Secretary

Date: _____