

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On October 9, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on October 9, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Members Absent: Bruce Josephy, Secretary

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 27, 2012 and OCTOBER 1, 2012. Mr. Valengavich moved and Mr. Norman seconded a motion to approve the minutes of September 27, 2012 and October 1, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

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

EXECUTIVE SESSION

PRB # 12-261 **Transaction/Contract Type:** RE / New Lease
Origin/Client: DAS / DMHAS
Statutory Disclosure Exemptions: 4b-23(e), 1-210(b)(24) & 1-200(6)

The Board commenced its discussion of the proposed lease at 9:42 a.m. and concluded at 10:06 a.m.

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

OPEN SESSION

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PRB # 12-235 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 082-287-002A
Grantee: Sandro Labbadia and Theresa Spillane
Property: Southerly side of CT Route 66 at its intersection with Boston Rd., Middletown
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 13,180+/- SF of vacant land to Grantee as a result of a public bid

Ms. Goodhouse reported that the release parcel is the remainder of two residential properties acquired by DOT in 2003 for intersectional improvements. The parcel is irregular in shape, with 84 feet of frontage on Washington Street (access denied) and 155 feet of frontage on Boston Road (access denied along 40 feet near intersection). The neighborhood is mostly residential on the north of Route 66, and mostly commercial on the south side of Route 66. This parcel was requested by the abutter to the west, 761 Washington St. L. L. C.

The release parcel will have access along about 113 feet of Boston Road. All public utilities are available. The land slopes up from street level. The State will retain a slope easement along the frontage, but within the zoning setback requirements.

An unsuccessful public bid was held in February 2012, when the sole response was from the requestor, who submitted a bid for \$22,100. Responding to inquiries about the property, a second bid was held in May 2012. The requestor raised his bid to \$35,000 but was out bid by this Grantee, who offered \$45,000, which is 76% of appraised value.

Staff recommended Board approval to Quit- Claim the subject 13,180 sq. ft. of vacant mixed-use land at the sale price of \$45,000 for the following reasons:

1. The proposed sale 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. The Town of Middletown declined to purchase, as did the prior owners. The legislative delegation was notified of the sale.
2. The property was adequately exposed to the market through two public bids.
3. In accepting the current proposal, the State would receive 76% of appraised value.
4. The sale would end the state's requirement to maintain the property and the Town of Middletown would gain property tax income.

PRB # 12-236 **Transaction/Contract Type:** RE / Sale
Origin/Client: DOT / DOT
Project Number: 71-73-74B
Grantee: VALPOL Realty, LLC
Property: Located along 723-725 Colonel Ledyard Highway, Ledyard
Project Purpose: DOT, Sale of Excess Property
Item Purpose: Release of approximately 8,870+/- SF of vacant land to Grantee as a result of a sole-abutter bid.

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Ms. Goodhouse indicated that the release parcel of 8,870 SF was requested by VALPOL Realty, LLC, being the sole abutter. 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 on the southwesterly side of Route 117 abuts the Grantee who owns two parcels totaling 2.31 acres. #723 Colonel Ledyard Highway is improved with a 1,152 SF single family residence; #725 is improved with a 6,069 SF commercial building that houses a restaurant called “Valentinos.”

The appraisal completed by Michael J. Corazzelli as of February 17, 2012 was a “before and after” analysis that valued the 2.31 acre commercial site on the basis of \$2.50/sq. ft. Mr. Corazzelli relied on three recent sales of vacant commercial land.

The attorney representing the Grantee responded to the state’s \$23,000 proposed sale price with a letter suggesting \$16,079, based on the assessed value of the adjacent property at 723 Colonel Ledyard Highway. The Grantee recently purchased 723 Colonel Ledyard Highway for \$138,500. Based on the value of \$67,600 allocated to the land, the Grantee offered to purchase the release parcel of 8,870 SF @ \$1.70/SF = \$15,079 plus \$1,000 DOT administrative fee = \$16,079.

Staff recommended Board approval to Quit Claim 8,870 SF of land for \$16,079 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 sale was approved by OPM on September 11, 2012. The content and form of the Quit Claim Deed are congruent with the compilation plan. The sale price is reasonably supported by the comparison to value of the abutting property.

PRB #	12-245	Transaction/Contract Type:	RE / Conveyance of Property
Origin/Client:	DOT/DOT		
Project Number:	42-280-2A		
Grantee:	Town of East Hartford		
Property:	Northerly Side of Park Ave. at its intersection with CT Route 5, East Hartford		
Project Purpose:	Conveyance of Property to the Town of East Hartford		
Item Purpose:	Conveyance of approximately 9,997-SF of land pursuant to Section 140 of Public Act No. 12-2 to the Town of East Hartford to be used as open space.		

Mr. Dillon recommended Board approval for the conveyance of real estate pursuant to Public Act 12-2 Section 140.

This conveyance includes approximately 9,997-Sf (0.38-acres) of vacant land and is located at 1534 Main Street just northeast of its intersection with Park Avenue in the Town of East Hartford. The property is bounded to the North and East by private property, to the South by Park Avenue and to the West by Main Street (U.S. Route 5). The area to be conveyed was acquired in 1998 at a cost of \$403,390 and originally comprised 14,058 SF.

In 2012, the property was inserted into PA 12-2 Section 140 as a legislative conveyance to the Town of East Hartford. The conditions of the conveyance are that the property be used as open space. In addition

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the deed contains a reversion clause should the “Town of East Hartford not use the property for open space purposes, does not maintain ownership or leases all or any portion of said parcel. The parcel shall revert back to the State of Connecticut.”

The legislative language requires the property to be conveyed for an administrative fee which DOT has determined to be \$1,000 for this transaction.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-235 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #12-235. The motion passed unanimously.

PRB FILE #12-236 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-236. The motion passed unanimously.

PRB FILE #12-245 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-245. The motion passed unanimously.

PRB FILE #12-261 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-261. The motion passed unanimously.

The meeting adjourned.

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