

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 6, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 6, 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: 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 30, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 30, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB #	12-192	Transaction/Contract Type: RE / Sale
Origin/Client:	DOT / DOT	
Project Number:	148-55-64B	
Grantee:	Wallingford Warehouse, LLC	
Property:	Located along the easterly side of Interstate 91 and Laser Lane, Wallingford	
Project Purpose:	DOT, Sale of Excess Property	
Item Purpose:	Release of approximately 7,988+- SF of vacant land to Grantee as a result of a sole-abutter bid.	

Ms. Goodhouse reported that the release parcel of 7,988 SF was requested by a Lessee of the sole abutter, Wallingford Warehouse, LLC. Because the parcel does not meet the spatial requirements of the zone, CGS §13a-80(c) allows DOT to offer the parcel to the sole abutter.

The triangular shaped parcel lies between the abutter's 9.01 acre parcel at 7 Laser Lane, Wallingford and the non-access highway line of Interstate 91. The abutter's parcel is improved with a 58,542 SF manufacturing facility, constructed in 1995.

The DOT appraisal completed by Kenneth N. Goldberg as of September 16, 2011 was a "before and after" analysis that valued the 9.01 acre industrial site on the basis of \$55,000/acre, or \$1.25/sq. ft. Mr. Goldberg relied on three sales of vacant industrial/commercial land to reach his conclusion.

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SPRB staff recommended Board approval to Quit Claim 7,988 SF of land to the Grantee for \$10,000 (\$55,000/Acre; \$1.25/SF) plus a \$1,000 administrative fee for a total of \$11,000. 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 sale was approved by OPM on July 12, 2012. The content and form of the Quit Claim Deed are congruent with the compilation plan. The sale price is supported by the appraisal report prepared by DOT and the purchaser is paying the full appraised value of the release parcel. DOT divisions have concurred with the sale, in as much as the non-access highway line abutting Interstate 91 will be retained.

PRB #	12-195	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	17-86-54(B)		
Grantee:	Town of Bristol		
Property:	Vicinity of Reconstructed Route 72 and Lincoln Avenue, Bristol, CT		
Project Purpose:	Assignment of Land to the Town of Bristol		
Item Purpose:	Correcting Deed for assignment of two (2) parcels comprising approximately 1,275 SF and 4,271 SF each to the Town of Bristol for highway purposes in connection with the Route 72 Reconstruction Project as previously approved under PRB File #12-140.		

SPRB staff recommended approval for item PRB #12-195 which concerns the release of two parcels of land to the Town of Bristol. This item was previously approved as PRB #12-140 on May 24, 2012. A correction has been made to the deed to the Town of Bristol. The new deed changes Bristol's location from New Haven County to Hartford County.

PRB #	12-196	Transaction/Contract Type:	RE / Assignment
Origin/Client:	DOT / DOT		
Project Number:	108-160-1A		
Grantee:	Town of Plainfield		
Property:	River Street adjacent to Bridge No. 04403, Plainfield, CT		
Project Purpose:	Assignment of Land to the Town of Plainfield		
Item Purpose:	Assignment of 5,870 SF of easement area to the Town of Plainfield for highway purposes in connection with the Replacement of Bridge No. 04403 along River Street Project.		

SPRB staff recommended approval for the release of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property 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 1999 DOT acquired various easements in connection to the proposed Replacement of Bridge No. 04403 along River Street Project in Plainfield. Under the project Agreement, No 09.03-04(97) for Federal Project BRZ-6108(13), 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 Plainfield. The areas to be released comprise four (4) separate easements areas acquired from the Griswold Rubber Company Inc. for the project. This is a release along a town street for highway purposes only.

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ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Reimbursement of meeting and mileage fees. Mr. Millstein moved and Mr. Norman seconded a motion to reimburse Chairman Greenberg for meeting and mileage fees incurred with the inspection of site in Norwalk in connection with PRB File #12-191. The motion passed unanimously.

The Board took the following votes in Open Session:

PRB FILE #12-192 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-192. The motion passed unanimously.

PRB FILE #12-195 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-195. The motion passed unanimously.

PRB FILE #12-196 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-196. The motion passed unanimously.

The meeting adjourned.

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