

## STATE PROPERTIES REVIEW BOARD

### Minutes of Meeting Held On January 26, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on January 26, 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 20, 2011.** Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of January 20, 2011. The motion passed unanimously.

#### COMMUNICATIONS

**Department of Public Works (DPW) Report.** Mr. Dillon reported that he had received DPW's 2010 Space Planning Report which describes vacant State-owned space and DPW's analysis of the cost to convert same for housing the offices of state agencies.

#### REAL ESTATE - UNFINISHED BUSINESS

#### REAL ESTATE - NEW BUSINESS

**PRB #** 11 - 003      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 57-000-64

**Grantee:** Campbell, Richard, et al

**Property:** NE/S of Voluntown Road (Connecticut Route 138) at the intersection of Campbell Road, GRISWOLD CT

**Project Purpose:** DOT, Sale of Excess Property, Griswold

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**Item Purpose:** Release of 3,291+/- sq. ft. of vacant land to the sole abutter for assemblage.

Ms. Goodhouse reported that the Department of Transportation (DOT) proposes to release the subject parcel, which is located at the northwest quadrant of the intersection of Route 138 (Voluntown Road) and Campbell Road. The Grantee is the sole abutter, and operates a seasonal farm produce stand and currently encroaches on state land. Discussions concerning the encroachment lead to the Grantee's request to purchase the release parcel of 3,291 sq. ft. The DOT divisions have concurred with the release. DOT District II will review and permit driveway location after the completion of the sale.

The highest and best use for the release parcel is assemblage with adjacent land. The sole abutter owns 29.84 acres of R-80 residentially zoned land with frontage on Route 138, Campbell Road, and borders the eastern bank of Patchaug River. The larger parcel is improved with the farm stand and a four bedroom farmhouse. The assemblage has no affect on the value of the improvements. DOT Appraiser Thomas L. Fox completed his valuation as of June 14, 2010. He analyzed three comparable sales of vacant residential land that occurred between January 26, 2009 and January 26, 2010, and he concluded a value of \$16,000 per acre for the subject property. Because the appraiser determined that there was no severance or enhancement resulting from the assemblage, he applied the value of \$16,000 per acre to the release parcel to arrive at a value of \$1,280. The Grantee is also paying an administrative fee of \$1,000 for a total consideration paid of \$2,280.

Ms. Goodhouse recommended Board approval for the sale of vacant residential land that is no longer necessary for highway purposes.

**PRB #** 11 - 004 **Transaction/Contract Type:** RE / Sale

**Origin/Client:** DOT / DOT

**Project Number:** 17-86-46C

**Grantee:** City of Bristol

**Property:** N/S of Gina Street, BRISTOL CT

**Project Purpose:** DOT, Sale of Excess Property, Bristol

**Item Purpose:** Release of 3,724+/- sq. ft. of land to Grantee/City for highway purposes only.

Mr. Dillon said that the Department of Transportation (DOT) acquired and is now releasing real property, which was originally acquired for the Route 72 Reconstruction Project. The project area is 3,724+/- sq. ft. and located at the end of Gina Street adjacent to land currently owned by the State of Connecticut. The area to be released to the City of Bristol also includes a 104 sq. ft. utility easement in favor of Connecticut Light & Power (CL&P). The project is complete and this is a release along a town street for highway purposes only and there is no monetary consideration.

Mr. Dillon recommended approval of the item. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quitclaim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

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**PRB #** 11 - 005 **Transaction/Contract Type:** RE / Lease  
**Origin/Client:** DEP / DEP  
**Lessee:** Town of Ridgefield

**Property:** A portion of the Norwalk River Watershed Project Site #3, RIDGEFIELD CT

**Project Purpose:** Lease

**Item Purpose:** Lease of 2.146 acres of land for a term of ten (10) years, commencing July 1, 2010, for use by the Town for public recreational purposes, including athletic fields and related uses, as stipulated.

Ms. Goodhouse said that Department of Environmental Protection (DEP) proposes to lease 2.146 acres of vacant land located in the Town of Ridgefield to the Town of Ridgefield for recreational purposes. The term of the lease will be from for 10 years commencing July 1, 2010 and ending on June 30, 2020. The State can terminate the lease for violation of terms of the lease, or if there is a determination that any use is in conflict with flood control and prevention. The Town may terminate at any time with proper notification to DEP. Monetary consideration for this lease will be \$1.00 per year. The lease stipulates that the premises shall be used only for athletic fields and related uses; no lighting may be installed on the premises; the State shall give prior approval to any improvements, which shall be done at lessee's sole cost and expense; and as additional rent, the Town shall pay any maintenance charges and all taxes, utilities, and levies of any kind.

The premises are in the vicinity of the intersection of Sanford Station Road and U.S. Route 7 near the Ridgefield/Redding Town Line, and were originally acquired by DEP in conjunction with a flood control project along the Norwalk River. The town acknowledges that maintaining the integrity of the premises for flood control and prevention purposes shall be paramount in the granting of any approvals requested from the State under this lease.

Ms. Goodhouse recommended Board approval because the lease complies with Section 22a-324 of the CGS which authorizes the commissioner of environmental protection to sell or lease real property owned by the state which was acquired for watershed program purposes. According to DEP, the lease form has been reviewed by the Office of the Attorney General for legal sufficiency. The lease agreement has been authorized by Town Meeting, as required by the Town Charter of Ridgefield. The leased premises will be available to the general public (no residency restrictions) for recreational purposes.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**PRB #** 10 - 347 **Transaction/Contract Type:** AE / Task Letter  
**On Call #:** OC-DPW-ENGY-0010, Energy Consultant  
**Project Number:** BI-2B-176(33) **Origin/Client:** DPW / DPW **Task #3B**  
**Consultant:** Alternative Resource Management, Inc.

**Property:** 410-470 Capitol Avenue, HARTFORD CT

***Project Purpose:*** Energy Upgrades: 410-470 Capitol Avenue, Hartford

***Item Purpose:*** To provide construction administration services to DPW for the revision and resubmittal of a new scope of work including a revision of the existing specifications to reflect work already done.

Mr. Dillon said that the subject Task Letter #3B had been reviewed by the Board on January 18, 2011, at which time the Board requested additional information regarding the reimbursement for construction administration work which appeared to have been included in the original contract scope. Based on correspondence received from the DPW project manager, Mr. Norman concurred with Mr. Dillon's recommendation to approve the task letter in the amount of \$33,060.50 to compensate the consultant, Alternative Resource Management Inc. for additional services. The task letter was prepared to reflect the revised project scope based on the fact that DPW removed the original contractor from the project prior to completion "at the convenience of the State".

## **ARCHITECT-ENGINEER - NEW BUSINESS**

### **OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER**

The Board took the following votes in Open Session:

**PRB FILE #10-347** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #10-347. The motion passed unanimously.

**PRB FILE #11-003** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-003. The motion passed unanimously.

**PRB FILE #11-004** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-004. The motion passed unanimously.

**PRB FILE #11-005** – Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-005. The motion passed unanimously.

The meeting adjourned.

BAD:MG/alc