

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On December 1, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on December 1, 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

ACCEPTANCE OF MINUTES OF November 23, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of November 23, 2011. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session and into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

REAL ESTATE- NEW BUSINESS

PRB # 11 - 252 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced discussion of the referenced contract at 9:36 a.m. and concluded at 9:50 a.m.

Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Executive Session and into open session. The motion passed unanimously.

OPEN SESSION

PRB # 11 - 247 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 131-198-021
Grantor: Edwin B. Kania, et al.
Property: 1147 Mount Vernon Road, Southington, CT

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Project Purpose: Reconstruction of Mount Vernon Road Project

Item Purpose: Acquisition of approximately 8 SF for highway purposes, 160 SF temporary construction easement, 100 SF slope easement, 1,014 SF drainage right of way and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that the subject property at 1147 Mount Vernon Road is 6.80± 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 \$3.50/SF for this taking. The table shows the land, easements & drainage area for which the Grantor will be compensated.

ACQUISITION ITEM	VALUATION	COST
Land	8 SF x \$3.50/SF	\$28.00
Temporary Construction Easement	2 Years x 160SF x \$3.50SF x 10%	\$112.00
Slope Easement	100SF x \$3.50 x 5%	\$17.50
Drainage Right of Way	1,014 SF x \$3.50 x 99%	\$3,513.51
Contributory value of Site Improvements	Landscaping –Lump Sum	\$3,400.00
TOTAL COST	\$7,071.01, say	\$7,100.00

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 - 248 **Transaction/Contract Type:** RE / Sale

Origin/Client: DOT / DOT

Project Number: 50-21-4B

Grantee: 320 Kings Highway Cutoff, LLC

Property: Northwesterly side of Kings Highway Cutoff, U.S. Route 1, Fairfield

Project Purpose: DOT Sale of excess property

Item Purpose: DOT sale of approximately 9,366 SF of vacant located on the northwesterly side of Kings Highway Cutoff in Fairfield via an abutter bid.

Ms. Goodhouse said that DOT proposes to sell the referenced property, being .21 acre of commercial land, for \$55,100 to the Grantee, and she recommended Board approval for the item.

The proposed sale of a non-conforming parcel complies with Sections 3-14b and 13a-80 of the CGS. The Town of Fairfield was notified of the sale and declined purchase. The legislative delegation was also notified of the sale.

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The two abutters were notified of the abutter bid process to be concluded on June 9, 2011. No minimum bid was required, but abutters were notified that the appraised value was \$55,000. One bid was received in the amount of \$55,100 from 320 Kings Highway Cutoff, LLC the abutter to the northeast.

Fee Appraiser Barbara J. Pape estimated market value at \$55,000, the highest and best use being assemblage with the adjacent property located at 320 Kings Highway Cutoff, which is 15,960 SF parcel improved with a an adjacent 15,046 SF lot improved with a garden center. The appraiser completed a “before and after” analysis, which determined that before assemblage the property value was \$765,000; after assembly the larger 25,326 SF commercial property had a value of \$820,000. The \$55,000 difference between the two values is the release parcel value.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #11-247 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #11-247. The motion passed unanimously.

PRB FILE #11-248 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11- 248. The motion passed unanimously.

PRB FILE #11-252 – A – Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #11-252 – A, pending but not limited to an inspection of the property. The motion passed unanimously.

The meeting adjourned.

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