

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 2, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 2, 2012 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. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF July 26, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 26, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Department of Administrative Services Commissioner Donald J. DeFronzo, Shane Mallory of DAS, Patrick O'Brien and Paul Hinsch joined the meeting 9:37 a.m. Mr. Josephy moved and Mr. Millstein seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-1000 **Transaction/Contract Type:** RE / Purchase & Sale
Origin/Client: DAS / DAS
Statutory Disclosure Exemptions: 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the agenda item at 9:38 a.m. in Executive Session. Commissioner DeFronzo and Messrs. Mallory, O'Brien and Hinsch joined the Board in Executive Session until they left the meeting at 10:24 a.m. Mr. Josephy left the meeting at 10:25 a.m. The Board concluded its discussion in Executive Session at 10:30.

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

OPEN SESSION

REAL ESTATE- NEW BUSINESS

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PRB # 12-191 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 102-115-187A
Grantee: SG Belden, LLC
Property: Located along the easterly side of Route 7 and Belden Avenue, Norwalk
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 983+/- SF of vacant land to Grantee as a result of a sole-abutter bid.

Ms. Goodhouse reported that the release parcel of 983 SF was requested by the sole abutter, SG Belden LLC. Because it does not meet the spatial requirements of the commercial zone, CGS §13a-80(c) authorizes DOT to offer the parcel to the sole abutter.

The triangular shaped parcel lies between the abutter and the Route 7 off ramp. The abutter's property is 0.651 acres improved with two, three-story medical office buildings. The release was requested to solve an encroachment of site improvements into the Route 7 highway right of way. The site improvements are a backup generator pad, sidewalk and retaining wall located on the west side of one of the medical office Building Number 2, constructed in 1989.

A map dated 9/10/2010 drawn by William W. Seymour & Associates, P. C., Land Surveyors, shows a DOT chain link fence that bars access to the Route 7 ramp. The fence, however, does not mark the boundary line of the state's right of way. The boundary line lies east of the fence. In constructing site improvements, the abutter appears to have considered the fence to be on the boundary line.

The appraisal was completed by DOT's Thomas Fox on August 4, 2011. He valued the 0.651 acre commercial site on the basis of \$30.00/SF x 983 SF = \$29,500 (rounded). In September, DOT presented a sale price of \$30,500. In October, SG Belden made a counter offer of \$15,000 which was accepted by DOT.

Staff recommended Board approval to Quit Claim 983 SF of land for \$15,000 (\$15.26/SF) to the Grantee. The sale complies with Sections 3-14b and 13a-80 of the CGS that govern the sale of non-conforming surplus property. The legislative delegation received notice as required. The town did not exercise a first right to purchase the property. The content and form of the Quit Claim Deed are congruent with the compilation plan.

PRB # 12-193 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 76-200-2A
Grantee: Town of Manchester
Property: Various areas along Park Street, Manchester, CT
Project Purpose: Assignment of Land to the Town of Manchester
Item Purpose: Assignment of 1,166 SF of easement area to the Town of Manchester for highway purposes in connection with the Reconstruction of Park Street Project.

Staff recommended Board approval for the release of this real estate to the Town of Manchester for highway purposes. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property

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by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds.

In 2007 DOT acquired numerous easements in connection to the proposed Replacement of Bridge No. 04401 along Park Street Project in Manchester. Under the project Agreement, No 03.01-03(06) for Federal Project BRZ-6076(2), Section 9 requires that "That all properties and rights acquired within the highway lines will be released to the municipality for highway purposes upon completion of the project." In 2011, the project was completed and DOT began the process of assigning the real estate easements within the project area back to the Town of Manchester. The areas to be released comprise portions of three (3) separate easements acquired for the project. This is a release along a town street for highway purposes only.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-191 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-191. The motion passed unanimously.

PRB FILE #12-193- Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-193. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary