

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On November 17, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 17, 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:** Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

### COMMUNICATIONS

DOT Report on Property Acquisitions. Pursuant to CGS Section 13a-73(h), the Department of Transportation submitted a report listing property acquisitions not exceeding \$5,000 that were processed during the month of October 2011.

### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 11 - 225      **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-86-7A  
**Grantee:** John A. Senese  
**Property:** Southerly side of RTE 72- Pine Street & east side of RTE 229, Bristol

**Project Purpose:** DOT sale of excess property  
**Item Purpose:** DOT sale of approximately 11.7-acres of vacant land of which 11-acres are zoned R-10 residential and .70-acres are zoned BN Commercial.

Chairman Greenberg said that subsequent to consideration of this item at the November 10, 2011 Board Meeting, the site inspection by members of the Board and further analysis completed by SPRB staff supported the decision by DOT to release the property for \$525,000 which was the highest bid amount resulting from a public bid process. After a discussion by the Board of the residential subdivision potential of the property, the Chairman commented that the sale price appeared justified.

### REAL ESTATE- NEW BUSINESS

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 17, 2011

Page 2

**PRB #** 11 - 232 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 301-106-04A  
**Grantor:** Hummel Bros., Inc.  
**Property:** 180 Food Terminal Plaza, New Haven, CT

**Project Purpose:** New Haven Railyard Facility Improvements

**Item Purpose:** Acquisition of approximately 3,892 SF of land, a 1,368 SF temporary work area easement and additional compensation for the cost to cure affected parking.

Ms. Goodhouse said that this proposal is to compensate the owner for the damages as recited above for construction of the Component Change Out Shop at the New Haven Railyard. The project is scheduled to be completed by January 1, 2014. The project budget for improvements at the Railyard is currently \$214.7 million, of which \$90.3 million is funded by the State.

The subject property is a 47,142 SF food warehouse situated on 2.73 acres. The zoning is IL Industrial; all utilities are available. There are 65 parking spaces on site. The temporary work area will impinge on five parking spaces. The appraiser, Thomas Fox, presented data on sales in New Haven/North Haven (May 2010 - \$4.11/SF), East Haven (October 2008 - \$4.02/SF), and West Haven (May 2010 - \$4.17/SF). He selected a site value of \$4.60/SF, which is \$200,376/acre.

At the subject property, due to the temporary loss of employee parking spaces, the appraiser developed a cost to cure the deficiency, which is based on the cost to create the spaces elsewhere on the subject property. The temporary affect on value for the work area is 2 years.

Compensation for the permanent taking of 3,892 sq. ft. is \$17,900. Compensation for the temporary work area and the cost to cure the loss of five parking spaces is \$17,000, for total compensation for damages to the owner of \$34,900. Ms. Goodhouse recommended approval of the item.

**PRB #** 11 - 233 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 131-198-025  
**Grantor:** Robert Burz, Jr., et al  
**Property:** 1181 Mount Vernon Road, Southington, CT

**Project Purpose:** Reconstruction of Mount Vernon Road Project

**Item Purpose:** Acquisition of approximately 870 SF for highway purposes, 700 SF temporary construction easement, 645 SF drainage right of way and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that the subject property at 1181 Mount Vernon Road is 2.16± acres improved with a single family residential dwelling and other associated improvements. The zone is R-20/25. The takings will not significantly affect the dwelling, access driveway, or remaining site improvements.

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. DOT established a rate of \$2.75/SF for this taking. The table shows the land, easements & drainage area for which the Grantor will be compensated.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 17, 2011

Page 3

ACQUISITION ITEM	VALUATION	COST
Land	870 SF x \$2.75/SF	\$2,392.50
Temporary Construction Easement	2 Years x 700SF x \$2.75SF x 10%	\$385.00
Drainage Right of Way	645 SF x \$2.75 x 99%	\$1,756.01
Contributory value of Site Improvements	Landscaping –Lump Sum	\$700.00
<b>TOTAL COST</b>	<b>\$5,233.51, say</b>	<b>\$5,300.00</b>

Staff noted that 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 - 236 **Transaction/Contract Type:** RE / Sale

**Origin/Client:** DOT / DOT

**Project Number:** 17-137-11A

**Grantee:** Brett D. Wilson

**Property:** Gina Street, Bristol

**Project Purpose:** DOT sale of excess property

**Item Purpose:** DOT sale of approximately 25,829- SF of vacant unimproved land which has been assembled from the remnants of four prior acquisitions for the Relocation of Route 72.

Ms. Goodhouse said that the proposed sale of this vacant residential lot at the terminus of Gina Street, Bristol, complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the City of Bristol declined an invitation to purchase for \$46,501 being the highest of five bids received at public bid held on May 11, 2011. The legislative delegation was notified of the sale. The prior owners were notified of the sale as required by 13a-80(c).

DOT Appraisers Kenneth Goldberg and Anthony Delucco valued the property as one oversized building lot. They estimated market value as of 2/2011 at \$63,500 based on a Sales Comparison Approach that relied on 3 Bristol sales of vacant lots ranging in price from \$47,000 to \$55,000. The sales were adjusted upward because the subject was larger in size and conforms to the R-10 zone, which requires 10,000 SF. After these adjustments the sales indicated a value range of \$61,800 to \$64,200.

Ms. Goodhouse said that the property was adequately exposed to the market through the public bid process. No minimum bid was required. The appraised value of \$63,500 was included with the bid notice. Five (5) bids were received: \$25,000, \$36,875, \$40,000, \$45,000 and the highest bid of \$46,501 (Brett Wilson). The property is excess to DOT's needs, and the sale ends the state's requirement to maintain the property. It was originally purchased for the Relocation of Route 72.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 17, 2011

Page 4

The Board took the following votes in Open Session:

**PRB FILE #11-225** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-225. The motion passed unanimously.

**PRB FILE #11-232** - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-232. The motion passed unanimously.

**PRB FILE #11-233** - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #11-233. The motion passed unanimously.

**PRB FILE #11-236** - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-236. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary