

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 19, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 19, 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
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

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

OPEN SESSION

ACCEPTANCE OF MINUTES OF September 12, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 12, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 194 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-045
Grantor: Dorothy S. Williams
Property: 18 Roaring Brook Drive, Southington, CT

Project Purpose: Reconstruction of Mount Vernon Road
Item Purpose: Acquisition of approximately 460 SF of land, a 550 SF defined sight line easement and additional compensation for the contributory value of site improvements

Mr. Dillon said that this is the first proposal from DOT regarding efforts to reconstruct Mount Vernon Road, Southington. To improve safety, this project will reconstruct and widen a portion of Mount Vernon Road to a uniform width of 30' from an area 350 feet south of West Center Street to 350' north of Roaring Brook Drive. Sight lines at intersections will be improved. To improve drainage, ditches will be constructed along the west side of Mount Vernon Road and additional catch basins and adequate sized pipes will be installed. Whitman Road will be reconstructed. The total project cost estimate is \$6,309,300. DOT developed a property value estimate of \$144,650 for 38 acquisitions.

Ms. Goodhouse said that the subject property at 18 Roaring Brook Road is 1.00 acre improved with a single family residential dwelling. The zone is R-20. The takings will not affect the dwelling, parking, or site improvements except as noted on the right of way survey.

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Consistent with DOT's agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000. Sales data received from DOT supports the unit value of \$5.00/SF for the subject property. Ms. Goodhouse recommended approval of the item. 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. The acquisition value is supported by available market data and the EOC report prepared by DOT.

PRB # 11 - 195 **Transaction/Contract Type:** RE / Release of Easement
Origin/Client: DOT / DOT
Project Number: 76-88-29B
Grantee: Manchester CT (112 Buckland) LLC
Property: 112 Buckland Street, Manchester

Project Purpose: DOT, Release of Easements
Item Purpose: Release of a slope easement comprising approximately 110 SF located at 112 Buckland Street Manchester.

Ms. Goodhouse said that DOT has been petitioned to release a slope easement located on the westerly side of Buckland Street. The slope easement is on property owned by Exxon Mobil Oil Corporation, and the Grantee holds an option to purchase the property where it intends to develop a restaurant. Title will be taken under the name of Manchester CT (112 Buckland) LLC.

The slope easement is along the frontage of a 0.51 acre parcel, a portion of 1.15 acres acquired in 1981 for \$54,411.11. After project completion, the property was sold to Circle Associates in 1984, with DOT retaining a "perpetual easement to maintain slopes on a portion of the land herein conveyed..." Mr. Obey of DOT writes in his memo that "Upon further consultation with the office of Central Surveys, it was determined that when this property was sold to Circle Associates, the Department needlessly retained an easement. A review of the design cross-sections show only minor grading in the area, therefore, easement to slope is not required."

DOT has a minimum parcel/release value of \$500 which was applied to this easement because staff estimated release value to be less than the cost of an appraisal report. DOT will also receive an administrative fee of \$1,000 for a total consideration of \$1,500 to be received from the buyer (\$13.64/SF of easement area). This seems reasonable, in that the DOT indicates that only minor grading was done in this area. Ms. Goodhouse recommended Board approval of the item.

PRB # 11 - 196 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DEEP / DEEP
Grantee: City of Bridgeport
Property: Two parcels of land generally situated between Old Town Rd. & Quarry Rd.

Project Purpose: Conveyance of Property, Bridgeport
Item Purpose: Conveyance of two (2) parcels of land pursuant to Special Act No. 11-2 as identified on a plan entitled "Original Survey, Property Conveyance Map for Municipal and Zoning Purposes, Bridgeport Multi-Magnet High School, Fairchild Memorial Park, Bridgeport CT." dated 05/16/2011 and prepared by the Bongiovanni Group Inc.

Mr. Dillon said that Special Act 11-2 "An Act Concerning the Boundary Line Between the Boundary Line between the Town of Trumbull and the City of Bridgeport" was signed into law by the Governor on April 16, 2011. Section I of the Special Act annexed approximately 54-acres of land within the Town Trumbull and owned by the State of Connecticut to the municipal boundaries of Bridgeport.

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Pursuant to the Special Act, CT Department of Energy & Environmental Protection (DEEP) is now conveying two parcels (B-1 & C-1) comprising 32.11-acres and 2.89 acres respectively to the City of Bridgeport. The Special Act Language and the deed are both consistent in their statements that the parcels must be used for “educational and municipal purposes.” “If the City of Bridgeport does not begin construction of a regional magnet high school within 10-years the property reverts back to the State unless the City of Bridgeport agrees to maintain said properties in perpetuity as a public park and such restriction is properly recorded in the City Land Records.”

Mr. Dillon said that the conveyance transfers the property at an established price of \$2,800,000 per the legislation.

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 #11-194 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11- 194. The motion passed unanimously.

PRB FILE #11-195 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #11- 195. The motion passed unanimously.

PRB FILE #11-196 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11- 196. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary