

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On March 7, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on March 7, 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

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 FEBRUARY 28, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of February 28, 2011. The motion passed unanimously.

COMMUNICATIONS

Report of Property Acquisitions. Mr. Dillon reported that the Board has been provided with a copy of a memorandum from Richard C. Allen, Rights-of-Way Administrator, dated March 1, 2011, which provides a list of land payment vouchers, not in excess of \$5,000.00, processed during the month of February 2011.

REAL ESTATE - UNFINISHED BUSINESS

PRB # 11 - 016 **Transaction/Contract Type:** RE / Lease
Origin/Client: DOL / DOL
Lessor: Tiger Realty, LLC
Representative: David Silverman, Member, and Lynn Silverman, Member

Property: 249 Thomaston Avenue, WATERBURY CT

Project Purpose: Lease, Labor Department (Waterbury Local Office), Employment Security Division of Connecticut Labor Department, Waterbury

Item Purpose: To provide continued use of first floor office space consisting of 24,256 sq. ft. and parking for not less than 100 cars.

Ms. Goodhouse said that SPRB suspended its approval of this item on February 7 in order for the Board to continue its review of the proposed lease terms. SPRB has been asked to approve at 24,256 NUSF lease for the Department of Labor (DOL) for their existing regional office at 249 Thomaston Avenue, Waterbury. The annual cost will be \$448,736 in base rent payments to the Lessor, or

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\$18.50/nusf. The rate is level for the ten year term of the lease. Additional expenses are estimated to be \$2.11/nusf for utilities. There are also agency expenses for janitorial and security services. There is a termination option that can be exercised after year 5 with 360 days notice.

The building was formerly a car dealership, renovated as office space. According to the City of Waterbury assessment records, this is a one-story 71,000 GSF facility on 5.67 acres, constructed in 1974. The current valuation for assessment purposes is \$7,567,106 (\$106.58/GSF).

At the same location, DSS occupies 42,249 NUSF, with parking for 269 cars, in holdover status. The total occupancy for state agencies is 66,505 NUSF (which is 95.7% of the building's total 69,505 NUSF).

Ms. Goodhouse recommended approval of the lease. Under CGS Section 31-250(c), the Board's approval or disapproval of DOL leases shall be based solely upon whether the proposed location and rent are reasonable when compared to available space and prevailing rents in the same geographic area. Current asking rates in Waterbury for similar buildings Class C office space ranges from \$12.00/sf/nra to \$22.50/sf/nra. The proposed rate is within this range.

REAL ESTATE - NEW BUSINESS

PRB # 11 - 044 **Transaction/Contract Type:** RE / Assignment of Easement

Origin/Client: DOT / DOT

Project Number: 029-096-1A

Grantee : Town of Colebrook

Property: Easements and Rights along Wolfords Hill Road, Colebrook

Project Purpose: DOT, Assignment of Easements

Item Purpose: Assignment of easement and drainage right-of-way for highway purposes pursuant to agreement No.1.11-03(06) dated June 8, 2006 between the State and the Town of Colebrook in connection with the replacement of Bridge No. 05144 on Wolfords Hill Road.

Mr. Dillon reported that the DOT acquired and is now releasing the following easement and drainage right-of-way, which were originally acquired for the Replacement of Bridge No. 05144 on Wolfords Hill Road over Sandy Brook. The project is complete and it is now necessary for the State to assign the easements to the Town per Agreement No. 1.11-03(6) dated 06/26/2006. The project area comprises a 15 LF easement related to a metal beam guide rail and an 809 SF DROW which encompass all of the property which was part of the original taking. This is a release along a town street for highway purposes only and there is no monetary consideration. Board approval is recommended because the conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation; and the descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

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PRB # 11-045 **Transaction/Contract Type:** RE / Admin Settlement
Origin/Client: DOT /DOT
Project Number: 171-305-125
Grantor : SPX Precision Components LLC
Representative: James Kalinowski

Property: 300 Fenn Road, Newington

Project Purpose: New Britain/Hartford Busway, Newington

Item Purpose: Acquisition of a 4,381 SF transportation easement; 1,411 SF easement to slope for drainage and safety; 675 SF DROW and right to install 96 LF of drainage.

Ms. Goodhouse said 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. DOT has 120 acquisitions (partial and total takings) planned. Board approval of the Administrative Settlement is recommended if the project proceeds.

The property is located off the easterly side of Fenn Road, Newington, and consists 12.9 acres of irregularly shaped land improved with an industrial facility. The subject conforms to the Industrial (I) zone.

The DOT proposes to acquire an easement for transportation purposes (4,381 sf), an easement to slope for the safety and drainage of the highway (2,128 SF, revised after the appraisal report was completed to 1,411 SF), two drainage rights of way (375 SF and 300 SF), and a right to install drainage system (96 LF). Concerning site improvements, the taking will not affect the industrial facility but will affect 750 linear feet of chain-link fencing along the subject's rear boundary. The site value of \$70,000/acre (\$1.61/SF) was determined by DOT Staff Appraiser Michael Aletta (June 21, 2010) on the basis of consideration of three recent sales of industrial zoned land.

However, the DOT appraisal report did not consider that the project will require the grantor to (1) relocate three groundwater monitoring wells, and (2) construct a new chain link fence of 750 linear feet, and not 400 linear feet as indicated in the appraisal. The cost proposals for these items were provided to the Board. The DOT also revised the project design, reducing the area of the slope easement from 2,128 SF to 1,411 SF. The parties agreed to damages in the amount of \$27,700.

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 #11-016 - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-016. The motion passed unanimously.

PRB FILE #11-044 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11-044. The

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motion passed unanimously.

PRB FILE #11-045 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-045, pending receipt of further information from the Governor's Office regarding the overall status of the Busway project. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary