

STATE PROPERTIES REVIEW BOARD

**Minutes of Meeting Held On November 14, 2019
450 Columbus Boulevard, Hartford, Connecticut**

The State Properties Review Board held a Meeting on November 14, 2019 in Suite 2035, 450 Columbus Boulevard, Hartford, Connecticut.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

John P. Valengavich, Secretary

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Halpert moved and Mr. Berger seconded a motion to approve the minutes of the November 12, 2019 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

Mr. Halpert moved and Mr. Josephy seconded a motion to go out of Open Session and into Executive Session at 9:44. The motion passed unanimously.

EXECUTIVE SESSION

PRB #:	19-220
Transaction/Contract Type:	RE/ New Lease
Origin/Client:	DAS/DDS

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

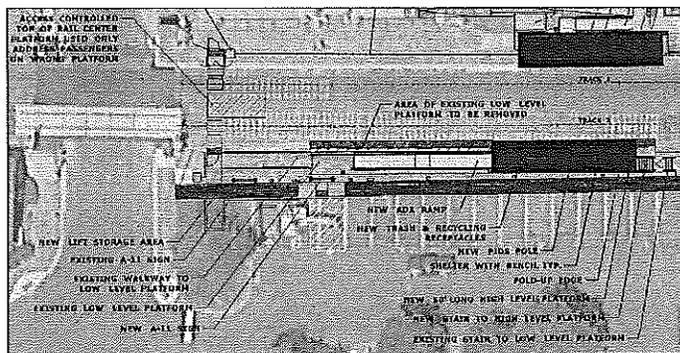
Mr. Halpert moved and Mr. Josephy seconded a motion to go out of Executive Session and into Open Session at 9:47. The motion passed unanimously.

PRB # 19-228
Transaction/Contract Type: RE/ Voucher
Origin/Client: DOT/DOT
Project Number: 170-2296-002
Grantor: Town of Windsor
Property: Windsor, Central St (45)
Project Purpose: New Haven-Hartford-Springfield Rail Program
Item Purpose: Voucher

DAMAGES: \$35,700.00

DOT PROJECT:

This acquisition is for continued improvements to the Amtrak rail corridor between New Haven and Springfield. This specific project will add a low-level platform as well as a walk-on high-rise platform to accommodate individuals with accessibility issues.



Subject Property Description, Before the Taking: The subject property (per DOT Appraiser) consists of a 23,892 sf parcel at the intersection of Central Street and Mechanic Street, opposite the Windsor Locks Train Station. The site is improved with an asphalt-paved parking area striped for 16 vehicles and landscaping. The highest and best use is the current use.

Before Valuation: An appraisal was prepared by DOT appraiser Michael Aletta as of June 25, 2019.

Aletta valued the subject land, analyzing three sales; two in Windsor and one in nearby Bloomfield, concluding a market value of the subject land before the taking is \$5.00/sq.ft.

Item	Calculation	Value
Fee Simple	23,892 sf x \$5.00/sf	\$119,460
	Rounded	\$119,500

Aletta then valued affected site improvements indicating a contributory value of \$3,000.

Aletta estimated the value of the property, before the take, was a total of \$122,500 plus “X” (improvements not affected by the take).

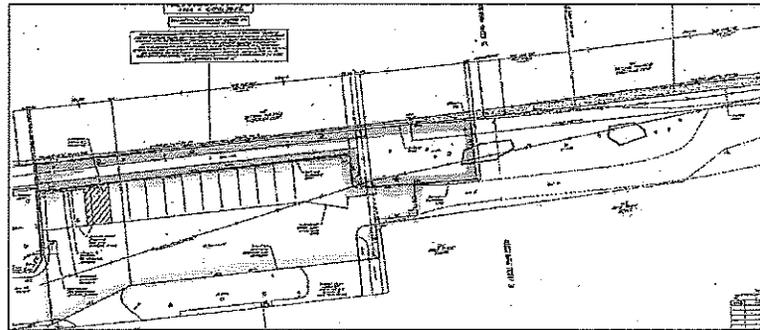
The Taking: DOT will acquire the following:

1. Partial taking of 1,161± sq.ft. of land;

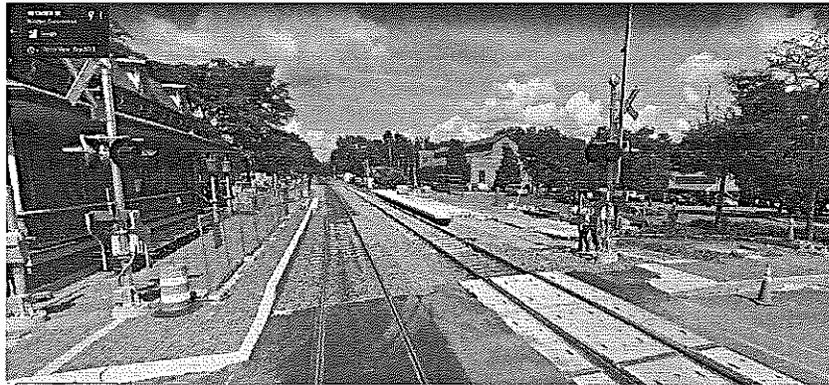
2. A Defined Easement for Transportation Purposes acquired over an area of 4,476± sq.ft. of land;
3. An easement for transportation purposes and appurtenances thereto acquired; and
4. Construction easement for the purpose of access, parking, removing a portion of concrete curb, installing temporary sedimentation control system, installing pavement markings, installing temporary chain link fence and gate, grading and establishing turf acquired over an area of 9,326 square feet.

The following is a summary of the effects of the taking:

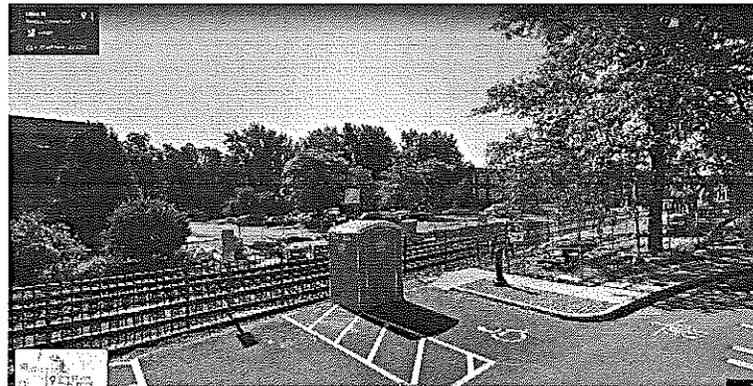
1. A loss of 1,161± sq.ft of land area;
2. A loss of limited concrete curbing; and
3. A loss of limited landscaping.



2018 Construction



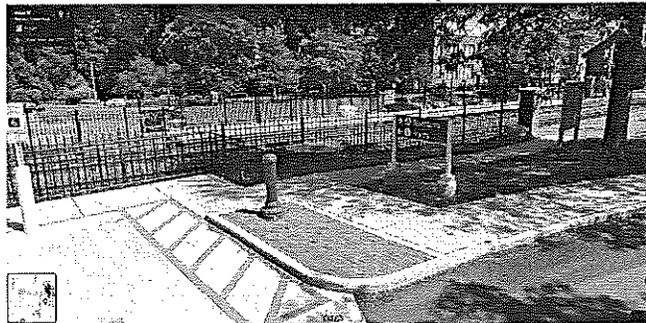
2018 Construction



2018 Construction Completed



2018 Construction Completed



After Valuation: Appraiser Delucco utilized the same three sales and concluded that the fair market value of the property after the taking was \$5.00 per square foot, calculated as follows:

Item	Calculation	Value
Fee Simple	18,255 sf x \$5.00/sf	\$91,275
Defined Easement for Transportation	4,476 sf x \$5.00/sf x 1%	\$224
	Total	\$91,499
	Rounded	\$91,500

Calculation of Direct Damages

Item	Value
Market Value – Before	\$122,500
Market Value – After	\$91,500
	\$31,000

Calculation of Temporary Damages

Temporary Damages due to the Temporary Construction Easement are calculated as follows:

Item	Calculation	Damages
Temporary Construction Easement	9,326SF @ \$5.00/SF x 10% x 1 year =	\$4,700

Total Damages are then Permanent Damages plus Temporary Damages, \$31,000 + \$4,700 = \$35,700.

RECOMMENDATION: Board approval of damages in the amount of \$35,700 is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c), 13b-36(a) & 13a-79 of the CGS which governs the acquisition of property by the commissioner of transportation required for highway & rail purposes.
2. The acquisition amount is based on the appraisal report by DOT appraiser Michael Aletta.

5. OTHER BUSINESS

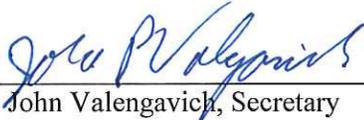
6. VOTES ON PRB FILE:

PRB FILE #19-220 – Mr. Berger moved and Mr. Halpert seconded the motion to approve PRB File #19-220. The motion passed unanimously.

PRB FILE #19-228 – Mr. Halpert moved and Mr. Berger seconded a motion to approve PRB FILE #19-228. The motion passed unanimously.

7. NEXT MEETING –Monday, November 18, 2019

The meeting adjourned.

APPROVED:  **Date:** 11/21/19
John Valengavich, Secretary

